

# FOR SALE

Entitled 125-Unit Multifamily Development Project On 0.62 Acre  
735 South Grand Ave. | San Pedro, CA 90731

**LISTING AGENT:**

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

### **Fully entitled 125-unit multifamily development project**

plus 29 ADUs designed into the plan to be built post construction (Ultimate build-out of 154 residential units); 14 Units designated for Very Low Income, 4 Units designated for Moderate Income, plus 2,200 SF of Leasable Commercial Space on 1st Floor. Structure is a seven (7) story mixed-use apartment building with ground floor retail, one (1) level of subterranean parking, and a total of 166 parking spots. Building construction comprised of five (5) stories of Type III-A wood framed residential construction and three (3) stories of Type I-A concrete parking construction (one level underground parking). Project is exempt from the City Linkage Fee. Additional development information is available.

Zoned C2-2D-CPIO, the parcel stretches from block-to-block and has public access on all four sides; three public streets and an alley. An existing 10,702 SF office building is fully leased to Calvary Chapel San Pedro. The site is located in the Harbor Gateway State Enterprise Zone, the State Opportunity Zone and a Targeted Employment Area (TEA).



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## PROPERTY OVERVIEW



### PROJECT LOCATION

735 South Grand Ave, San Pedro, CA 90731. Site fronts Grand Avenue and comprises the entire block between 7<sup>th</sup> and 8<sup>th</sup> Streets.



### CURRENT USE

Approximately 11,000 SF commercial building with parking lot; currently leased to a church.



### ASSESSOR'S PARCEL NUMBER/SIZE

7454-002-024 (County of Los Angeles)  
100' X 270' = 27,000 SF (0.62 Acre)



### ZONING

- ✓ C2-2D-CPIO (Commercial Zone)
- ✓ Community Plan Implementation Overlay: San Pedro
- ✓ State Enterprise Zone: Harbor Gateway
- ✓ State Opportunity Zone
- ✓ Transit Priority Area
- ✓ Targeted Employment Area (TEA)



### ENTITLEMENTS

- ✓ 125 Residential Units, plus...
- ✓ 29 ADUs Designed into the Plan to be Built Post Construction
- ✓ Ultimate Build-Out of 154 Residential Units
- ✓ 14 Units Designated for Very Low Income
- ✓ 4 Units Designated for Moderate Income
- ✓ Leasable Commercial Space on 1st Floor (2,200 SF)



### CURRENT TENANT

The Anchor: Calvary Chapel San Pedro. Current tenant has LA County exemption for property taxes. Seller has potential to terminate Lease early upon a sale.



### UTILITIES

All utilities (water, sewer, gas, electricity, telephone, & cable TV) are available to the Property.



### PARKING

Total Parking: 166 spaces comprising;  
Standard: 83 spaces | Compact: 47 spaces  
ADA: 6 spaces | Tandem: 30 spaces



### ACCESS

The Property is surrounded by three streets; 7<sup>th</sup> Street, 8<sup>th</sup> Street and Grand Avenue plus a public alley. The total street frontage is 470'. The alley on the west side of the property is fully dedicated. One-half of the alley square footage may be included in the density calculation. The location is within easy walking distance to retail, markets, restaurants, services and schools.



### STRUCTURE

Seven (7)-story mixed-use apartment building with ground floor retail, and one (1) level of subterranean parking. Building construction comprised of five (5) stories of Type III-A wood framed residential construction and three (3) stories of Type I-A concrete parking construction.

→ **PRICE: \$8,400,000**

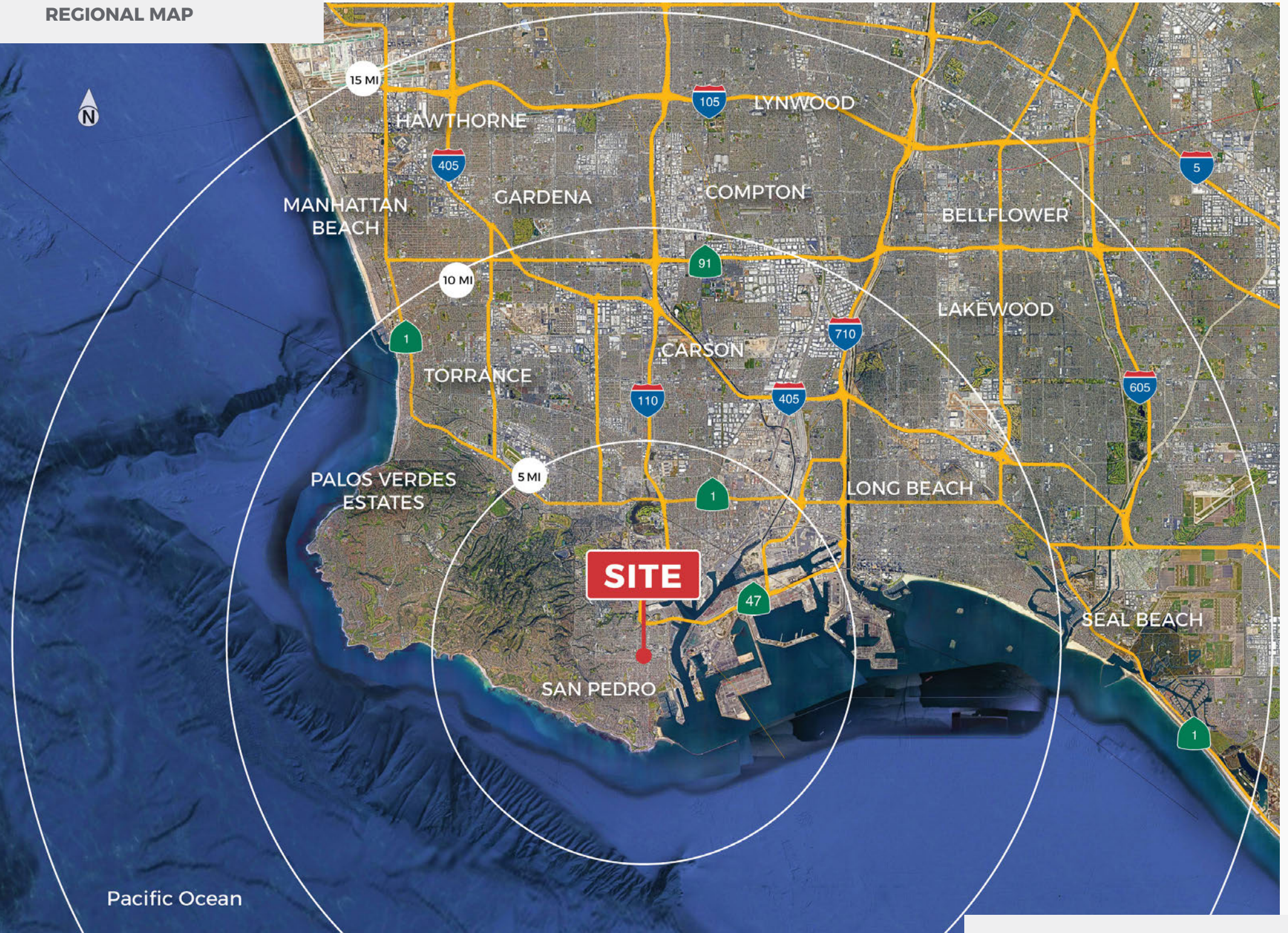
PROJECT RENDERING



AERIAL MAP



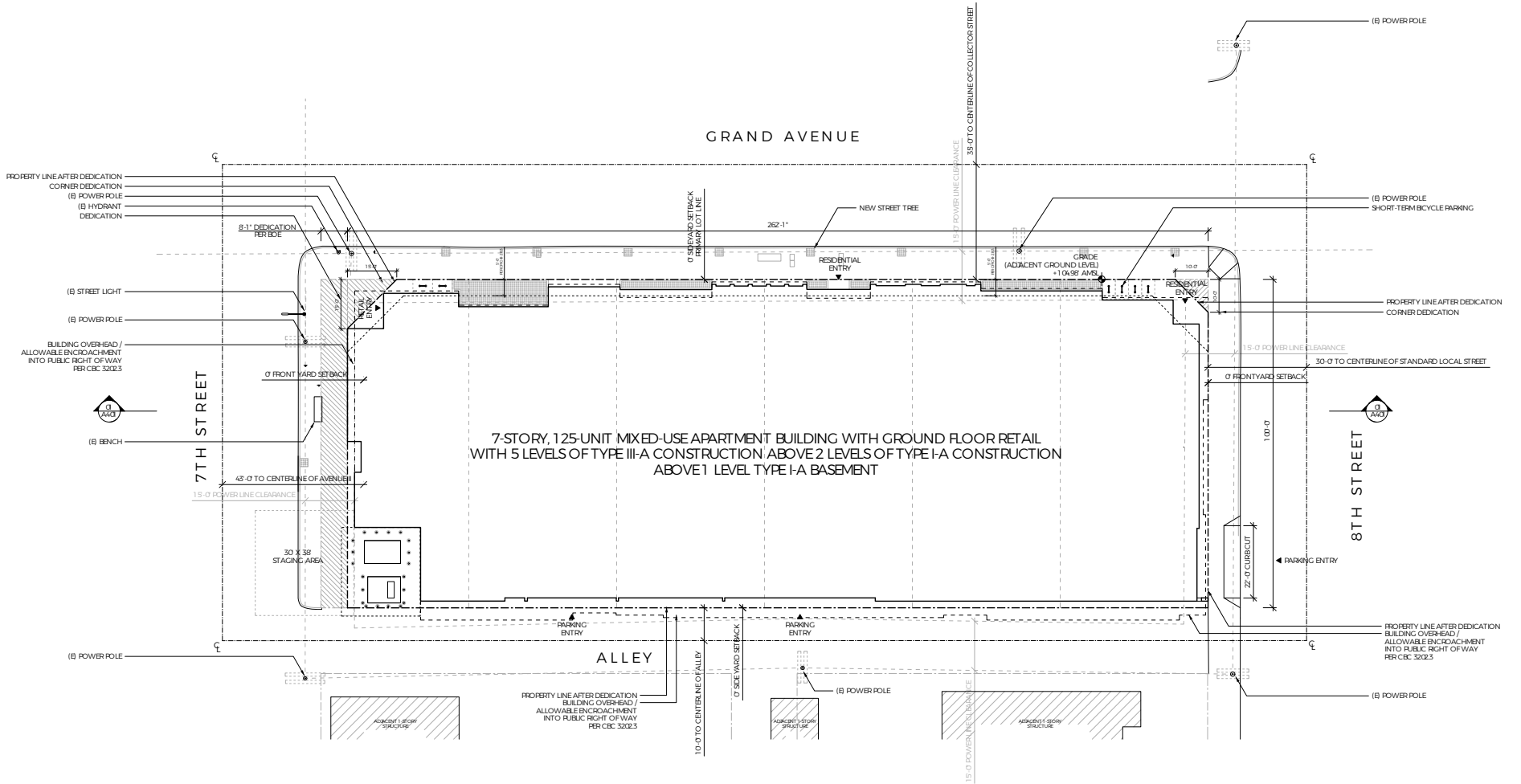
REGIONAL MAP



RETAIL TRADE MAP



# SITE PLAN

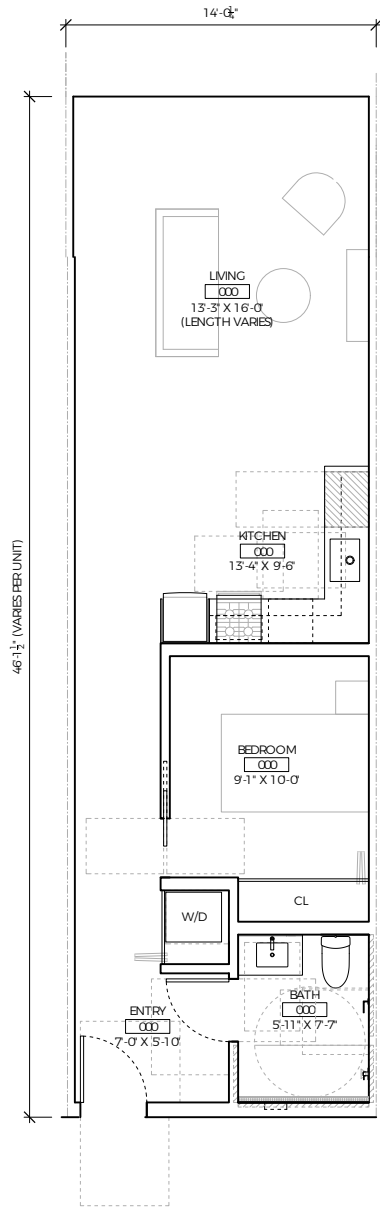


# SAMPLE FLOOR PLAN



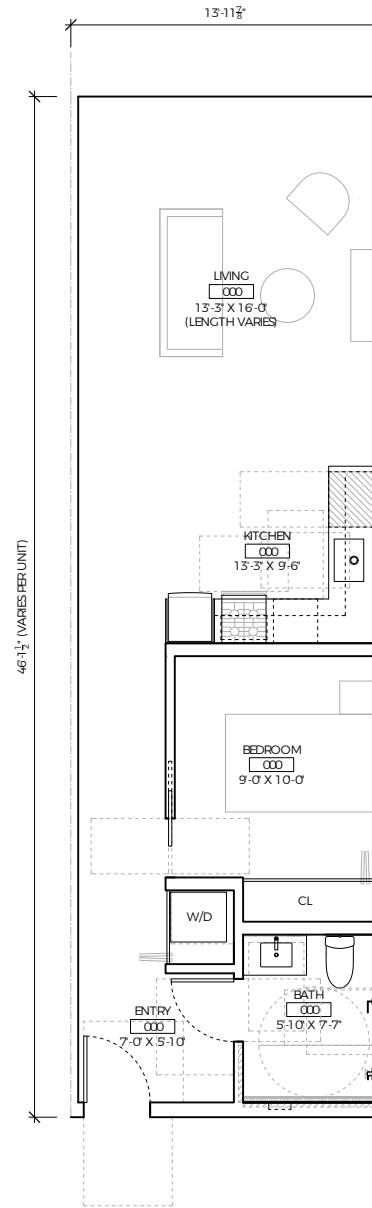
01 LEVEL 3 FLOOR PLAN  
SCALE 3/32" = 1'-0"

**SAMPLE UNIT PLAN**



**UNIT TYPE 1B-1 / 1-BEDROOM**  
SCALE 1/4" = 1'-0"

SIZE VARIES  
650 SF. AVG.



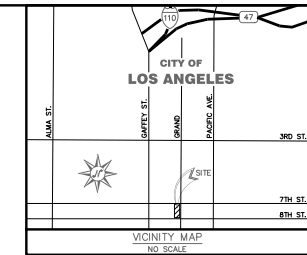
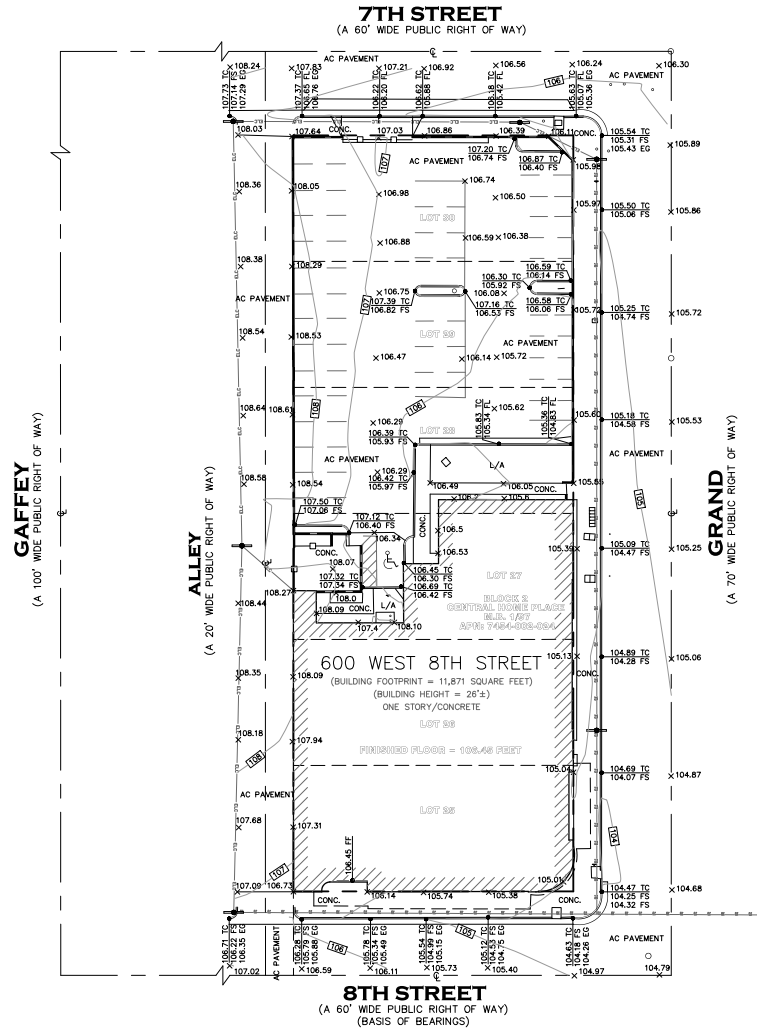
**UNIT TYPE 1A-1 / 1-BEDROOM**  
SCALE 1/4" = 1'-0"

SIZE VARIES  
650 SF. AVG.



# TOPOGRAPHIC SURVEY

600 WEST 8TH STREET,  
LOS ANGELES, CA



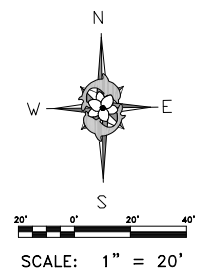
**BENCH MARK:**  
BENCH MARK NUMBER: 24-09410  
CUT SPIKE IN E CURB GRAND AV. 2.5FT N OF  
9TH ST; 2.5FT SOUTH OF CB.  
ELEVATION: 97.640 (1988)

**TYPICAL LINE TYPES**

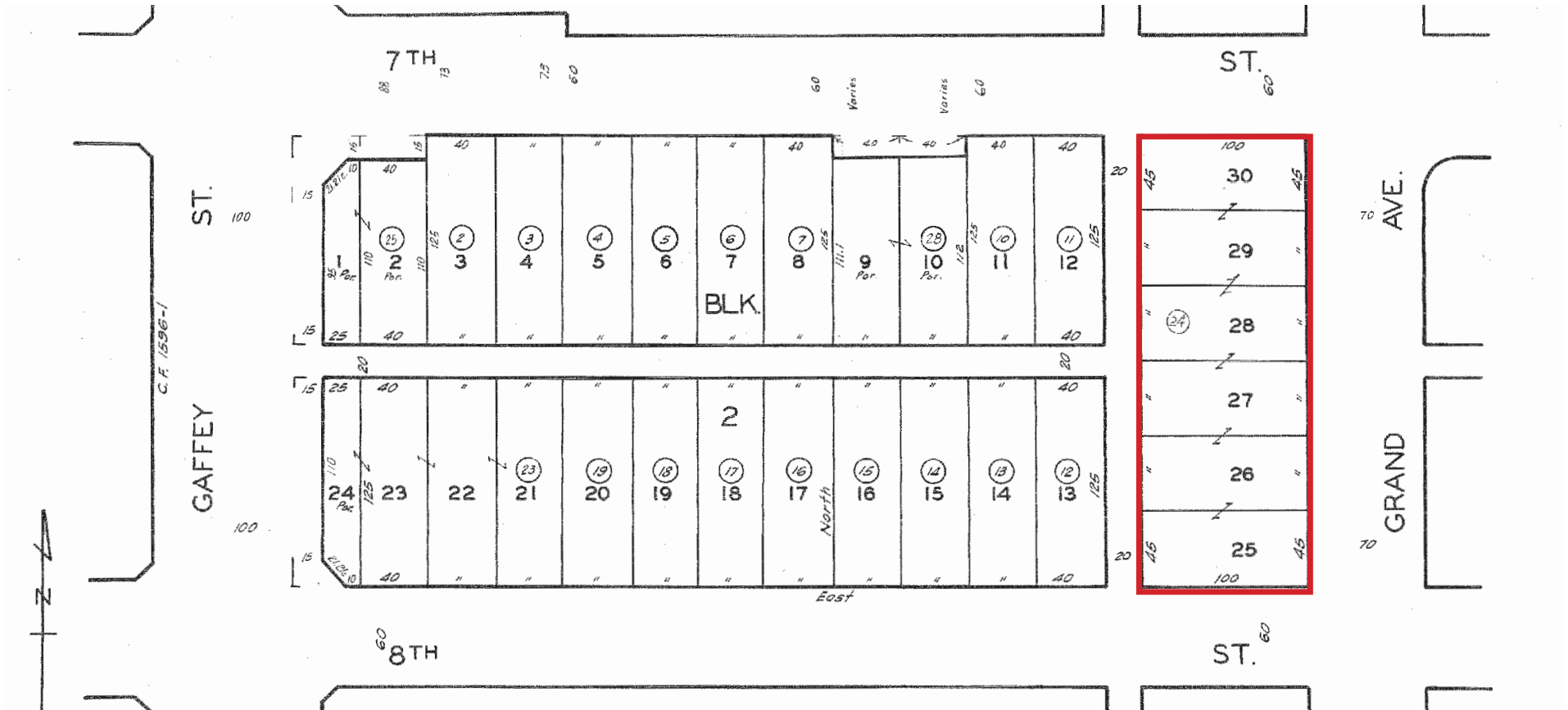
---	CENTER LINE
- - -	EASEMENTS
- . - .	OVERLAP
- - - -	LOT/PARCEL LINES
- - - -	BOUNDARY LINE
- - - -	BLOCK WALLS
- - - -	GENERAL
- - - -	CHAIN LINK FENCE/GATE
- - - -	WOOD FENCE/GATE/GUARD RAILS
- - - -	PROSULT IRON FENCE/GATE
- - - -	BUILDING LINE
- - - -	CONCRETE CURB
- - - -	CONCRETE CURB W/ GUTTER
- - - -	OVERHEAD ELECTRIC LINES

**LEGEND:**

AC	ASPHALT CONCRETE
CONC.	CONCRETE
FS	EDGE OF GUTTER
FL	FINISHED FLOOR
FL	FLOW LINE
CS	FINISHED SURFACE
L/A	LANDSCAPED AREA
TC	TOP OF CURB



SHEET 2 OF 2	SCALE: 1" = 20'	TOPOGRAPHIC SURVEY	JRN CIVIL ENGINEERS	REVISIONS
	DATE: 12/22/2022			
	DRAWN BY: C/JF	600 WEST 8TH STREET, LOS ANGELES, CA	PHONE (949) 248-4685 FAX (949) 248-4687	232 AVENIDA FABRICANTE, STE. 107 SAN CLEMENTE, CALIFORNIA 92672
	CHKD. BY: JRN	PERSPECTIVE LAW GROUP	CLIENT:	PROJECT COORDINATOR: CHRIS TREC (CFREC@JRNLLC.COM)



## ZONING

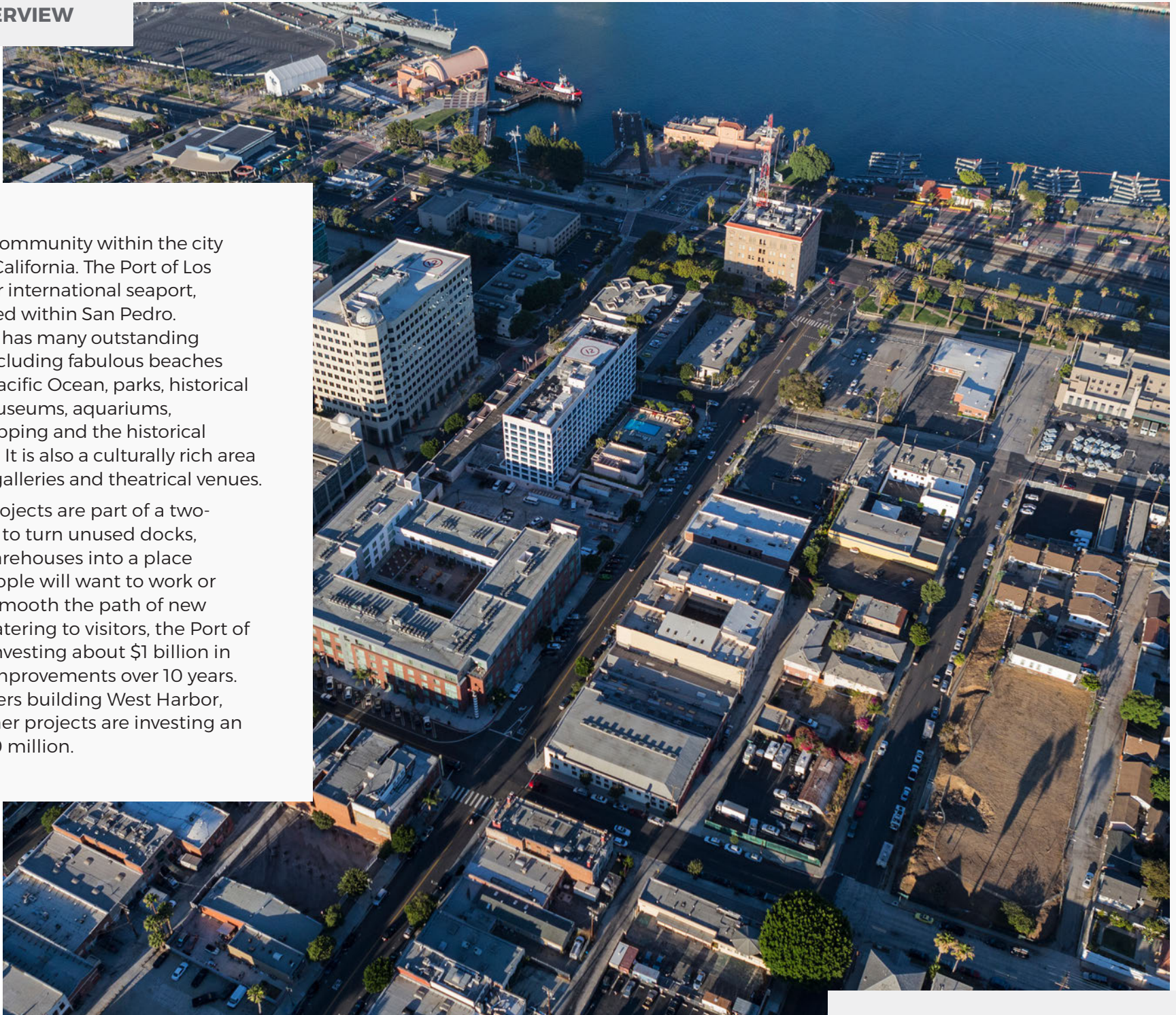
The Property's zoning designation is C2-2D-CPIO. This is the broadest designation in the City of Los Angeles. It allows retail, office, service and all residential uses, including high density residential. The site's location, size and surrounding demographics make this an excellent development opportunity for condos or apartments.

The Property is also located within the Harbor Gateway Communities Enterprise Zone. This program offers tax credits and deductions including a 35% DWP electric rate discount for new businesses and a state tax credit for hiring local or disadvantaged workers, as well as other business and tax incentives to encourage investment, growth, development and job creation.

## SAN PEDRO OVERVIEW

**San Pedro** is a community within the city of Los Angeles, California. The Port of Los Angeles, a major international seaport, is partially located within San Pedro. The community has many outstanding places to visit including fabulous beaches bordering the Pacific Ocean, parks, historical monuments, museums, aquariums, restaurants, shopping and the historical downtown area. It is also a culturally rich area featuring artist galleries and theatrical venues.

Multiple new projects are part of a two-decade process to turn unused docks, wharves and warehouses into a place where more people will want to work or visit for fun. To smooth the path of new development catering to visitors, the Port of Los Angeles is investing about \$1 billion in infrastructure improvements over 10 years. Private developers building West Harbor, AltaSea and other projects are investing an estimated \$500 million.





**West Harbor** is a transformative waterfront destination redefining the future of San Pedro and the Los Angeles Harbor area. The site is only one (1) mile from the subject property. Currently under development, this 42-acre mixed-use project brings together vibrant dining, immersive entertainment, retail experiences, and open public spaces along one of Southern California's most iconic coastlines.

- ✓ 42-Acre Commercial Entertainment Venue
- ✓ One (1) Mile of Direct Waterfront Access
- ✓ 300,000 SF of Retail, Dining & Entertainment
- ✓ 6,200 SF Amphitheater
- ✓ Largest Ferris Wheel in California
- ✓ 2026 World Cup Host
- ✓ Less Than One (1) Mile from the Subject Property

Designed as a dynamic, experience-driven environment, West Harbor blends coastal charm with modern urban energy. The development emphasizes walkable promenades, panoramic harbor views, and curated gathering spaces that connect visitors to the water while fostering a lively, year-round community atmosphere. From chef-driven restaurants and boutique retail to live music venues and family-friendly attractions, West Harbor offers a unique destination where culture, leisure, and lifestyle converge.

Strategically located with convenient access to the South Bay, Downtown Los Angeles, and major transportation corridors, West Harbor is poised to become a premier regional draw and a cornerstone of San Pedro's revitalization. Its thoughtful design integrates outdoor plazas, waterfront terraces, and flexible event spaces, creating opportunities for both everyday enjoyment and large-scale programming.

For residents and investors alike, West Harbor represents a rare opportunity to be part of a landmark coastal redevelopment—one that enhances property value, elevates the local economy, and establishes a new standard for waterfront living and experiential retail in Southern California.

## AREA DEMOGRAPHICS



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Est. Population (2025)	44,385	103,426	207,860
Proj. Population (2030)	43,411	99,151	199,200
Census Population (2020)	42,992	102,063	210,752
Proj. Annual Growth (2025-2030)	-975	-4,275	-8,660
Est. Population Density (2025)	14,135 psm	3,660 psm	2,648 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Est. Households (2025)	16,795	38,931	74,251
Proj. Households (2030)	16,918	38,335	72,848
Census Households (2020)	15,975	38,348	74,017
Census Households (2010)	15,587	37,419	71,896
Proj. Annual Growth (2025-2030)	123	-596	-1,403
Hist. Annual Change (2010-2025)	1,208	1,512	2,355
<b>Average Household Income</b>			
Est. Average Household Income (2025)	\$97,404	\$136,149	\$136,292
Proj. Average Household Income (2030)	\$96,600	\$135,199	\$135,925
Proj. Annual Change (2025-2030)	-\$805	-\$950	-\$367
Hist. Annual Change (2000-2025)	\$55,114	\$72,723	\$72,341

Demographic Source: Applied Geographic Solutions 11/2025

## CITY CONTACT INFORMATION

### Community Planning Staff Contact:

#### General Inquiries

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### Los Angeles Housing Dept:

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