

FOR SALE | MAJOR PRICE REDUCTION

Entitled 125-Unit Multifamily Development Project On 0.62 Acre
735 South Grand Ave. | San Pedro, CA 90731

LISTING AGENT:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Entitled 125-unit multifamily development project

plus 29 ADUs designed into the plan to be built post construction (Ultimate build-out of 154 residential units); 14 Units designated for Very Low Income, 4 Units designated for Moderate Income, plus 2,200 SF of Leasable Commercial Space on 1st Floor. Structure is a seven (7) story mixed-use apartment building with ground floor retail, one (1) level of subterranean parking, and a total of 166 parking spots. Building construction comprised of five (5) stories of Type III-A wood framed residential construction and three (3) stories of Type I-A concrete parking construction (one level underground parking). Project is exempt from the City Linkage Fee. Additional development information is available.

Zoned C2-2D-CPIO, the parcel stretches from block-to-block and has public access on all four sides; three public streets and an alley. An existing 10,702 SF office building is fully leased to Calvary Chapel San Pedro. The site is located in the Harbor Gateway State Enterprise Zone, the State Opportunity Zone and a Targeted Employment Area (TEA).



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PROPERTY OVERVIEW



PROJECT LOCATION

735 South Grand Ave, San Pedro, CA 90731. Site fronts Grand Avenue and comprises the entire block between 7th and 8th Streets.



CURRENT USE

Approximately 11,000 SF commercial building with parking lot; currently leased to a church.



ASSESSOR'S PARCEL NUMBER/SIZE

7454-002-024 (County of Los Angeles)
100' X 270' = 27,000 SF (0.62 Acre)



ZONING

- ✓ C2-2D-CPIO (Commercial Zone)
- ✓ Community Plan Implementation Overlay: San Pedro
- ✓ State Enterprise Zone: Harbor Gateway
- ✓ State Opportunity Zone
- ✓ Transit Priority Area
- ✓ Targeted Employment Area (TEA)



ENTITLEMENTS

- ✓ 125 Residential Units, plus...
- ✓ 29 ADUs Designed into the Plan to be Built Post Construction
- ✓ Ultimate Build-Out of 154 Residential Units
- ✓ 14 Units Designated for Very Low Income
- ✓ 4 Units Designated for Moderate Income
- ✓ Leasable Commercial Space on 1st Floor (2,200 SF)



CURRENT TENANT

The Anchor: Calvary Chapel San Pedro. Current tenant has LA County exemption for property taxes. Seller has potential to terminate Lease early upon a sale.



UTILITIES

All utilities (water, sewer, gas, electricity, telephone, & cable TV) are available to the Property.



PARKING

Total Parking: 166 spaces comprising;
Standard: 83 spaces | Compact: 47 spaces
ADA: 6 spaces | Tandem: 30 spaces



ACCESS

The Property is surrounded by three streets; 7th Street, 8th Street and Grand Avenue plus a public alley. The total street frontage is 470'. The alley on the west side of the property is fully dedicated. One-half of the alley square footage may be included in the density calculation. The location is within easy walking distance to retail, markets, restaurants, services and schools.



STRUCTURE

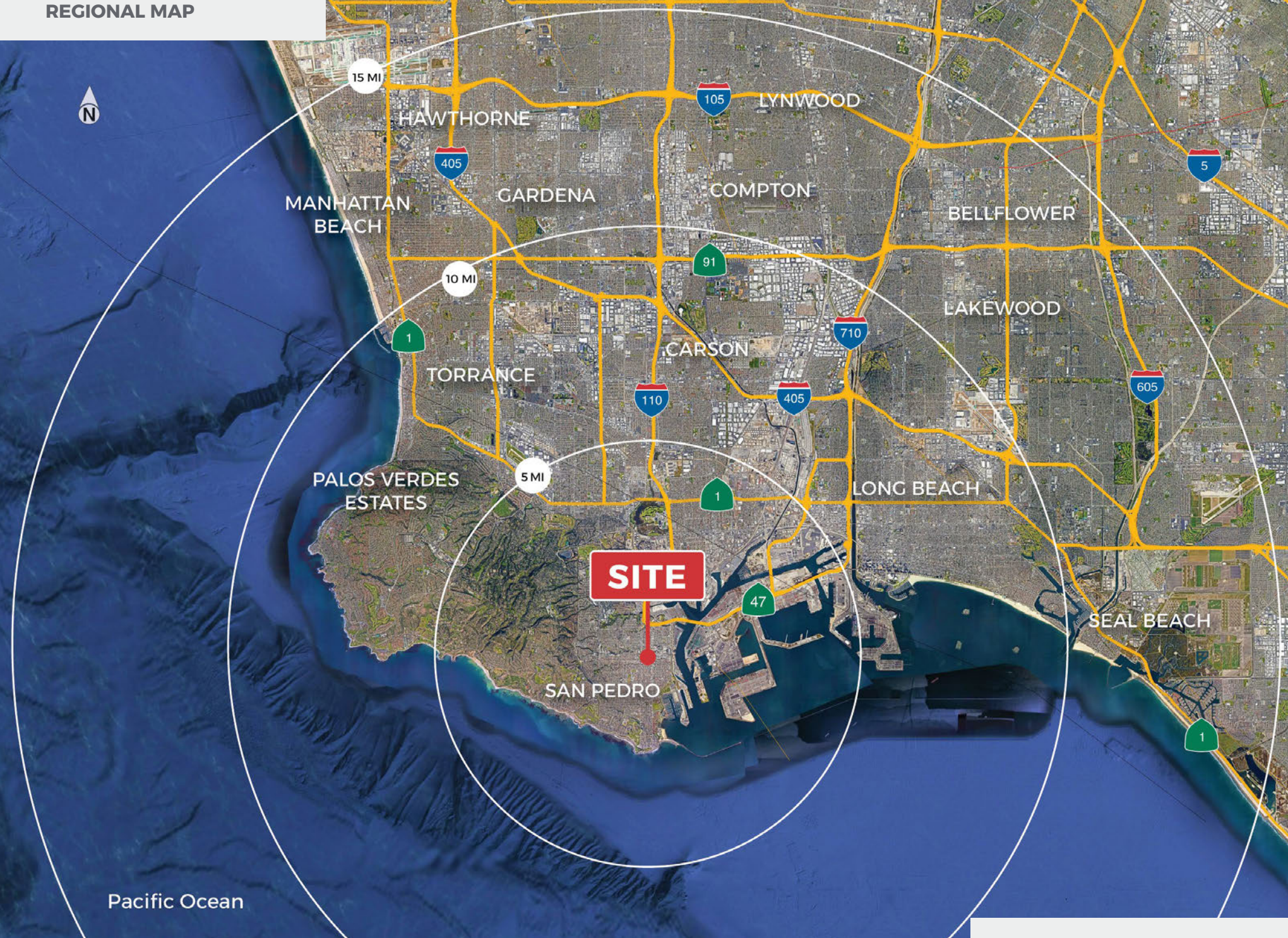
Seven (7)-story mixed-use apartment building with ground floor retail, and one (1) level of subterranean parking. Building construction comprised of five (5) stories of Type III-A wood framed residential construction and three (3) stories of Type I-A concrete parking construction.

→ **PRICE: \$6,400,000**





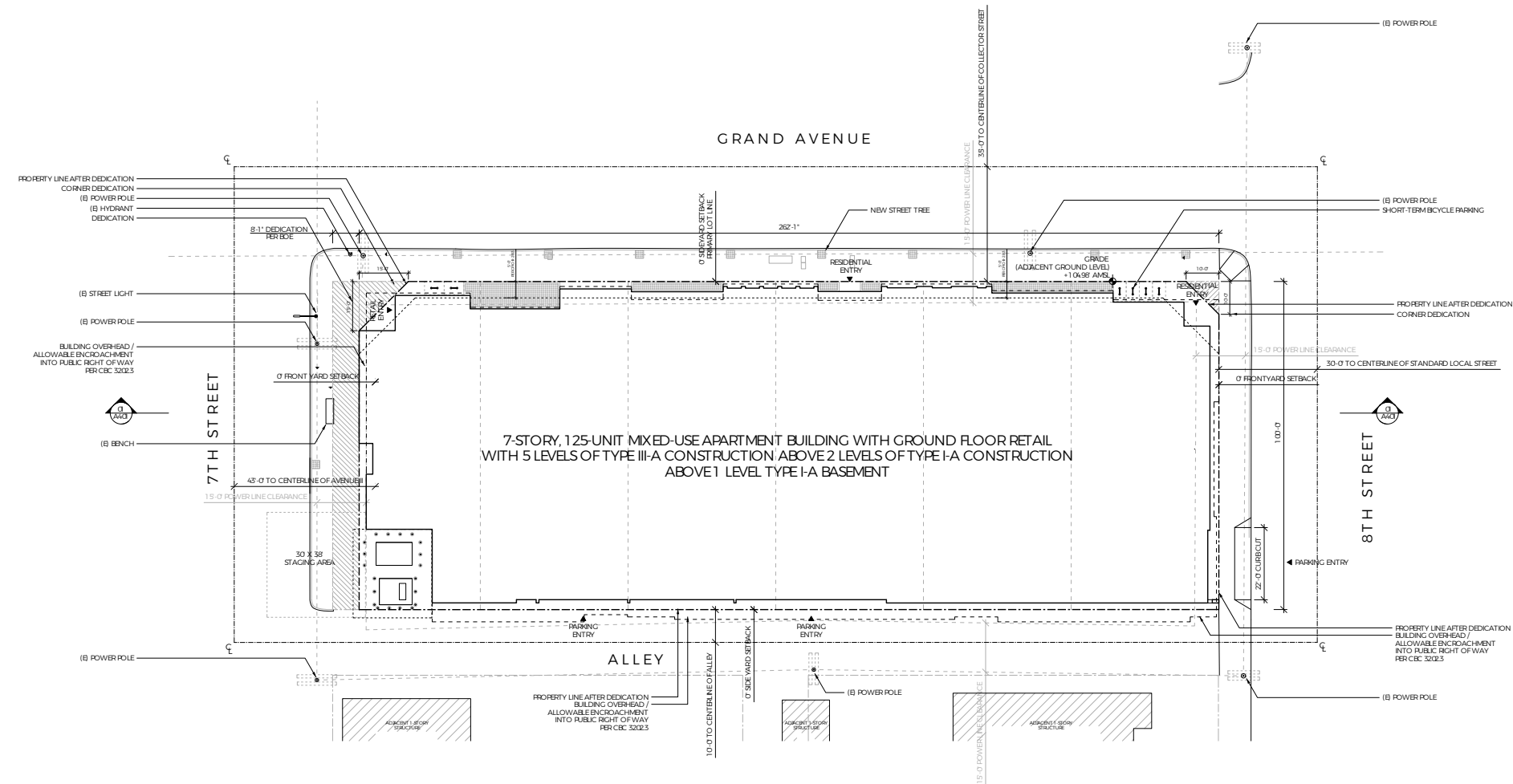
REGIONAL MAP



RETAIL TRADE MAP



SITE PLAN

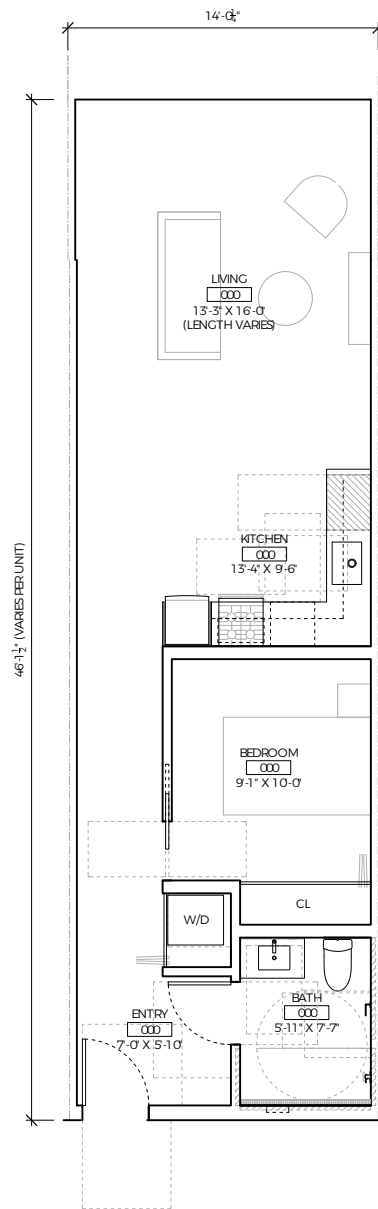


SAMPLE FLOOR PLAN



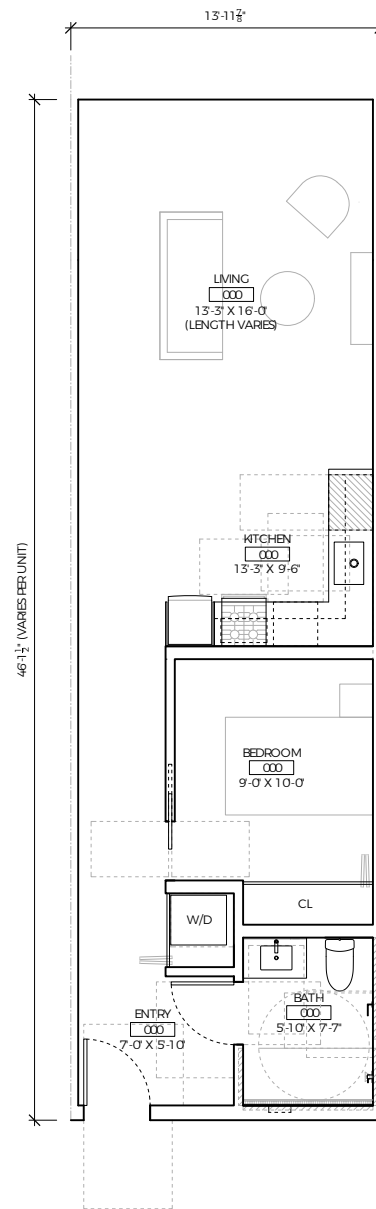
01 LEVEL 3 FLOOR PLAN
SCALE 3/32" = 1'-0"

SAMPLE UNIT PLAN



UNIT TYPE 1B-1 / 1-BEDROOM
SCALE 1/4" = 1'-0"

SIZE VARIES
650 SF. AVG.



UNIT TYPE 1A-1 / 1-BEDROOM
SCALE 1/4" = 1'-0"

SIZE VARIES
666 SF. AVG.

TOPOGRAPHIC SURVEY

600 WEST 8TH STREET,
LOS ANGELES, CA

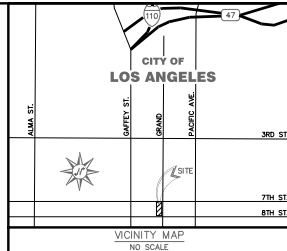
7TH STREET
(A 60' WIDE PUBLIC RIGHT OF WAY)

GAFFEY
(A 100' WIDE PUBLIC RIGHT OF WAY)

ALLEY
(A 20' WIDE PUBLIC RIGHT OF WAY)

GRAND
(A 70' WIDE PUBLIC RIGHT OF WAY)

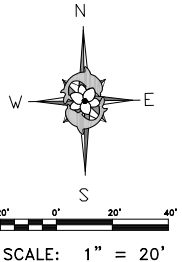
8TH STREET
(A 60' WIDE PUBLIC RIGHT OF WAY)
(BASIS OF BEARINGS)



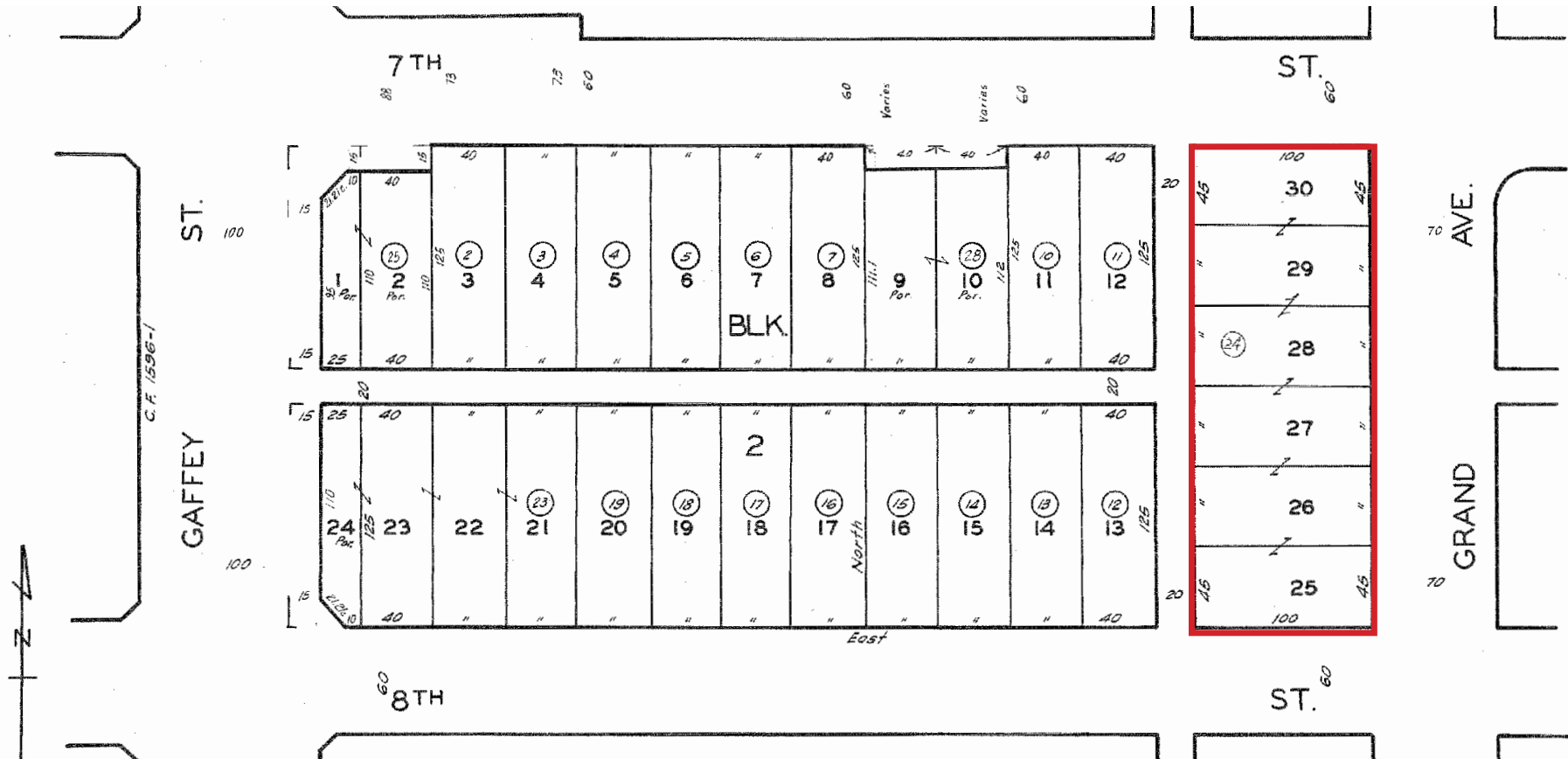
BENCH MARK:
BENCH MARK NUMBER: 24-09410
CUT SPIKE IN E CURB GRAND AV. 2.5FT N OF
9TH ST; 2.5FT SOUTH OF CB.
ELEVATION: 97.640 (1988)

TYPICAL LINE TYPES	
---	CENTER LINE
---	EASEMENTS
---	OVERHANGS
---	LOT/PARCEL LINES
---	BOUNDARY LINE
---	BLOCK WALLS
---	GENERAL
---	CHAIN LINK FENCE/GATE
---	WOOD FENCE/GATE/GUARD RAILS
---	BROUGHT IRON FENCE/GATE
---	BUILDING LINE
---	CONCRETE CURB
---	CONCRETE CURB W/ GUTTER
---	OVERHEAD ELECTRIC LINES

LEGEND:	
AC	ASPHALT CONCRETE
CONC.	CONCRETE
EG	EDGE OF GUTTER
FL	FINISHED FLOOR
FL	FLOW LINE
CS	FINISHED SURFACE
L/A	LANDSCAPED AREA
TC	TOP OF CURB



REVISIONS		JRN CIVIL ENGINEERS	
		PHONE (949) 248-4685	232 AVENUE FABRICANTE, STE. 107
		FAX (949) 248-4687	SAN CLEMENTE, CALIFORNIA 92672
		PROJECT COORDINATOR:	CHRIS FRET (CFRET@JRN.COM)
TOPOGRAPHIC SURVEY		TOPOGRAPHIC SURVEY	
SHEET 2 OF 2		DATE: 12/22/2022	
FILE NO. 21870		ADDRESS: 600 WEST 8TH STREET, LOS ANGELES, CA	
		CLIENT: PERSPECTIVE LAW GROUP	



ZONING

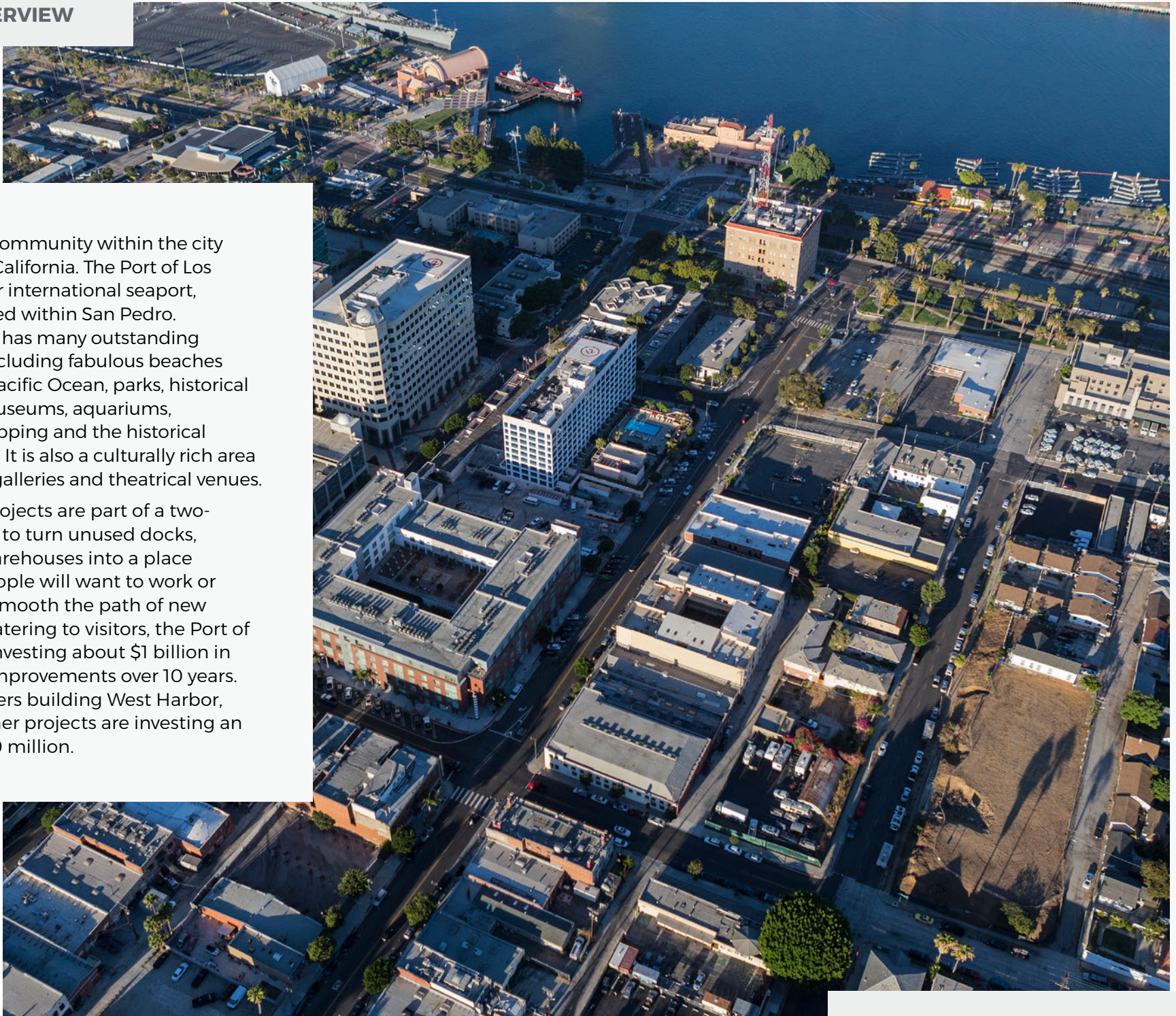
The Property's zoning designation is C2-2D-CPIO. This is the broadest designation in the City of Los Angeles. It allows retail, office, service and all residential uses, including high density residential. The site's location, size and surrounding demographics make this an excellent development opportunity for condos or apartments.

The Property is also located within the Harbor Gateway Communities Enterprise Zone. This program offers tax credits and deductions including a 35% DWP electric rate discount for new businesses and a state tax credit for hiring local or disadvantaged workers, as well as other business and tax incentives to encourage investment, growth, development and job creation.

SAN PEDRO OVERVIEW

San Pedro is a community within the city of Los Angeles, California. The Port of Los Angeles, a major international seaport, is partially located within San Pedro. The community has many outstanding places to visit including fabulous beaches bordering the Pacific Ocean, parks, historical monuments, museums, aquariums, restaurants, shopping and the historical downtown area. It is also a culturally rich area featuring artist galleries and theatrical venues.

Multiple new projects are part of a two-decade process to turn unused docks, wharves and warehouses into a place where more people will want to work or visit for fun. To smooth the path of new development catering to visitors, the Port of Los Angeles is investing about \$1 billion in infrastructure improvements over 10 years. Private developers building West Harbor, AltaSea and other projects are investing an estimated \$500 million.





West Harbor is a transformative waterfront destination redefining the future of San Pedro and the Los Angeles Harbor area. The site is only one (1) mile from the subject property. Currently under development, this 42-acre mixed-use project brings together vibrant dining, immersive entertainment, retail experiences, and open public spaces along one of Southern California's most iconic coastlines. The Grand Opening is scheduled for Fall 2026.

- ✓ 42-Acre Commercial Entertainment Venue
- ✓ One (1) Mile of Direct Waterfront Access
- ✓ 300,000 SF of Retail, Dining & Entertainment
- ✓ 6,200 SF Amphitheater
- ✓ Largest Ferris Wheel in California
- ✓ 2026 World Cup Host
- ✓ Less Than One (1) Mile from the Subject Property

Designed as a dynamic, experience-driven environment, West Harbor blends coastal charm with modern urban energy. The development emphasizes walkable promenades, panoramic harbor views, and curated gathering spaces that connect visitors to the water while fostering a lively, year-round community atmosphere. From chef-driven restaurants and boutique retail to live music venues and family-friendly attractions, West Harbor offers a unique destination where culture, leisure, and lifestyle converge.

Strategically located with convenient access to the South Bay, Downtown Los Angeles, and major transportation corridors, West Harbor is poised to become a premier regional draw and a cornerstone of San Pedro's revitalization. Its thoughtful design integrates outdoor plazas, waterfront terraces, and flexible event spaces, creating opportunities for both everyday enjoyment and large-scale programming.

For residents and investors alike, West Harbor represents a rare opportunity to be part of a landmark coastal redevelopment—one that enhances property value, elevates the local economy, and establishes a new standard for waterfront living and experiential retail in Southern California.

AREA DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Est. Population (2025)	44,385	103,426	207,860
Proj. Population (2030)	43,411	99,151	199,200
Census Population (2020)	42,992	102,063	210,752
Proj. Annual Growth (2025-2030)	-975	-4,275	-8,660
Est. Population Density (2025)	14,135 psm	3,660 psm	2,648 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi

Households			
Est. Households (2025)	16,795	38,931	74,251
Proj. Households (2030)	16,918	38,335	72,848
Census Households (2020)	15,975	38,348	74,017
Census Households (2010)	15,587	37,419	71,896
Proj. Annual Growth (2025-2030)	123	-596	-1,403
Hist. Annual Change (2010-2025)	1,208	1,512	2,355

Average Household Income			
Est. Average Household Income (2025)	\$97,404	\$136,149	\$136,292
Proj. Average Household Income (2030)	\$96,600	\$135,199	\$135,925
Proj. Annual Change (2025-2030)	-\$805	-\$950	-\$367
Hist. Annual Change (2000-2025)	\$55,114	\$72,723	\$72,341

Demographic Source: Applied Geographic Solutions 11/2025

CITY CONTACT INFORMATION

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