

601 - 611 W 6th St. San Pedro, CA 90731

ASKING PRICE: \$1,495,000. (\$258 psf)

SUBJECT PROPERTY
5,775 SF BUILDING | 8,408 SF LOT



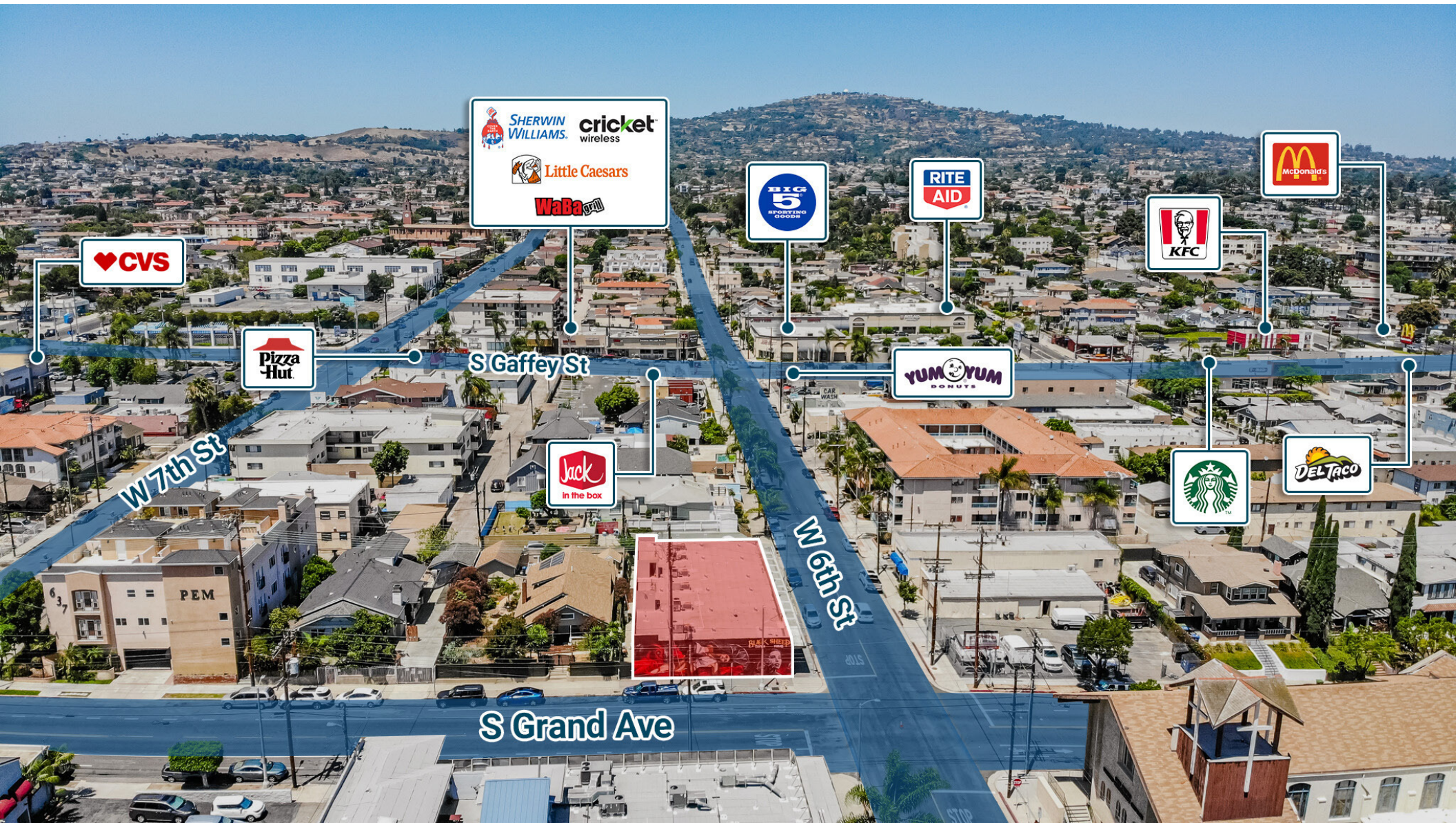
SIX UNIT RETAIL CORNER
6.5% IN PLACE CAP RATE

For More Information, Please Contact:

Travis Shields

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Travis@gowithapex.com
DRE: 02264501





PROPERTY HIGHLIGHTS

Offered at a 6.5% Cap rate.

All units occupied.

Corner Location.

6 on site parking spaces.

Attractive updated glass storefront.

Great 6th st. location in Downtown San Pedro.

Fully gated parking.



INVESTMENT HIGHLIGHTS



Occupancy:
100% Occupied



Parking Spaces:
6



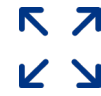
Total Building Size:
5,775 Sq. Ft.



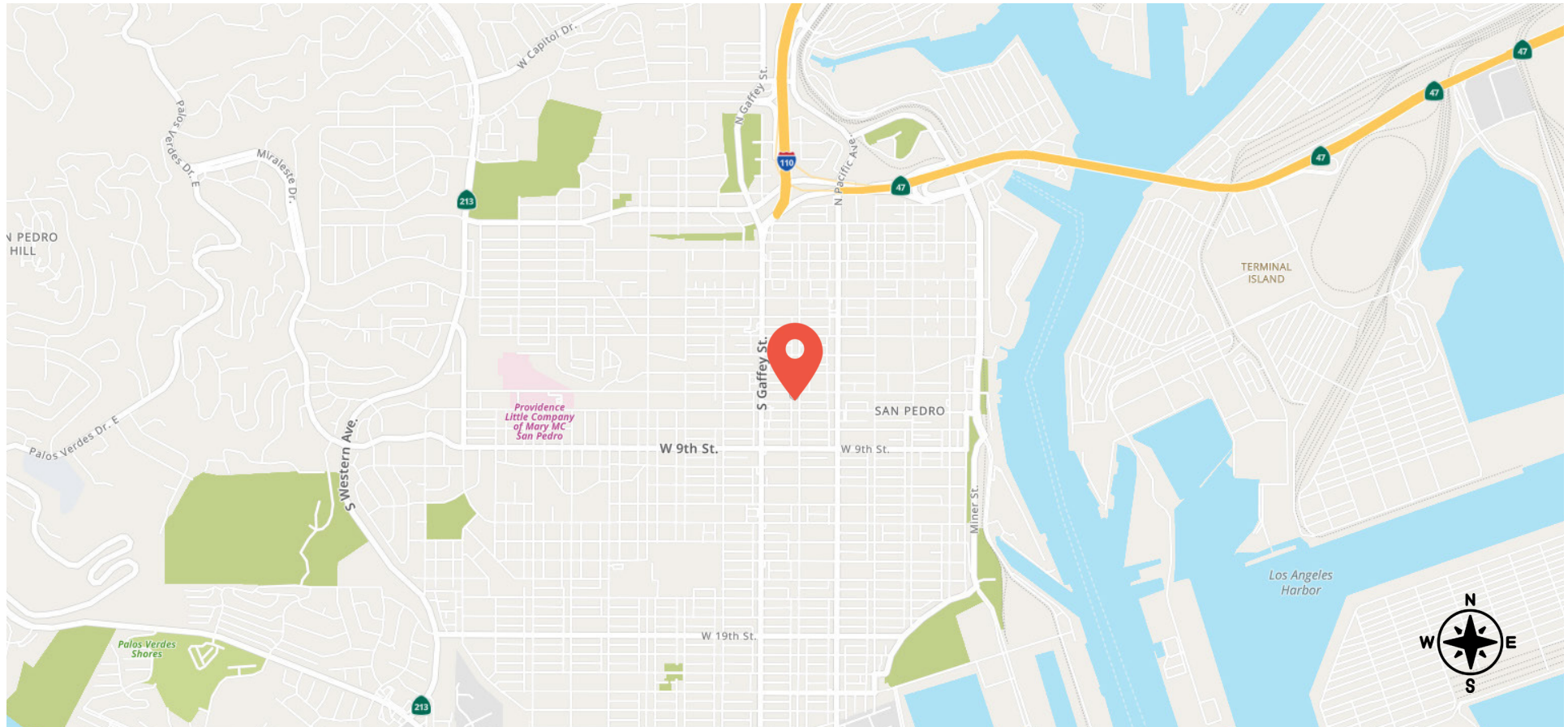
Offered at:
6.5% Cap Rate



Number of Units:
6



Lot Size:
8,276 Sq. Ft.





Address:	601-611 W 6th St San Pedro, CA 90731
Building Size:	5,775 sq. ft.
Lot Size:	8,408 sf
Year Built:	1950

Zoning:	C2
Number of Units:	6
Occupancy:	100% Occupied
Parking:	6 Spaces
Existing Cap Rate:	6.52%

APN:	7452-036-011
Net Operating Income	\$97,536
Price Per Square Foot of Building	\$258.00
Avg. Household income in 3 mi radius:	\$110,938

601 - 611 W. 6TH ST.

SAN PEDRO, CA 90731



PROPERTY DESCRIPTION

Fully leased Multi-Tenant Retail Asset | 6.5% Cap Rate | Prime Corner Lot

Exceptional opportunity to acquire a high-visibility, 5,775 SF multi-tenant retail building situated on a prime 8,408 SF corner lot. Offering immediate stability and strong cash flow, this asset is being delivered at an attractive 6.5% Cap Rate. The property features 100% occupancy across six stabilized, smaller-profile retail units, offering a diversified income stream and excellent risk mitigation for investors.

Designed for efficiency and low landlord oversight, each unit is equipped with its own, separate utility meters, and a private restroom. The building boasts outstanding curb appeal and abundant natural light thanks to a modern glass storefront system. Complete with an on-site 6-stall gated parking lot and prominent corner exposure, this is a turnkey, income-producing asset built for long-term value.

LOCATION DESCRIPTION

The property is located in the heart of San Pedro which boasts one of the strongest population densities in L.A. County. Located less than 1 mile from the West Harbor Waterfront, the brand-new, multi-million-dollar 42-acre entertainment and dining district. In addition, within a 3 mile radius of the property the average household income is \$110,938.

There are scores of national retailers in the area, including McDonald's, Starbucks, Jack & The Box, KFC, CVS, and Del Taco all within ¼ mile of the subject property. This strategic location facilitates international trade and logistics, making it a prime location for businesses involved in shipping, manufacturing, and distribution as well. Small businesses thrive in the area supported by a strong local community and initiatives to foster entrepreneurship.

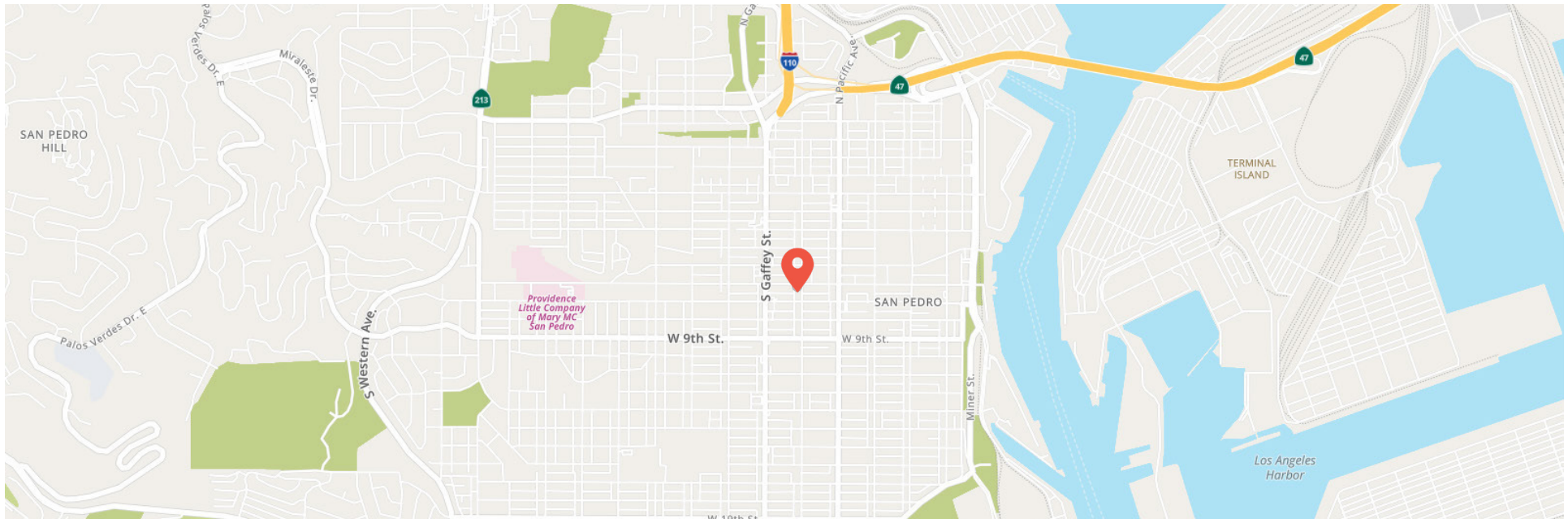
PROPERTY PICTURES



POPULATION BY RACE	1 MILE	3 MILE	5 MILE
Whites	32,260	81,000	157,149
Black	3,416	6,819	12,745
American Indian/Alaskan Native	948	1,781	3,546
Asian	2,504	8,676	23,584
Hawaiian & Pacific Islander	363	715	1,759
Two or More Races	1,705	4,656	8,532
Hispanic Origin	26,740	50,326	110,149

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$82,369	\$110,938	\$105,138
Median Household Income	\$54,967	\$79,644	\$75,208

POPULATION	1 MILE	3 MILE	5 MILE
2023 Population	41,195	103,648	207,314





San Pedro, CA, offers a vibrant economic and business environment with several key advantages. Located in the greater Los Angeles area, it benefits from proximity to major transportation hubs like the Port of Los Angeles, one of the busiest ports in the world.

The area is also known for its diverse economy, encompassing industries such as tourism, healthcare, education, and technology. The city's picturesque waterfront, cultural attractions like the USS Iowa Museum, and revitalized downtown area further contribute to its appeal, attracting visitors and supporting local commerce.

Moreover, San Pedro's commitment to sustainability and green initiatives enhances its attractiveness to businesses looking to operate responsibly. The city's infrastructure investments, including modernized transportation networks and business-friendly policies, underscore its dedication to fostering growth and innovation.



FINANCIAL ANALYSIS



FINANCIAL SUMMARY



UNIT	TENANT	UNIT SIZE	BASE RENT	CURRENT NNN	BASE RENT PER SF	LEASE START	LEASE END	NOTES
601	Production Studio	601	\$1,428	\$ 330	\$ 1.56	10/7/2024	9/30/2026	Base rent listed starts on 10/1/2026. Through 9/30/2026 \$1370/ mo.
603	Beauty Salon	1,045	\$ 985	\$ 390	\$ 1.01	9/16/2025	11/30/2028	
605	Smoke Shop	1,113	\$ 1716	\$ 455	\$1.24	6/1/2025	5/31/2027	(1) 3 YEAR OPTION 4% ANNUAL INCREASE
607	Private Gym	875	\$985	\$ 340	\$1.13	11/1/2025	12/31/2026	
609	Chiropractor	1,114	\$ 1804	\$ 390	\$ 1.62	9/10/2024	9/30/2026	Base rent listed starts on 10/1/2026 Base rent through 9/30/2026 is \$1,735/ mo.
611	Jui-Jit Su	798	\$ 1,210	\$ 315	\$ 1.52	11/1/2024	10/31/2026	
TOTALS:		5,748	\$8,128	\$2200				

	Current
ANNUAL BASE RENT	\$97,536
ANNUAL ADJUSTED NNN	\$ 36,399
GROSS ANNUAL INCOME	\$ 133,935
LESS EXPENSES	\$(36,399)

NET OPERATING INCOME

\$ 97,536

ESTIMATED EXPENSES

AMOUNT

Property Taxes	\$19,050
Insurance	\$6,337
Electricity	\$900
Water & Sewer	\$600
Grounds Cleaning	\$3,600
Trash Removal	\$3,912
Repairs	\$2,000
Total:	\$36,399

EXCLUSIVELY PRESENTED BY :



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