FOR SALE 302 W. Fifth Street, San Pedro, CA

SAN PEDRO'S BEST CLASS B MULTI-TENANT OFFICE BUILDING

- Historically 96-100%
- 1% Office Vacancy Market
- Future Development Potential

$7,995,000 | 100% Leased
27-Tenant Office Building

OFFERING MEMORANDUM PRESENTED BY:

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WIXTED GROUP

Table of Contents

INVESTMENT HIGHLIGHTS

Low Risk, Fully-Leased 27 Tenant Office Investment in 1% Vacancy Market

- A+ Location in CBD, Historic Core, The Waterfront, Little Italy; City Hall & Port of LA HDQTRS Adjacent/1Blk. Immediate access to transportation thoroughfares and 110 FWY
- Below Market Rents / Strong Upside
- Offered at 46% of Replacement Cost – Land Value alone exceeds 7 million
- Surrounded by numerous Restaurants, First Class Residential Towers; 3 Blocks to the new West Harbor Development. 94 Walk Score.
- Barriers to Entry given influx of High-density development and lack of developable sites for future office or mixed-use projects.
- Large 41K Lot - Future Development Potential
- Proven Financial Performance: Historically 97-100% Leased,
- Long-term professional tenants - 96% Retention Rate
- 2025 New Roof & Exterior Paint, many ongoing upgrades Professionally managed by existing ownership
- $500+ Million Investment in Area over the next 5 years

INVESTMENT SUMMARY

Property Information

Price:	$7,995,000
Year Built:	1978/1998 R
Floors:	3
Building Sq. Ft.	35,700 (Gross) 33,420 RSF
Land Sq. Ft.	40,946
Price / Sq. Ft.	$239/RSF
APN	7455-014-033
Zoning	C2-CD-CPIO
Construction	Type 3, Steel Frame
Roof	2025 (Silicone)

CAP Rate:	6.5%
In Place NOI	$518,901

Annualized Operating Data

Income	**2026 Actual**
Gross Scheduled Rent	$782,642
Less Vacancy	0
Utility Reimbursement	$16,027
EV Charger	$3,544
Other O.E. Reimbursables	-
Effective Gross Income	**$802,213**
Expenses	
RE Taxes (adj.)	$98,940.
Insurance	$15,473
Repairs & Maintenance	$15,125
Elevator Maintenance	$3,680
Property Management	--
Utilities (Gas, Electricity, Water)	$65,629
Trash	$8,387
Pest Control	$3,680
Janitorial	$58,000
Landscaping	$10,012
Alarm & Phone	$3,638
Total Expenses	**$288,312**
Net Operating Income	**$518,901**

SP Market Rents

Office (B)	$2.00 MG - $2.35 FSG
Retail	$2.25 MG - $2.55 NNN
(Est. 10-15% upside Year 2)	

*Leases allow for operating expense pass-thrus (have not been previously enforced). Conservative reasonable/partial amount is estimated (18-30K). ** Taxes are estimated.

PHOTOS


STEVEN BRADFORD
SENATOR 35th DISTRICT
CALIFORNIA LEGISLATURE


302 FIFTH STREET

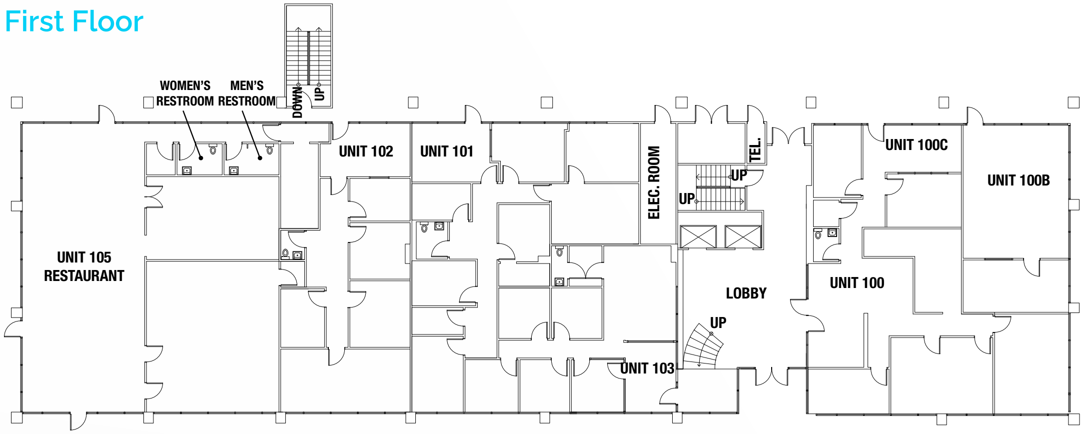
PROPERTY OVERVIEW

For the first time in 27 years, this desirable asset comes to market.

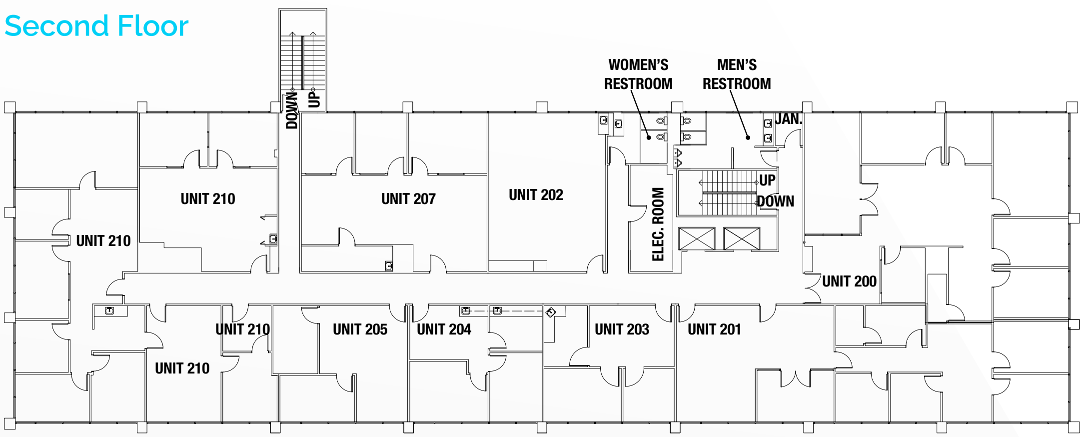
- Situated in the heart of San Pedro's Business district, the property benefits from immediate proximity to the Port of Los Angeles, transportation corridors, numerous amenities and the Historic Arts District. The location offers strong visibility, accessibility, and long-term potential amid continued revitalization efforts throughout the area.
- With a 97% retention rate, notable tenants include governmental offices such as Supervisor Hahn and Senator Laura Richardson, numerous law practices, engineering and professional firms. Tenants are drawn to the Building for its exceptional location, ample free parking, improvements & value, and popular long standing restaurant Think Cafe.
- **302 Fifth Street represents a rare chance to acquire property in a submarket with limited inventory and long-term upside. With 222 w. 6th Street planned for apartment conversion (formerly San Pedro's only Class A office tower), 302 Fifth Street remains the best option for existing and future downtown office tenants.**

FLOOR PLAN

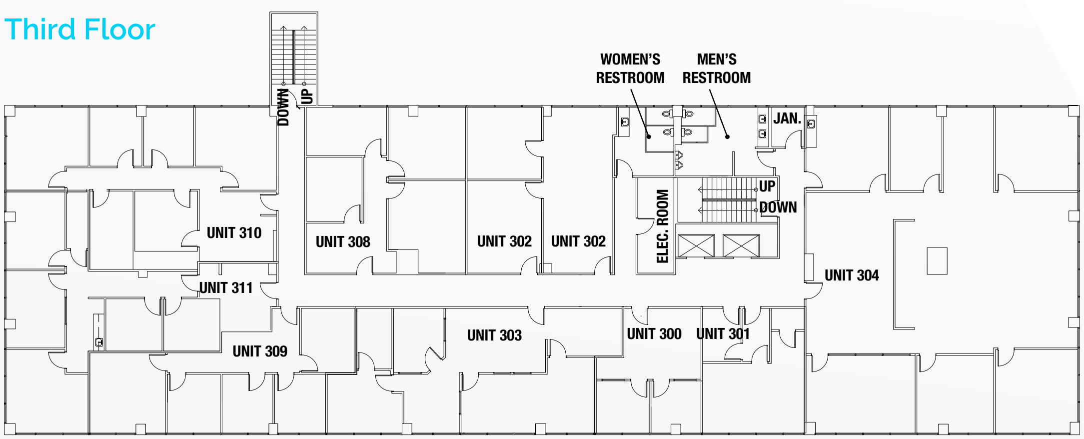
First Floor



Second Floor

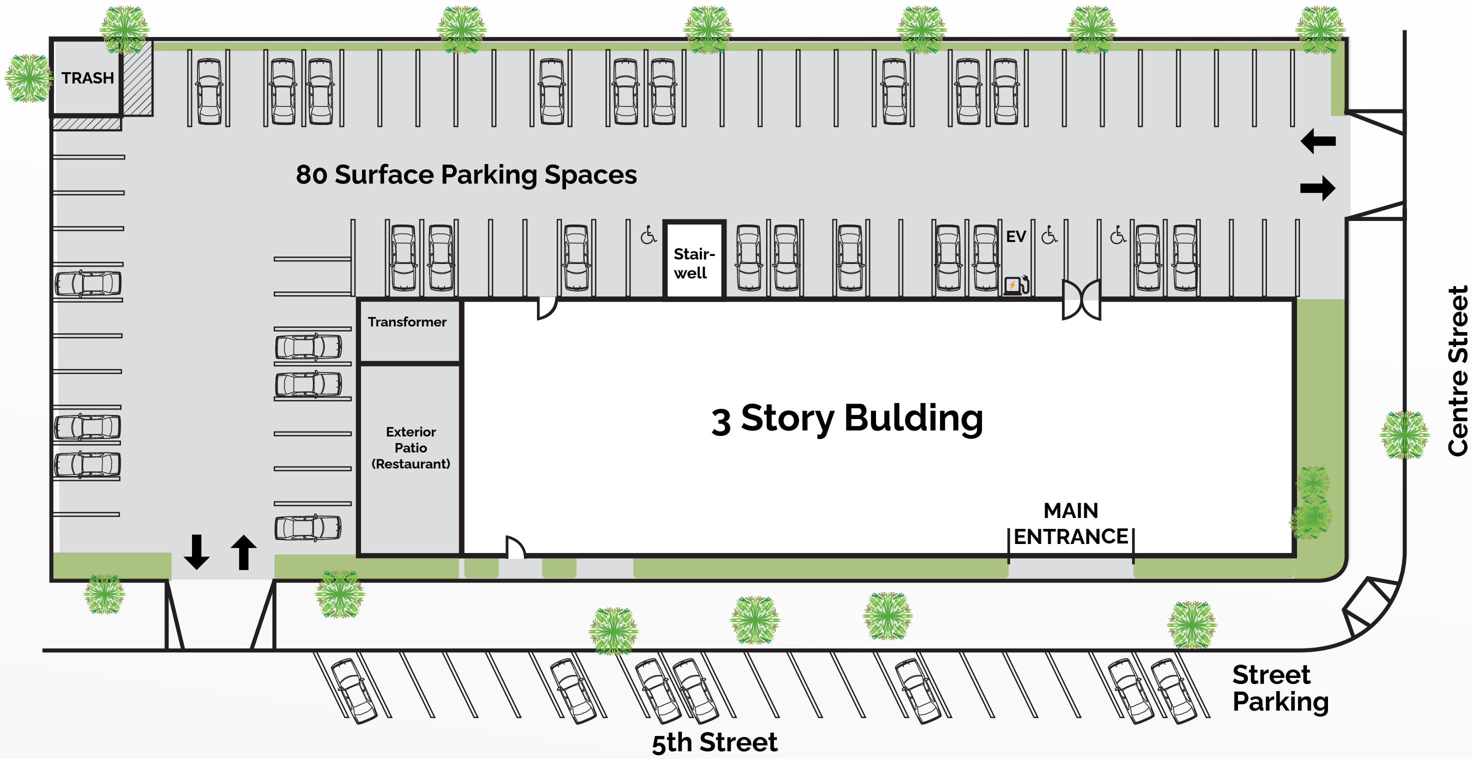


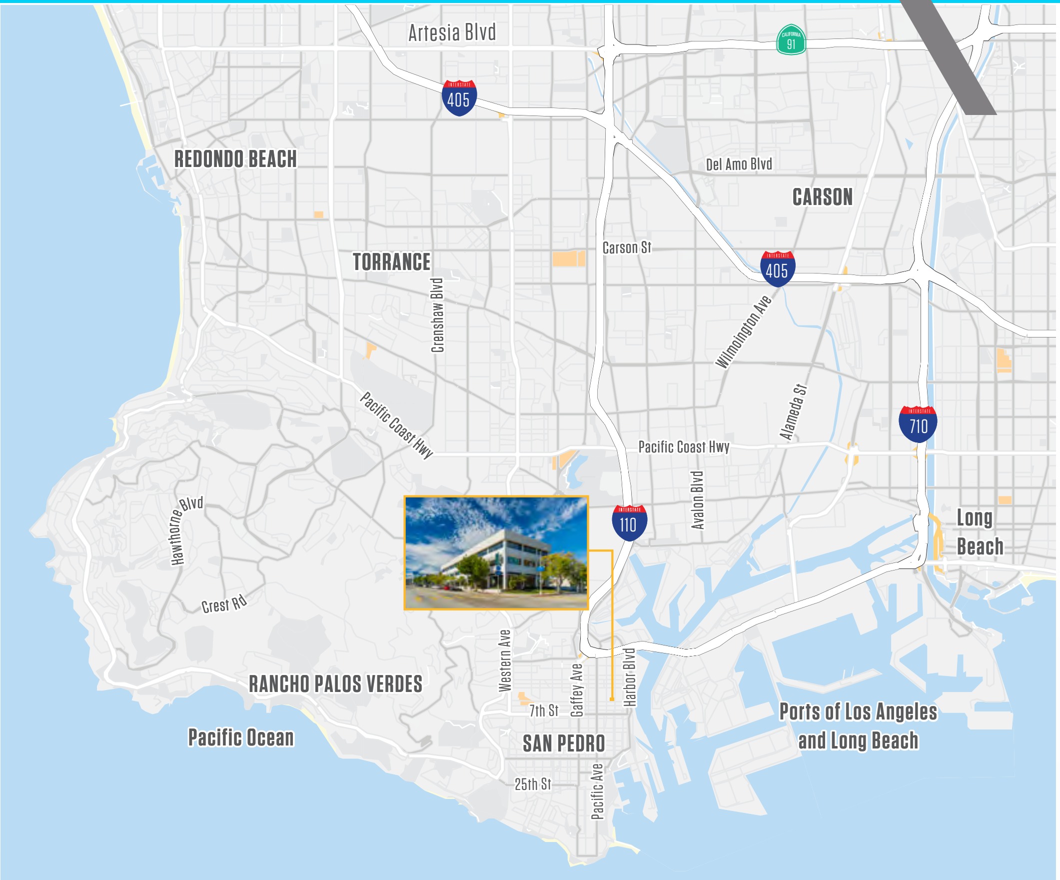
Third Floor



Floor plans are representative only and may not reflect current asbuilt conditions

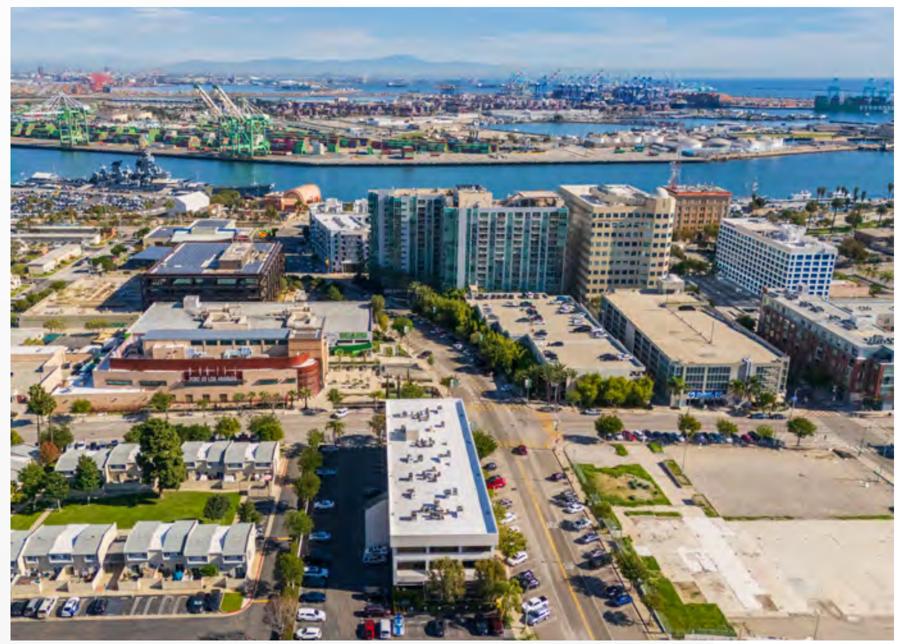
SITE PLAN


TRASH
80 Surface Parking Spaces
Stair-
well
EV
Transformer
Exterior
Patio
(Restaurant)
3 Story Bulding
MAIN
ENTRANCE
Centre Street
Street
Parking
5th Street



Artesia Blvd
405
91
REDONDO BEACH
Del Amo Blvd
CARSON
TORRANCE
Carson St
405
Crenshaw Blvd
Wilmington Ave
Pacific Coast Hwy
Alameda St
710
Pacific Coast Hwy
Hawthorne Blvd
110
Avalon Blvd
Long Beach
Crest Rd
Western Ave
Gaffey Ave
Harbor Blvd
RANCHO PALOS VERDES
7th St
Ports of Los Angeles and Long Beach
Pacific Ocean
SAN PEDRO
25th St
Pacific Ave

EVERGREEN



SAN PEDRO OVERVIEW

San Pedro is a coastal community rich in history located at the southernmost point of Los Angeles and the base of the Palos Verdes Peninsula. It serves as a critical gateway for international trade while offering a distinct neighborhood identity within the greater South Bay region. Anchored by the Port of Los Angeles—**the busiest container port in the Western Hemisphere**—San Pedro benefits from a strong employment base, long-term infrastructure investment, and sustained demand for housing and local business growth.

The area is undergoing a significant transformation driven by public and private investment, including the 42 Acre West Harbor Development, which is revitalizing the historic waterfront into a World Class premier dining, entertainment and retail destination (to additionally include a 6200 seat amphitheater). **Alta Sea**, the **world renown 450K SF marine campus** focusing on emerging blue technology and accelerating scientific research and provides 185K SF of incubator space. With over 1.5 million visitors through the World Cruise Center and given San Pedro's many historical and cultural attractions, the city is becoming a **visitor serving destination unmatched in Southern California.** These improvements, with over $1.6 Billion in public-private investment have elevated San Pedro's profile as a commercial, residential and visitor-oriented market.

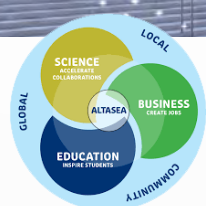
San Pedro offers a compelling combination of a "small town" feel, urban accessibility and dramatic Harbor views, with proximity to Downtown Los Angeles, Long Beach, and the South Bay. The downtown CBD features a diverse housing stock including over 700 recent or new luxury residences as well as affordable options suitable for all workforce levels.

Access to amenities and housing on the Waterfront is attracting new businesses. Existing and future supply of office space is limited due to geographic constraints, land availability, and the recent surge of high density apartment development and conversion of otherwise suitable properties for future office space.

With its irreplaceable waterfront location, expanding amenity base, and strategic importance to global logistics, San Pedro presents a unique investment opportunity within the Los Angeles market providing meaningful upside for economic growth.

DYNAMIC NEW DEVELOPMENTS

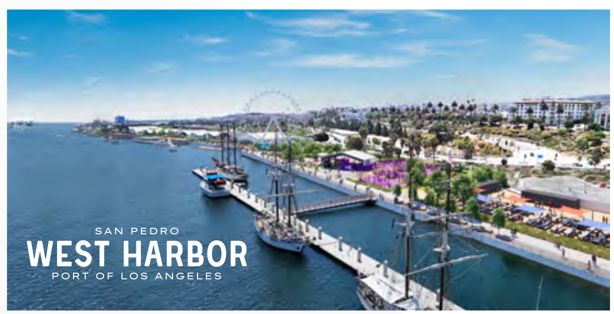
ALTASEA 35-Acre Ocean Based Campus



- Global Hub for sustainable innovation and the Emerging Blue Economy
- Pioneering marine programs that accelerate scientific collaboration and job creation
- 450,000 SF campus with over 185,000SF incubator space.

WEST HARBOR 42-Acre Waterfront Complex

- The Soon to be open West Harbor dining/ entertainment + experiential concept will include West Coast's tallest ferris wheel and 6,200 seat amphitheater. 300,000 SF of food, entertainment, and activities.



Upcoming OUTER HARBOR "MEGASHIP" CRUISE TERMINAL

Image: Carrix/Pacific Cruise Terminals

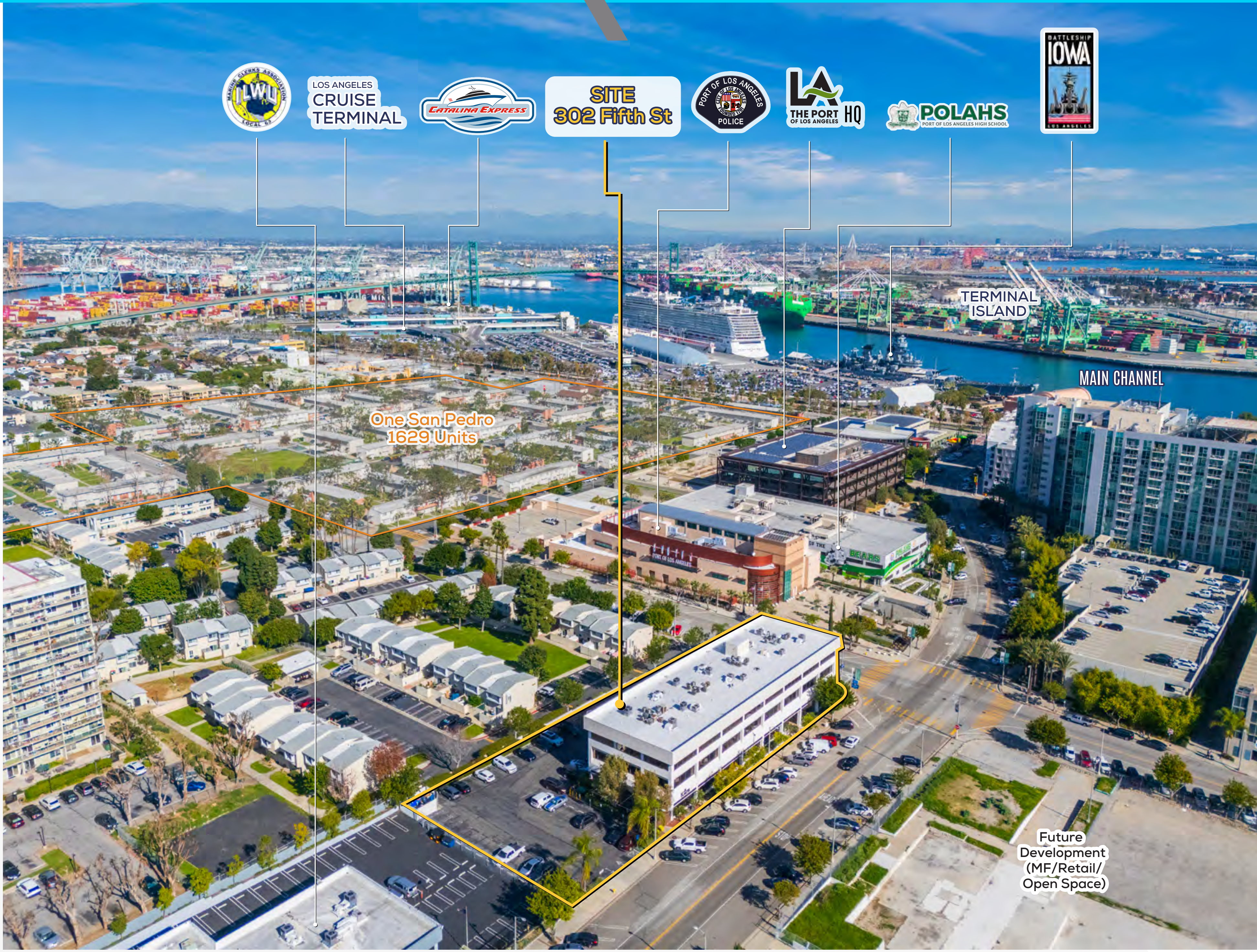
- This state-of-the-art project will accommodate the largest, environmentally sustainable cruise ships. A significant community asset offering open space and recreational facilities.

NOTABLE PARTNERS

USC University of Southern California · NASA · Boeing · Nederlander Concerts · Jerico Development · SSA Marine · Carrix · The Ratkovich Company · Caltech · Catalina Express · BlueRobotics · Marathon · APM Terminals · Kinder Morgan Inc. · Trammell Crow Company


MAJESTIC
HARBOR HOUSE
SAN PEDRO CITY HALL
LITTLE ITALY PIAZZA MIRAMARE
Trammell Crow Company
281 Apartments Under Construction
CROWNE PLAZA BY IHG
244 Rooms
550 HARBORFRONT
375 Apartments
CENTER ST LOFTS 116 UNITS
Vivo ON HARBOR
137 Apartments
Future Development (MF/Retail/ Open Space)
WARNER GRAND THEATRE
SITE 302 Fifth St
ILWU
LA THE PORT OF LOS ANGELES HQ
PORT OF LOS ANGELES POLICE
Carrix
Outer Harbor "MegaShip" Cruise Terminal
AltaSea
New 6,200 Seat Nederlander Amphitheatre
WAREHOUSE NO. 1
SAN PEDRO WEST HARBOR PORT OF LOS ANGELES
THRIVE ON 5TH
100 Apts
COLOSSUS
LAMM


TERMINAL ISLAND
MAIN CHANNEL
New 6,200 Seat Nederlander Amphitheatre
AltaSea
Carrix
Outer Harbor "MegaShip" Cruise Terminal
SAN PEDRO WEST HARBOR PORT OF LOS ANGELES
HARBOR HOUSE


ILWU
LOS ANGELES
CRUISE
TERMINAL
CATALINA EXPRESS
SITE
302 Fifth St
PORT OF LOS ANGELES
POLICE
LA
THE PORT
OF LOS ANGELES
HQ
POLAHS
PORT OF LOS ANGELES HIGH SCHOOL
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