

209 North Pacific Avenue
Los Angeles, CA 90731



**LENDER
FORECLOSURE
SALE**

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Confidential Offering Memorandum



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Investment Summary



Investment Summary

NAI Capital is pleased to present the opportunity to acquire a vacant, lender-owned medical office property located at 209 North Pacific Avenue, San Pedro, California. This $\pm 4,642$ SF* (see below disclaimer) unit was formerly an Urgent Care facility and sits on a gated $\pm 9,000$ SF lot. The property is strategically positioned off N Gaffey Street which provides strong visibility and convenient access to the Seaside Freeway (CA-47).

This space is a great fit for healthcare providers looking to serve the South Bay, REO buyers, or owner-users seeking a vacant medical office space in a high traffic area of San Pedro. This is a lender foreclosure whereby the lender/seller took back the real estate via foreclosure. Lender/seller has very limited information and buyer will be acquiring in "as-is" condition.

Highlights

- $\pm 4,642$ SF* (see below disclaimer) vacant medical office property
- Foreclosure sale
- Property is gated and secure
- Former Urgent Care facility
- Ideal interior layout for another medical use
- Ideally situated off of N Gaffey Street with close proximity to Seaside Freeway
- 2nd story has 3 large private offices with individual bathrooms (including showers)
- A portion of the 1st floor can be used as an alternative medical space

$\pm 4,642$ SF* medical office building!

*Square footage per assessor is 3,190 SF, but certificate of occupancy is 3,600 SF, includes the 2nd floor. Additional improvements were made to the 2nd floor and may have been done without permits. 1st floor measurement is 3,092 SF per matterport scan. Please copy the link to access Matterport virtual tour scan
<https://my.matterport.com/show/?m=kG3AknPCCe6>

Retailer Map



Offering Summary

Details



Building Price/SF:
\$343.60



Land Price/SF:
\$177.22



Address:
209 N Pacific Ave.,
San Pedro, CA



Building Area:
±4,642 SF*



Land Area:
±9,000 SF



Property Type | Year Built:
Medical Office | 2003



APN | Zoning:
7448-032-029 | LAC2



\$1,595,000 | Offering price

*Square footage per assesor is 3,190 SF but does not include 2nd floor private offices. 1st floor measurement is 3,902 SF per matterport scan. Please copy the link to access Matterport virtual tour scan <https://my.matterport.com/show/?m=kG3AknPCCe6>

Photos -Please copy the link to access Matterport virtual tour scan <https://my.matterport.com/show/?m=kG3AknPCCe6>



Location Overview

About San Pedro, California

Located just 20 miles south of downtown Los Angeles, San Pedro is home to North America's largest port at the LA Waterfront. From the towering Battleship USS Iowa (the largest battleship on the West Coast), to the lavish and iconic art-deco Warner Grand Theater, to the serene Korean Bell, and one of California's oldest lighthouses built in 1874, Point Fermin, San Pedro is a haven of maritime and historic gems.

San Pedro is also home to the First Thursdays ArtWalk show, showcasing over 30 galleries in the heart of downtown. With over 30 global eateries, you will also find some of the best food Los Angeles has to offer. San Pedro remains ethnically diverse and is home to largest Italian American community in Southern California and large populations of Croatian and Greek families. With nationally recognized historic landmarks, a thriving arts and food scene, and ocean-based adventures, San Pedro is a gem of Southern California.

Demographics (1 mile radius)



32,146
Population



11,702
Households



11,406
Daytime employees



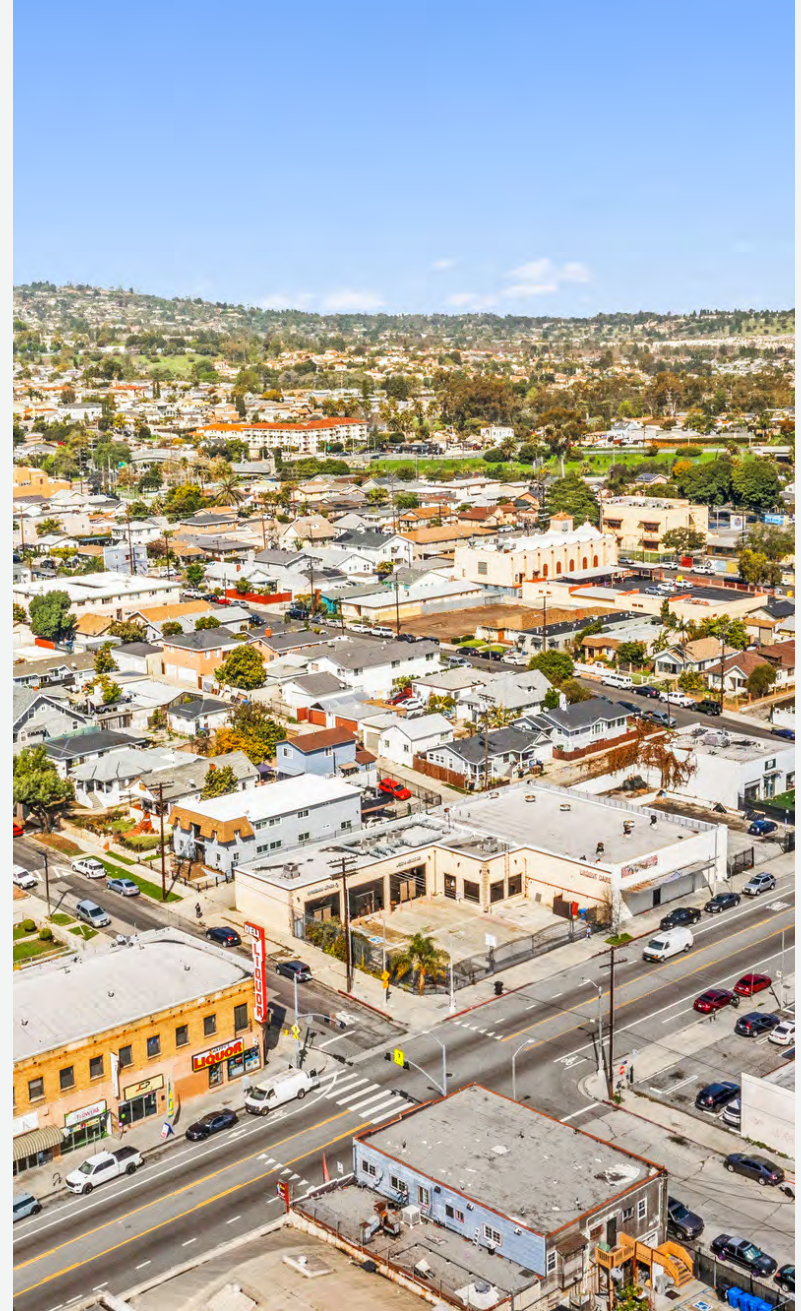
\$80,879
Average household income



74%
Renter occupied



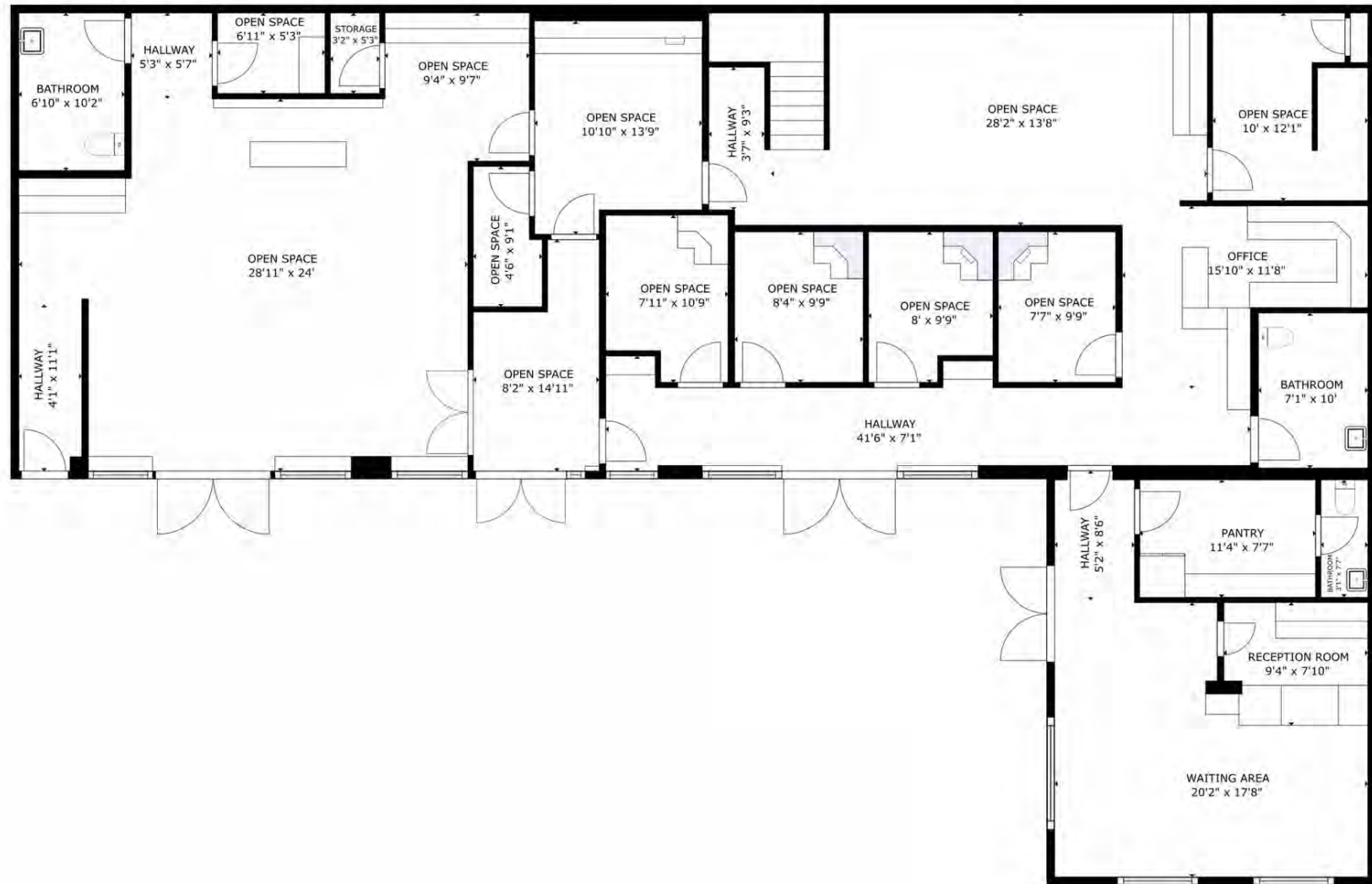
1,410
Daytime businesses





Please copy the link to access Matterport virtual tour scan <https://my.matterport.com/show/?m=kG3AknPCCe6>





GROSS INTERNAL AREA
FLOOR 1: 3092 sq ft
TOTAL: 3092 sq ft



Confidential information and disclaimer

Contacts and confidentiality

NAI Capital Commercial, Inc. (“Agent”) has been engaged by Ownership (“Seller”) as the exclusive agent for the sale of (the Property”).

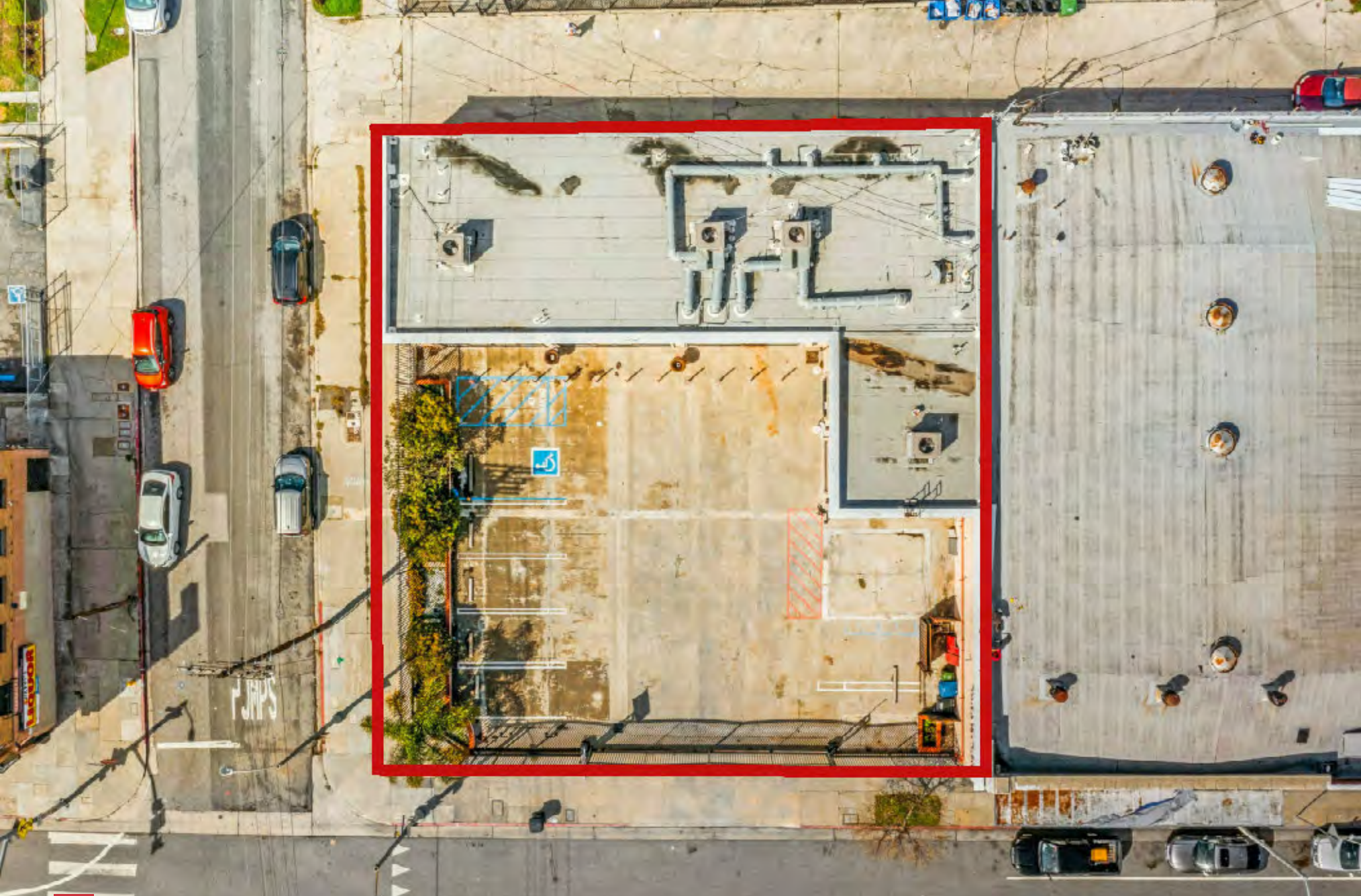
The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner’s obligations there under have been satisfied or waived.

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