



# INVESTMENT OFFERING

## SINGLE-TENANT NET LEASE



383 W 5TH STREET  
**SAN PEDRO, CALIFORNIA**

**CIRE** Partners  
COMMERCIAL INVESTMENT REAL ESTATE

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# PROPERTY DETAILS

## GENERAL SUMMARY

Address	383 W 5th St, San Pedro, CA 90731
APN	7455-013-015
Building Size	±2,848 SF
Parcel Size	±0.15 AC (±6,515 SF)
Year Built / Renovated	1983 / 2019
Zoning	Central Commercial E Subarea
Ownership	Fee Simple - Land & Building

## LEASE ABSTRACT

Tenant	Kalaveras (9-Unit Operator)
Remaining Lease Term	±10 Years
Renewal Options	Five (5) - 5 Year
Net Operating Income	\$186,000
Rent Increases	10% every 5 Years
Lease Type	Absolute Triple-Net (NNN)
Landlord Responsibilities	None

**PURCHASE PRICE**  
**\$2,657,143**

**CAP RATE**  
**7.00%**

**NOI**  
**\$186,000**

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	CAP RATE
1 - 5	\$186,000	\$15,500	7.00%
6 - 10	\$204,600	\$17,050	7.70%
Option 1: 11 - 15	\$225,060	\$18,755	8.47%
Option 2: 16 - 20	\$247,566	\$20,630	9.32%
Option 3: 21 - 25	\$272,323	\$22,694	10.25%
Option 4: 26 - 30	\$299,555	\$24,963	11.28%
Option 5: 31 - 35	\$329,510	\$27,459	12.41%



# INVESTMENT HIGHLIGHTS

## LONG TERM ABSOLUTE NNN SALE-LEASEBACK

Featuring a new 10-year lease to be executed at close of escrow, ensuring a hands-off opportunity with an income stream for many years to come.

## ABSOLUTE NNN LEASE STRUCTURE

A truly passive investment, with the tenant covering all expenses, including roof, structure, HVAC, property taxes, insurance, repairs and maintenance.

## SEASONED RESTAURANT OPERATOR

Tenant is a seasoned restaurant operator with 40+ years of industry experience, providing a proven track record of successful operations.

## STRATEGIC LOCATION

Positioned near I-110 and I-710 within the San Pedro Harbor District, offering direct connectivity to Downtown Los Angeles, Long Beach, and the greater South Bay region.

## STRATEGIC PORT OF LOS ANGELES LOCATION

Located minutes from the Port of Los Angeles, the busiest container port in North America, anchoring a substantial employment base tied to global trade and logistics.

## NEARBY MARITIME & TOURISM ANCHORS

Located near San Pedro Fish Market, the USS Iowa Museum, Crafted at the Port, and the LA Maritime Museum, contributing to steady waterfront activity in the surrounding area.

## DENSE RESIDENTIAL TRADE AREA

Over 209,706 residents within a 5-mile radius having an Average Household Income of \$136,094, supported by a robust daytime workforce and steady demand from nearby offices and retailers.

## FULL-SERVICE BAR AND RESTAURANT

Kalaveras operates as a vibrant bar & restaurant concept, licensed for full-service liquor and alcohol beverage operations.



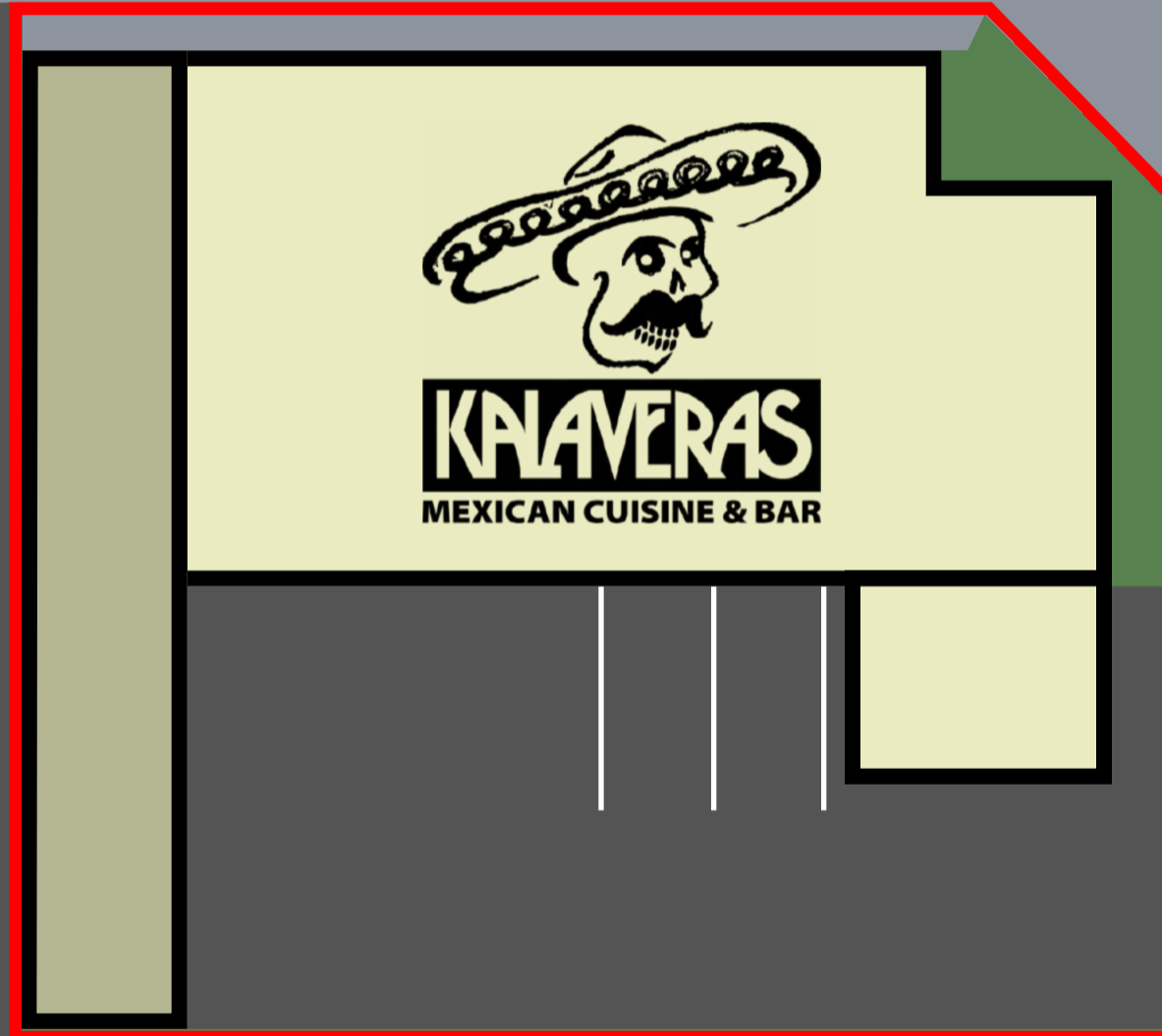
# SITE PLAN



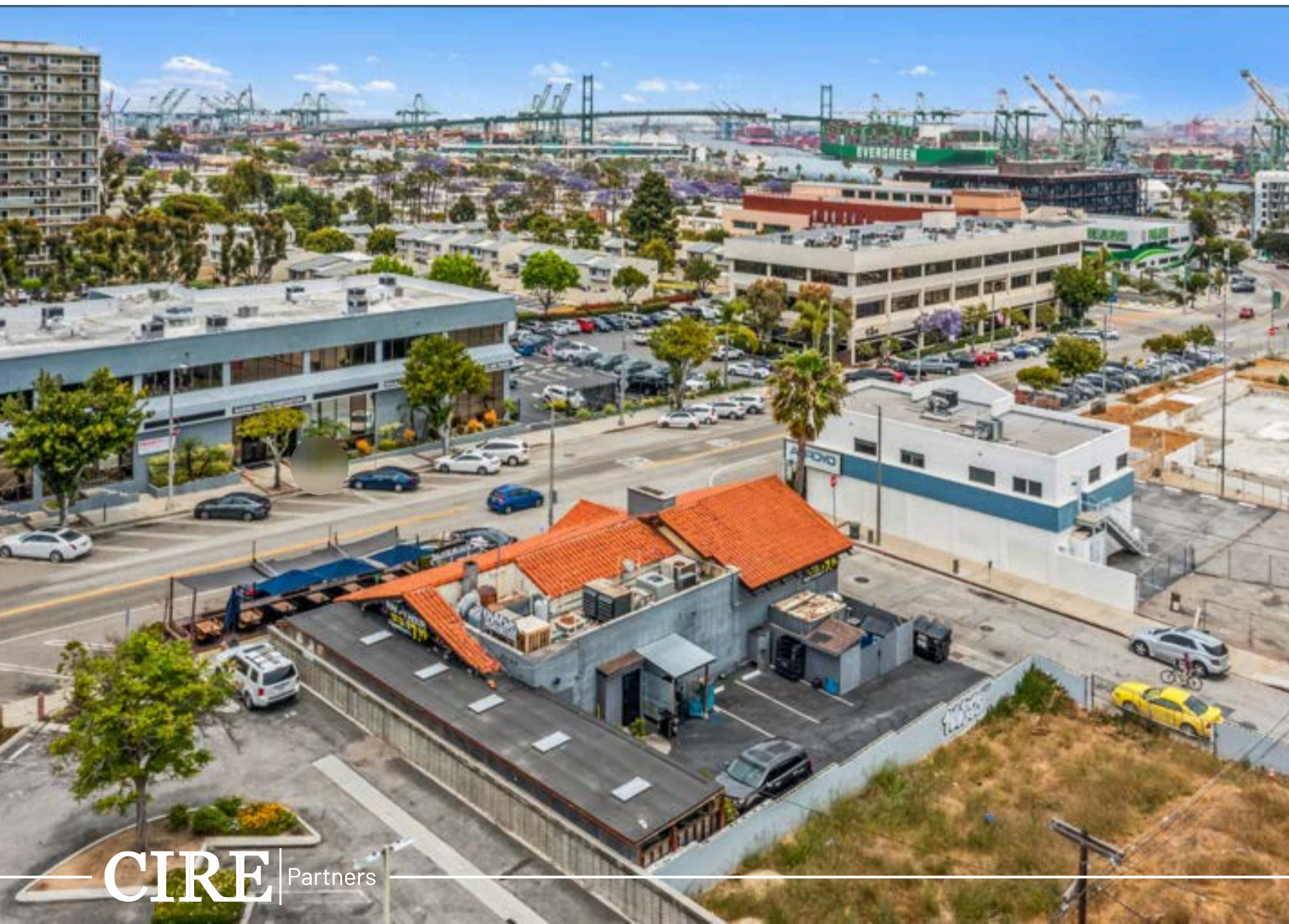
## W 5th St

## S Mesa St

## Nelson St



# PROPERTY PHOTOS



# AERIAL PHOTO



**World Cruise Center**  
SAN PEDRO, CA

**PORT OF LOS ANGELES**  
SUPPORTS OVER  
1 MILLION SOCIAL JOBS

**EVERPORT**

**EVERGREEN**

**THE Vue**  
±318 UNITS

**HARBOR WORKSOURCE CENTER**

**HARBOR TOWER**

**LOS ANGELES PORT POLICE**

**POLAHS**  
PORT OF LOS ANGELES HIGH SCHOOL  
±928 STUDENTS

**THINK COFFEE**

**Los Angeles Harbor Arts**

**PRIORITY ONE**  
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**SUBJECT PROPERTY**

**98 UNIT RTI-PROJECT**

**S Mesa St**

**W 5th St**

**W 6th St**

**The Artistry**  
WINE LOUNGE

# AERIAL PHOTO



SAN PEDRO  
TUSCANY APARTMENT  
±18 UNITS

SAN PEDRO  
BANK  
LOFTS  
±89  
UNITS

O'Reilly  
AUTO PARTS

HARBOR TERRACE  
RETIREMENT COMMUNITY  
±93 UNITS

Auto  
Zone

Auto Palace

The Artistry  
WINE LOUNGE

SUPERIOR  
GROCERS

98 UNIT  
RTI-PROJECT

SUBJECT  
PROPERTY

Los Angeles  
Harbor Arts

PRIORITYONE  
PRINTING \* COPYING \* GRAPHICS

W 6th St

S Mesa St

W 5th St

THINK  
café

# AERIAL MAP



**SUPERIOR GROCERS**



**FAMILY DOLLAR**

**LOS ANGELES WORLD CRUISE CENTER**

**EVERPORT**

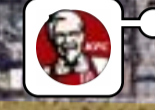


**76**



**SUBJECT PROPERTY**

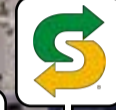
**POLAHS**  
PORT OF LOS ANGELES HIGH SCHOOL  
±928 STUDENTS



W 5th St

**SUPERIOR GROCERS**

98 UNIT RTI-PROJECT



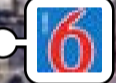
**EVERGREEN**



**CABRILLO AVENUE ELEMENTARY**  
±327 STUDENTS



**CVS pharmacy**



**DOLLAR TREE**



**CHASE**



**True Value**

**VONS**

**SAN PEDRO HIGH SCHOOL**  
±2,582 STUDENTS

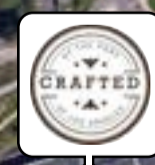
**DANA MIDDLE SCHOOL**  
±1,424 STUDENTS

**DOLLAR TREE**

**15TH STREET ELEMENTARY**  
±397 STUDENTS



**PORT OF LOS ANGELES**  
SUPPORTS OVER  
1 MILLION SOCIAL JOBS



# REGIONAL MAP



**CSUN**  
±36,000 ENROLLED STUDENTS

**Dodger Stadium**  
±56,000 SEATS

**CALIFORNIA STATE UNIVERSITY SAN BERNARDINO**  
±17,900 ENROLLED STUDENTS

**Lake Arrowhead**  
±4 MILLION ANNUAL VISITORS

**Marine Corps Air Ground Combat Center (MCAGCC) at 29 Palms**  
LARGEST U.S. MARINE CORPS BASE IN THE NATION

**Big Bear Lake**  
±3 MILLION ANNUAL VISITORS

**Ucla**  
±48,000 ENROLLED STUDENTS

**CAL STATE LA**  
±22,740 ENROLLED STUDENTS

**(ONT) Ontario International Airport**  
±6.4 MILLION YEARLY PASSENGERS

**(LAX) Los Angeles International Airport**  
±75 MILLION YEARLY PASSENGERS

**CALIFORNIA STATE UNIVERSITY FULLERTON**  
±41,960 ENROLLED STUDENTS

**UC RIVERSIDE**  
±26,426 ENROLLED STUDENTS

**MORONGO**  
CASINO + RESORT + SPA  
±4.3 MILLION ANNUAL VISITORS  
3RD LARGEST IN CALIFORNIA

**Joshua Tree National Park**  
±3.2 MILLION ANNUAL VISITORS

**SUBJECT PROPERTY**

**CALIFORNIA STATE UNIVERSITY LONG BEACH**  
±40,000 ENROLLED STUDENTS

**Disneyland Park**  
±17 MILLION ANNUAL VISITORS

**(PSP) Palm Springs International Airport**  
±3.2 MILLION YEARLY PASSENGERS

**CALIFORNIA STATE UNIVERSITY DOMINGUEZ HILLS**  
±14,300 ENROLLED STUDENTS

**(LGB) Long Beach Airport**  
±4.1 MILLION YEARLY PASSENGERS

**John Wayne Airport**  
±11.7 MILLION YEARLY PASSENGERS

**PECHANGA RESORT CASINO**  
±4.4 MILLION ANNUAL VISITORS  
2ND LARGEST IN CALIFORNIA

**Santa Catalina Island**

**LEGOLAND**  
±4 MILLION ANNUAL VISITORS

# DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2025)	33,294	105,814	209,706
Projected Population (2030)	33,066	103,667	206,093
Median Age (2025)	37.0	40.0	39.8
Wealth Index (2025)	52	119	118

Average Income	1 Mile	3 Miles	5 Miles
Average Household Income (2025)	\$90,403	\$134,749	\$136,094
Projected Average Household Income (2030)	\$102,558	\$150,244	\$152,995
Projected Annual Growth (2025-2030)	2.56%	2.20%	2.20%

Median Income	1 Mile	3 Miles	5 Miles
Median Household Income (2025)	\$60,122	\$90,294	\$90,547
Projected Median Household Income (2030)	\$68,719	\$104,877	\$105,194
Projected Median Annual Growth(2025-2030)	2.71%	3.04%	3.04%

Households	1 Mile	3 Miles	5 Miles
Households (2025)	12,825	40,296	76,011
Projected Households (2030)	13,119	40,406	76,275
Projected Annual Growth (2025-2030)	0.45%	0.05%	0.07%
Average Household Size (2025)	2.53	2.55	2.71

## SAN PEDRO, CA



**4.0%**  
**Greatest Gen**  
 Born in 1945/Earlier



**18.0%**  
**Baby Boomer**  
 Born in 1946 to 1964



**20.8%**  
**Generation X**  
 Born in 1965 to 1980



**27.0%**  
**Millennial**  
 Born in 1981 to 1998



**21.6%**  
**Generation Z**  
 Born in 1999 to 2016



**8.6%**  
**Alpha**  
 Born in 2017 to Present

# MARKET OVERVIEW

## Los Angeles, CA

Los Angeles, is a world-renowned and vibrant metropolis located on the west coast of the United States. This sprawling city, covering approximately 469 square miles, is home to over 4 million residents, making it the most populous city in California and the second-most populous city in the United States. Situated along the stunning Pacific coastline, Los Angeles is a cultural, economic, and entertainment powerhouse, boasting a diverse array of neighborhoods and a rich cultural tapestry.

Los Angeles is celebrated for its iconic landscapes, encompassing everything from pristine beaches along the Pacific Ocean to the towering mountains of the San Gabriel Range. The city's Mediterranean climate, with its sunny skies and mild temperatures, is a magnet for residents and tourists alike, providing a year-round playground for outdoor enthusiasts.

As the entertainment capital of the world, Los Angeles is home to the globally influential film and television industry, with Hollywood at its epicenter. The city is a hub of creativity and cultural expression, attracting artists, musicians, actors, and creators from all corners of the globe. World-class theaters, museums, and galleries, such as the Getty Center and the Los Angeles County Museum of Art, enrich the cultural scene.

Los Angeles is also a melting pot of diverse communities, each contributing to the city's rich multicultural tapestry. From Little Tokyo to Koreatown, Chinatown to Olvera Street, the city's neighborhoods reflect the global influences that have shaped its history and character.

The Los Angeles Unified School District, one of the largest in the nation, provides educational opportunities to a diverse student body. The city is home to prestigious universities, including the University of California, Los Angeles (UCLA), and the University of Southern California (USC).

Los Angeles offers a wide array of recreational opportunities, from hiking in the Santa Monica Mountains to surfing in Malibu. Iconic attractions like Disneyland, Universal Studios Hollywood, and the Hollywood Walk of Fame draw millions of visitors every year.



**Los Angeles is the second-largest U.S. city with a population of over 3.8 million**

**The city hosts the Port of Los Angeles, the busiest container port in North America**

**Los Angeles International Airport (LAX) is the world's fifth-busiest airport**

**In 2023, the city welcomed 49.1 million visitors, contributing \$34.5 billion to the local economy**





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