FOR SALE

661 NORTH PACIFIC AVENUE
SAN PEDRO, CALIFORNIA 90731

INDUSTRIAL/CONTRACTOR'S YARD

RE/MAX COMMERCIAL & INVESTMENT REALTY

FOR SALE

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SAN PEDRO, CALIFORNIA 90731

RE/MAX COMMERCIAL & INVESTMENT REALTY

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REMAX Commercial & Investment Realty
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RE/MAX COMMERCIAL & INVESTMENT REALTY

EXECUTIVE SUMMARY

RE/MAX COMMERCIAL & INVESTMENT REALTY

RARE opportunity to acquire INDUSTRIAL/CONTRACTOR'S YARD property in the South Bay of Los Angeles. REMAX Commercial & Investment Realty is pleased to offer for sale 661 North Pacific Avenue, San Pedro (City of Los Angeles), California. 661 North Pacific Avenue benefits from immediate proximity to the 110 freeway, the World Ports, San Pedro, and convenient access to Long Beach, Wilmington, Carson, and the executive communities of the Palos Verdes Peninsula.

Constructed in 1972, renovated in 2003, and earthquake retrofitted, the property contains approximately 3,288 square feet of building including 2,960 square feet of 2-story office, a 12' clear warehouse, 200 amps, 240 volts, 3 bathrooms including one with shower, storage, 2 coffee bars, skylights providing natural light, and a large secure concrete yard. The roof was replaced in 2019.

The property is situated on a 4,624 square foot LAM1 zoned parcel located at the intersection of North Pacific Avenue and North Upland Avenue

OFFERING SUMMARY

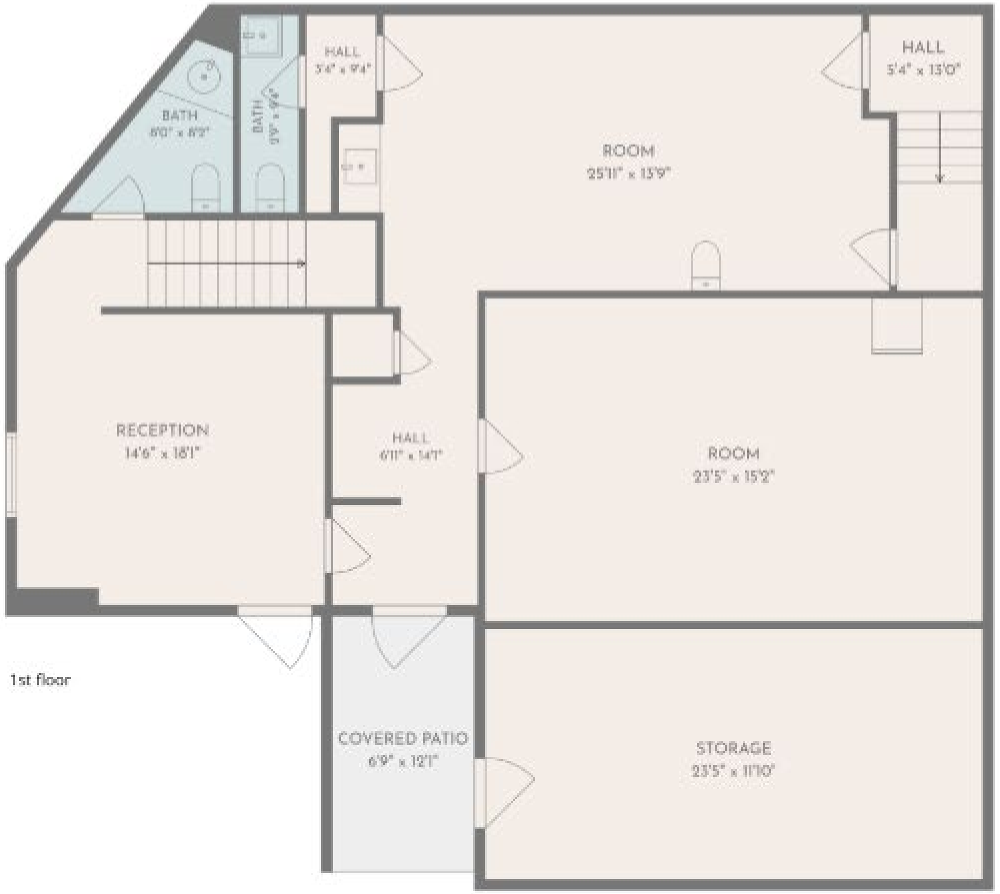
Asking Sale Price: $1,515,000

BUILDING/PROPERTY FEATURES

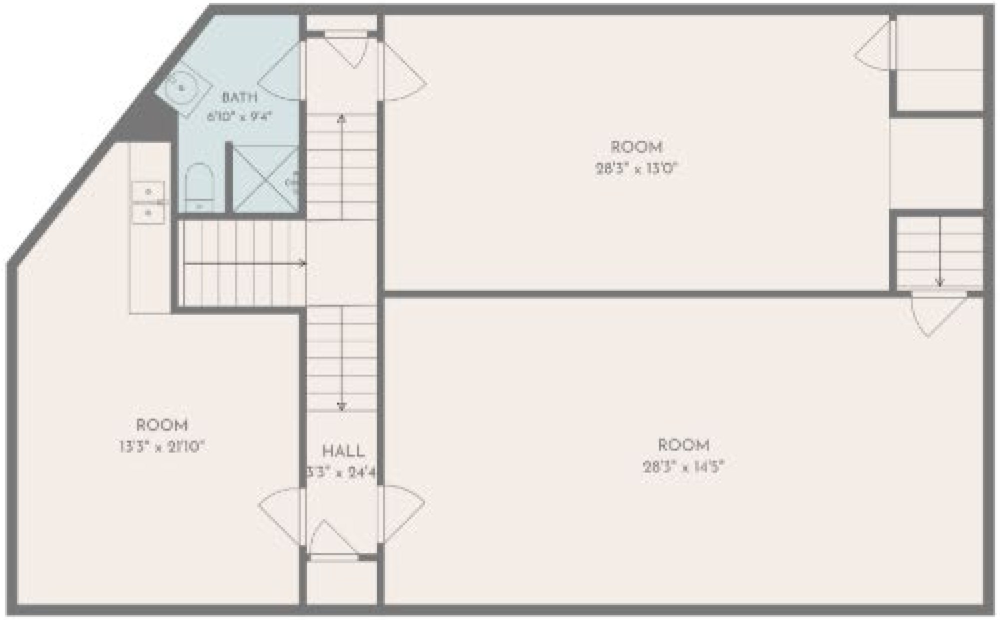
RE/MAX COMMERCIAL & INVESTMENT REALTY

Address: 661 North Pacific Avenue, San Pedro, California 90731
APN: 7448-026-037
Building Size: 3,288 Square Feet
Land Size: 4,624 Square Feet
Property Type: Industrial/Contractor's Yard
Zoning: LAM1
Year Built: 1977; Refurbished in 2022
Ground Level Doors: 1
Office Area: 2,960 Square Feet (2-story)
Warhouse Clear Height: 12'
Bathrooms: 3 (one with shower)
Roof Type: Laminated/GLU Wood Beam
Construction Type: Block
Power: 200 Amps, 240 Volts

FLOOR PLAN



1st floor



2nd floor

AERIAL/MAP

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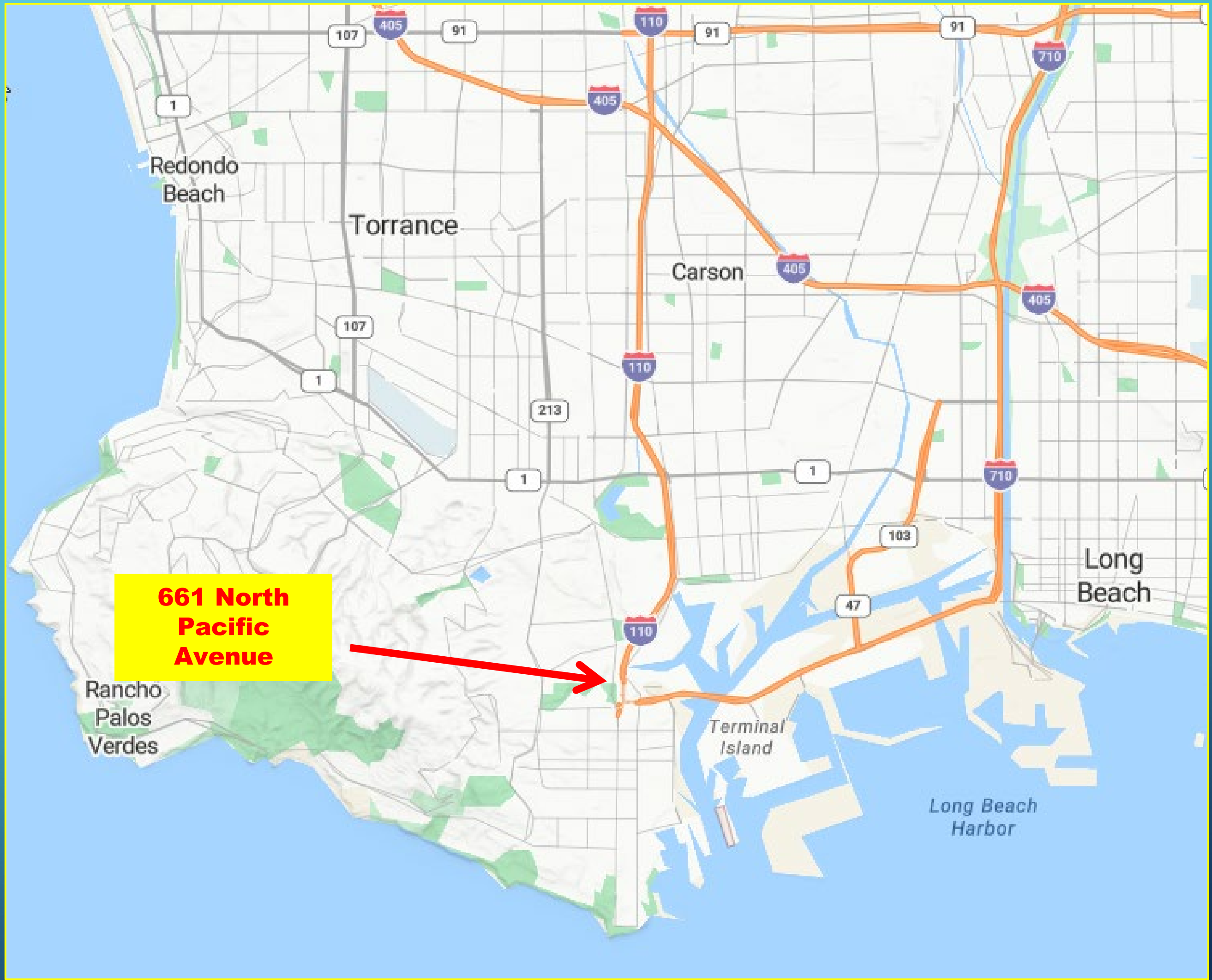
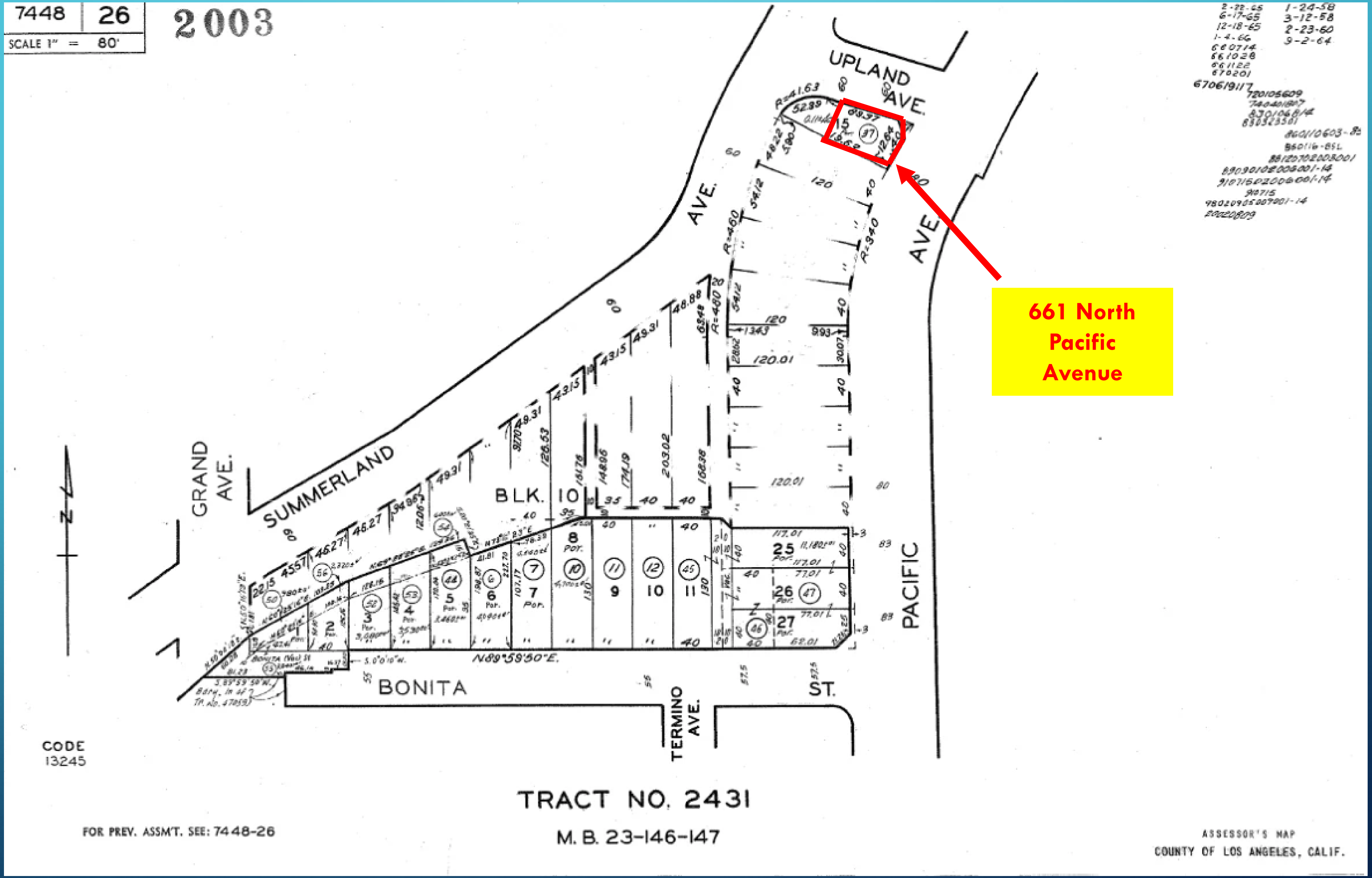
AERIAL/MAP



AERIAL/MAP

661 North Pacific Avenue
Universal Studios
Glendale
Pasadena
San Marino
San Gabriel
Hollywood
West Hollywood
Beverly Hills
Los Angeles
Culver City
City of Industry
Monica
Marina del Rey
Los Angeles Int'l Airport
Inglewood
Whittier
Downey
Hawthorne
La Mirada
Manhattan Beach
Hermosa Beach
Redondo Beach
Long Beach Airport
Cerritos
Fullerton
Anaheim
Disneyland
Lomita
Long Beach
Rancho Palos Verdes
Huntington Beach

PARCEL MAP


7448 26
SCALE 1" = 80'
2003
UPLAND AVE.
AVE.
SUMMERLAND
GRAND AVE.
BLK. 10
PACIFIC AVE.
BONITA ST.
TERMINO AVE.
661 North Pacific Avenue
CODE 13245
TRACT NO. 2431
M. B. 23-146-147
FOR PREV. ASSM'T. SEE: 7448-26
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

PROPERTY HIGHLIGHTS

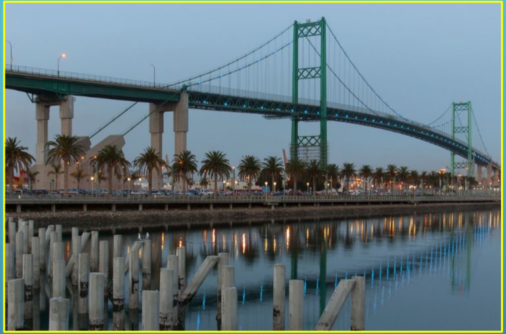
- Industrial / Contractor's Yard
- Rare San Pedro Industrial for Sale
- Large Secure Fenced Yard
- Immediate 110 Freeway Access

SALES COMPARABLES

PHOTO	ADDRESS	BUILDING SF	LAND SF	SALE DATE	PRICE	PRICE/SF
	1511 Cota Avenue Long Beach, CA 90813	2,400	6,550	6/25	$1,160,000	$483.33
	400 N Avalon Boulevard Wilmington, CA 90744	3,480	13,504	10/24	$1,580,000	$454.02
	1665 Cota Avenue Long Beach, CA 90813	2,500	3,485	2/25	$1,100,000	$440.00
	25104 Broadwell Avenue Harbor City, CA 90710	3,079	5,998	1/25	$1,250,000	$405.98

LOCATION OVERVIEW

661 North Pacific Avenue is positioned within City of Los Angeles portside community of San Pedro and offers convenient access to the 110 freeway, has excellent proximity to the World Ports, and the executive communities of the Palos Verdes Peninsula. Numerous amenities nearby include restaurants, banking, hotels, shopping, and world class entertainment.



PROPERTY PHOTOS

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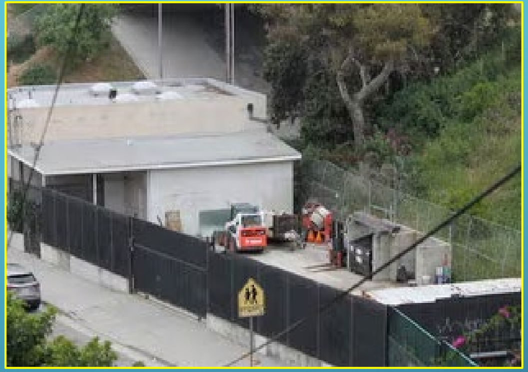


PROPERTY PHOTOS

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AFFILIATED BUSINESS DISCLOSURE

REMAX Commercial & Investment Realty operates within a global family of companies with many subsidiaries and/or related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither REMAX Commercial & Investment Realty nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, REMAX Commercial & Investment Realty will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

CONFIDENTIALITY AGREEMENT AND DISCLAIMER

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and REMAX Commercial & Investment Realty, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or REMAX Commercial & Investment Realty nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or REMAX Commercial & Investment Realty . You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or REMAX Commercial & Investment Realty . If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to REMAX Commercial & Investment Realty .

Disclaimer