



**BURTS & ASSOCIATES**



**98 UNIT - ED-1 RTI PERMIT READY - DEVELOPMENT PROJECT**

**MAJOR \$1,450,000 PRICE REDUCTION - READY TO SELL**

**EXCLUSIVELY LISTED  
OFFERING MEMORANDUM**

**533-537 Nelson Street, San Pedro, CA 90731**

**PROPERTY HIGHLIGHTS**

**PROPERTY SUMMARY**

**PROJECT PRICING**

**AREA MAPS**

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**FLOOR PLANS**

Ground Floor  
1<sup>st</sup> Floor  
2<sup>nd</sup> Floor  
3<sup>rd</sup> Floor  
4<sup>th</sup> Floor  
5<sup>th</sup> Floor  
6<sup>th</sup> Floor  
Roof

**PLAT MAP**

**ZIMAS MAPS**

## **BURTS & ASSOCIATES**

335 Fowling Street  
Playa del Rey, CA

### **EXCLUSIVE AGENTS:**

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## PROPERTY HIGHLIGHTS

Final ED-1 100% Affordable Project RTI Approved for the City of San Pedro Area

98 Unit - Affordable Mixed-Use Project - Per AB 1763, AB 2345 & AB 2097

Excellent Unit Mix - (49) One Bedroom /One Bathroom and (49) Studio / One Bathroom

One Bedroom Units are 350 SF and the Studio Units are 260 SF

6-Story Wood Frame - Type III Construction - Concrete Podium

This Unique Opportunity is RTI Ready and Ready to Build

Project if Located in the Heart of the Historical San Pedro Downtown

Located Close to a Major Transit Stop at 7<sup>th</sup> Street & Mesa Street

Major Developments Under Construction Near the Harbor Boulevard Corridor

Walking Distance for the New West Harbor Redevelopment Project

Featuring - Dining, Retail, Entertainment, Amphitheater, Attractions, Recreation

Close to the Maritime Museum, Los Angeles Cruise Center, Iowa Battleship

Historic Downtown - Growing Arts Scene: Galleries, Murals, Art Walks, and Old-Style Buildings

Locally-owned Shops, Eclectic Restaurants, Antique and Art stores,

City of San Pedro is Located near the Port of Los Angeles, One of the Busiest Ports in the US

Well-Connected via Freeway (Interstate 110) and Local/Regional Transit.

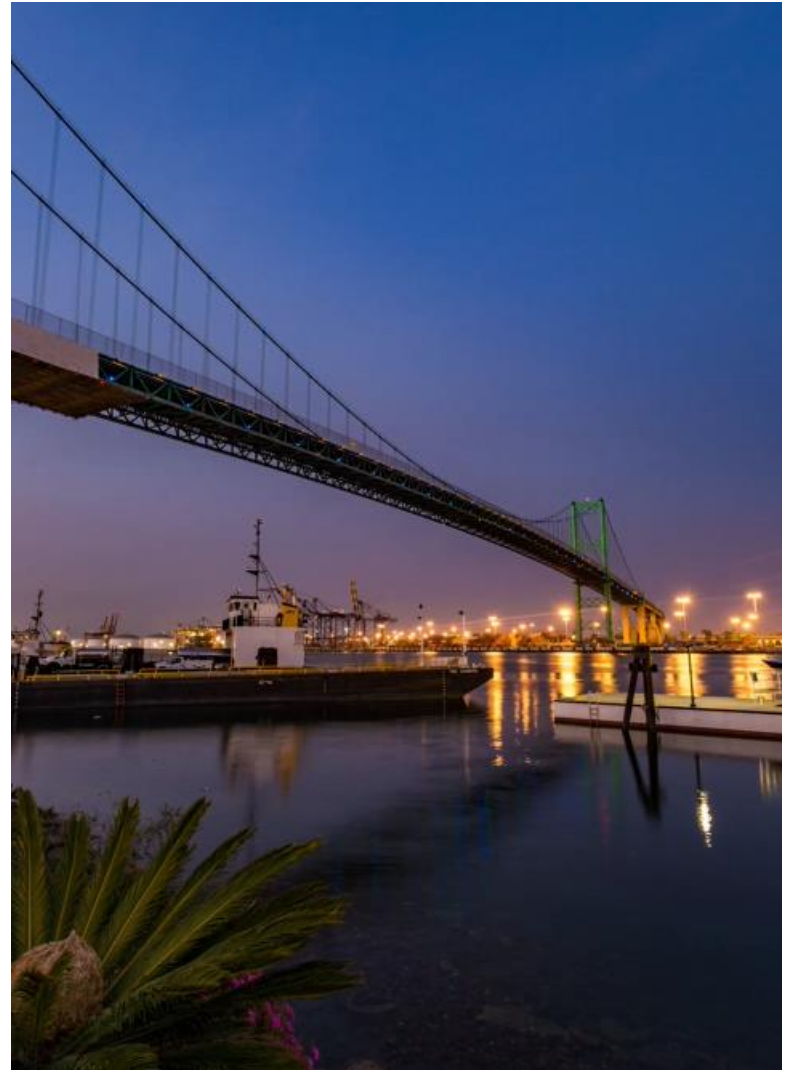
Burts and Associates is proud to present 533-537 Nelson Street in the city of San Pedro. Recently reduced by \$1,450,000, this exceptional redevelopment opportunity is aggressively priced for an immediate sale. This fully entitled, 100% affordable mixed-use development presents a rare opportunity in the heart of Historic Downtown San Pedro.

Final ED-1 approval has been secured for a 98-unit project under AB 1763, AB 2345, and AB 2097, with RTI-ready permitting for immediate close. The six-story, Type III wood-frame structure, situated over a concrete podium, features an ideal unit mix of 49 one-bedroom/one-bath units (350 SF each) and 49 studio/one-bath units (260 SF each), thoughtfully designed for high-efficiency urban living.

Strategically located near the major transit intersection of 7th Street and Mesa Street, the project offers unbeatable walkability to the highly anticipated West Harbor redevelopment—an entertainment destination featuring waterfront dining, retail, an amphitheater, and recreation.

Residents will also appreciate the proximity to San Pedro's significant cultural and maritime attractions, including the Battleship Iowa Museum, Los Angeles Cruise Terminal, and the Los Angeles Maritime Museum. The project is situated within a dynamic and growing arts district, featuring galleries, murals, monthly art walks, locally owned boutiques, antique stores, and an eclectic mix of restaurants.

As part of the Port of Los Angeles, one of the busiest shipping hubs in the U.S., San Pedro benefits from robust economic activity, ongoing public investment, and exceptional connectivity via Interstate 110 and regional transit networks. This is a rare opportunity to invest in a transformative, transit-oriented, and affordable housing development in a rapidly evolving coastal urban core.





### PROPERTY OVERVIEW

**Property Address** 533-537 Nelson Street  
San Pedro, CA 90731

**APN** 7455-013-016

**Description** 98 Unit ED-1 Mixed Use Development

**Proposed Building Size** 41,000 SF

**Number of Buildings** One

**Proposed Number of Units** 98

**Proposed Number of Stories** 6 Story

**Lot Size** 11,619 SF

**Zoning** C2-2D-CPIO - Los Angeles

### BUILDING UNIT MIX

Total Number of Units 98

Unit Mix (49) 1 Bedroom / 1 Bath Unit / 350 SF Units  
(49) Studio / 1 Bath / 260 SF Units

### SITE DESCRIPTION

Lot Size 11,619 SF

Commercial Rentable SF 1,011 SF

Unit Size 350 SF 1/1 - 260 SF Studio/1

Parking No On-Site Parking - Residential or Commercial

Lot Vacant

Topography Level

### CONSTRUCTION

Foundation Concrete

Framing Wood Frame

### MECHANICAL

Exterior Stucco Finish

Roof Flat / Garden Area

Utilities City of Los Angeles Water / Gas / Electric

Heating Central

## SALE PRICE

Sale Price	<b>\$2,750,000</b> <del>\$4,200,000</del>
Number of Units	98 Units
Rentable SF	41,000 SF
Lot Size	11,619 SF
Building Price P/SF	<b>\$67 PSF</b> <del>\$102</del>
Unit Price	<b>\$28,061 P/Unit</b> <del>\$42,000</del>

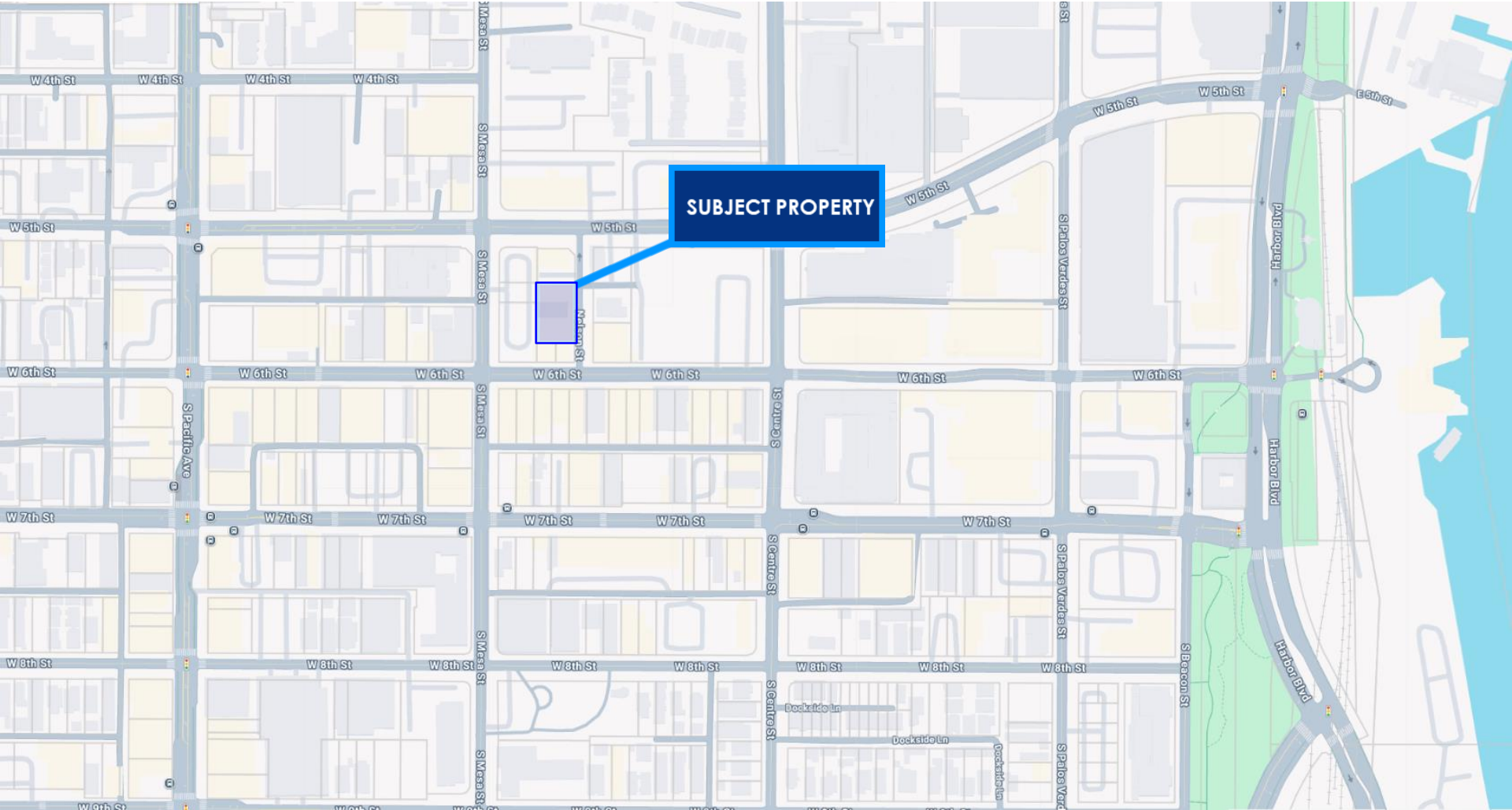
## SALE TERMS

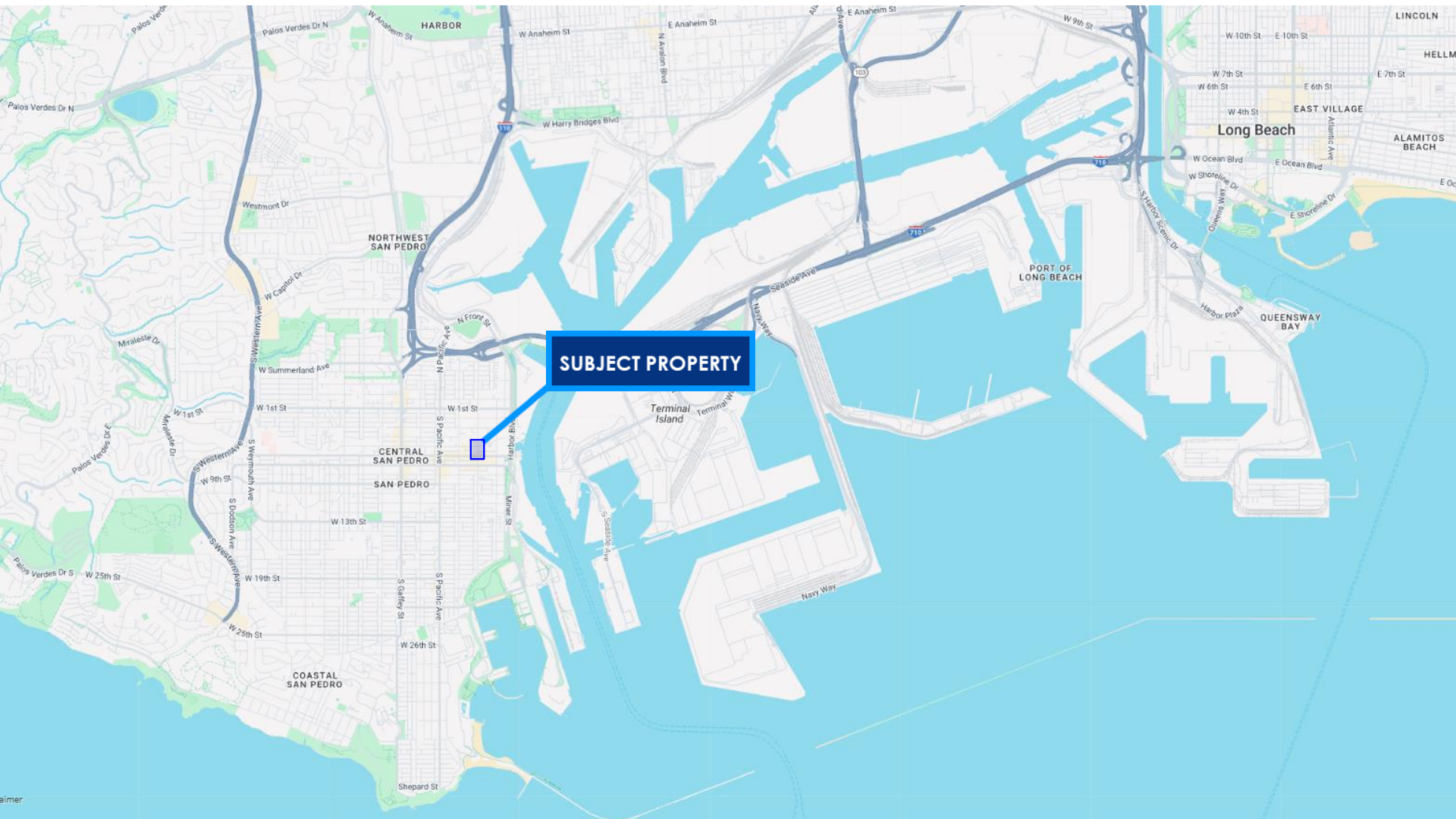
Sale Terms	All Cash At Close / Cash to New Loan
Other Terms	RTI Ready with Permits - Los Angeles

## CONTINGENCY / CLOSING TERMS

Contingency Period	Customary
Closing Period	RTI Ready with Permits - Los Angeles









FRONT VIEW



**REAR VIEW**

# BUILDING RENDERINGS



# BUILDING RENDERINGS





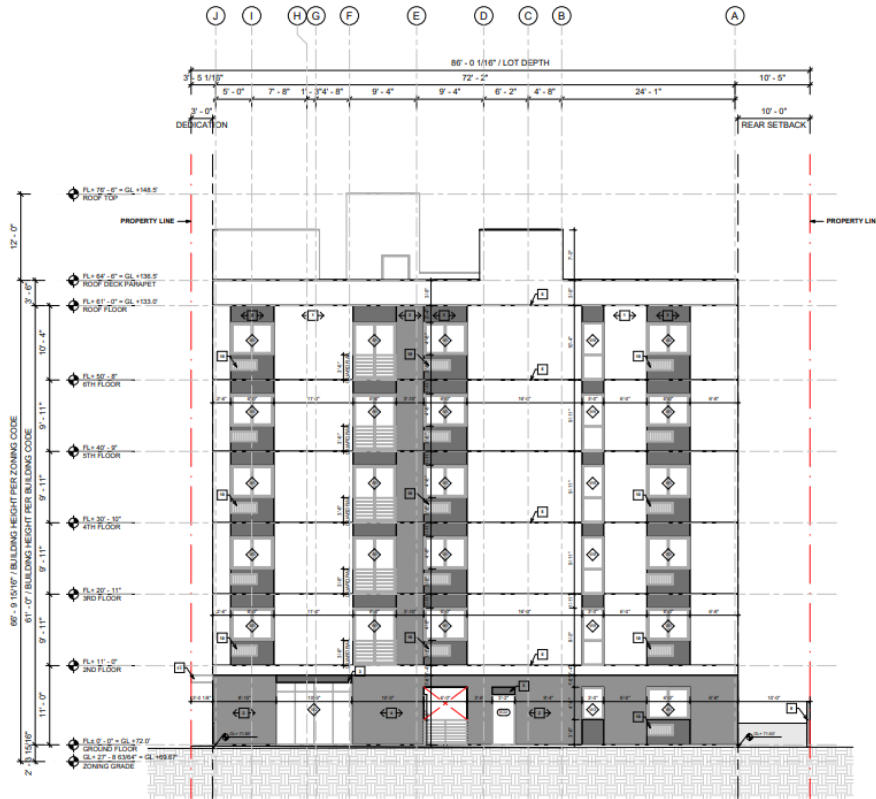


1 WEST ELEVATION (REAR)

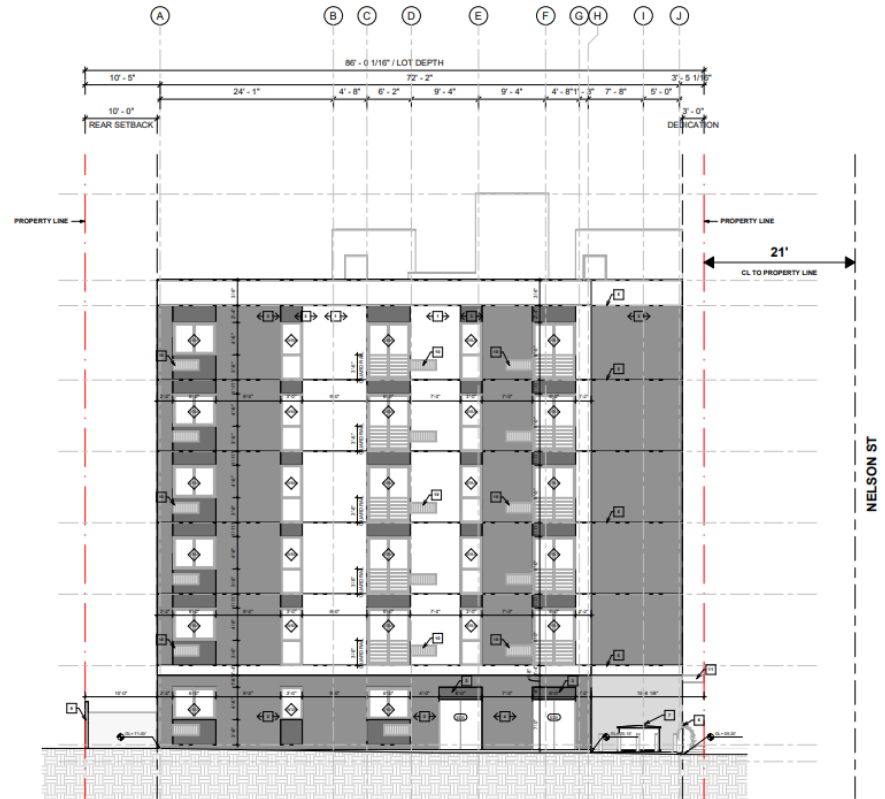
# SIDE ELEVATIONS



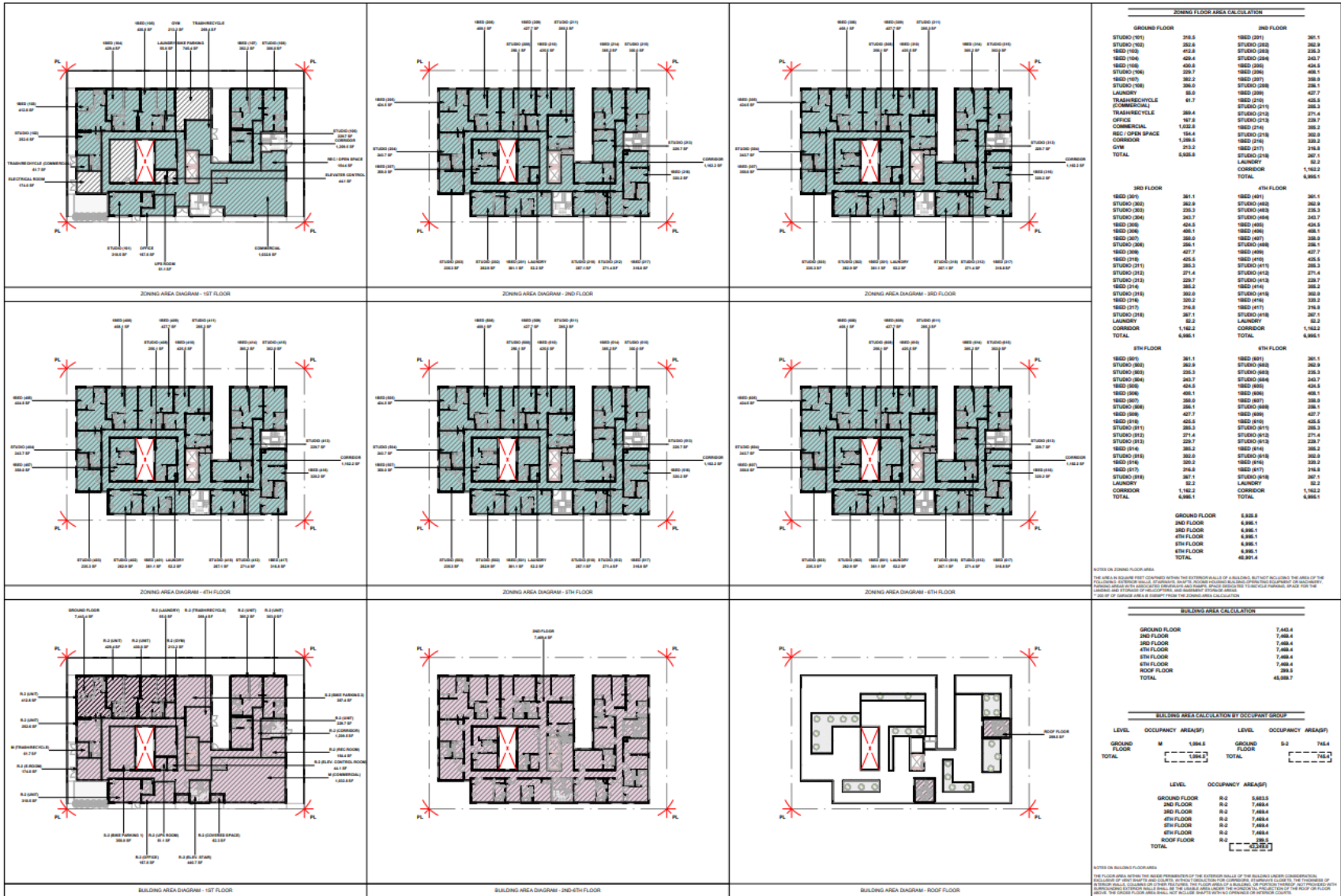
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1 NORTH ELEVATION  
DWG 110



2 SOUTH ELEVATION  
DWG 110





1 GROUND FLOOR PLAN

REUSED OR RECYCLED

# 2<sup>ND</sup> FLOOR PLAN



1 2<sup>ND</sup> FLOOR PLAN  
3/20/14

# 3<sup>RD</sup> FLOOR PLAN



1 3<sup>RD</sup> FLOOR PLAN  
3/20/12

# 4TH FLOOR PLAN



1 4TH FLOOR PLAN  
200' x 100'

# 5TH FLOOR PLAN



1 5TH FLOOR PLAN  
12/11/12

# 6<sup>TH</sup> FLOOR PLAN



1 6TH FLOOR PLAN  
12/11/14

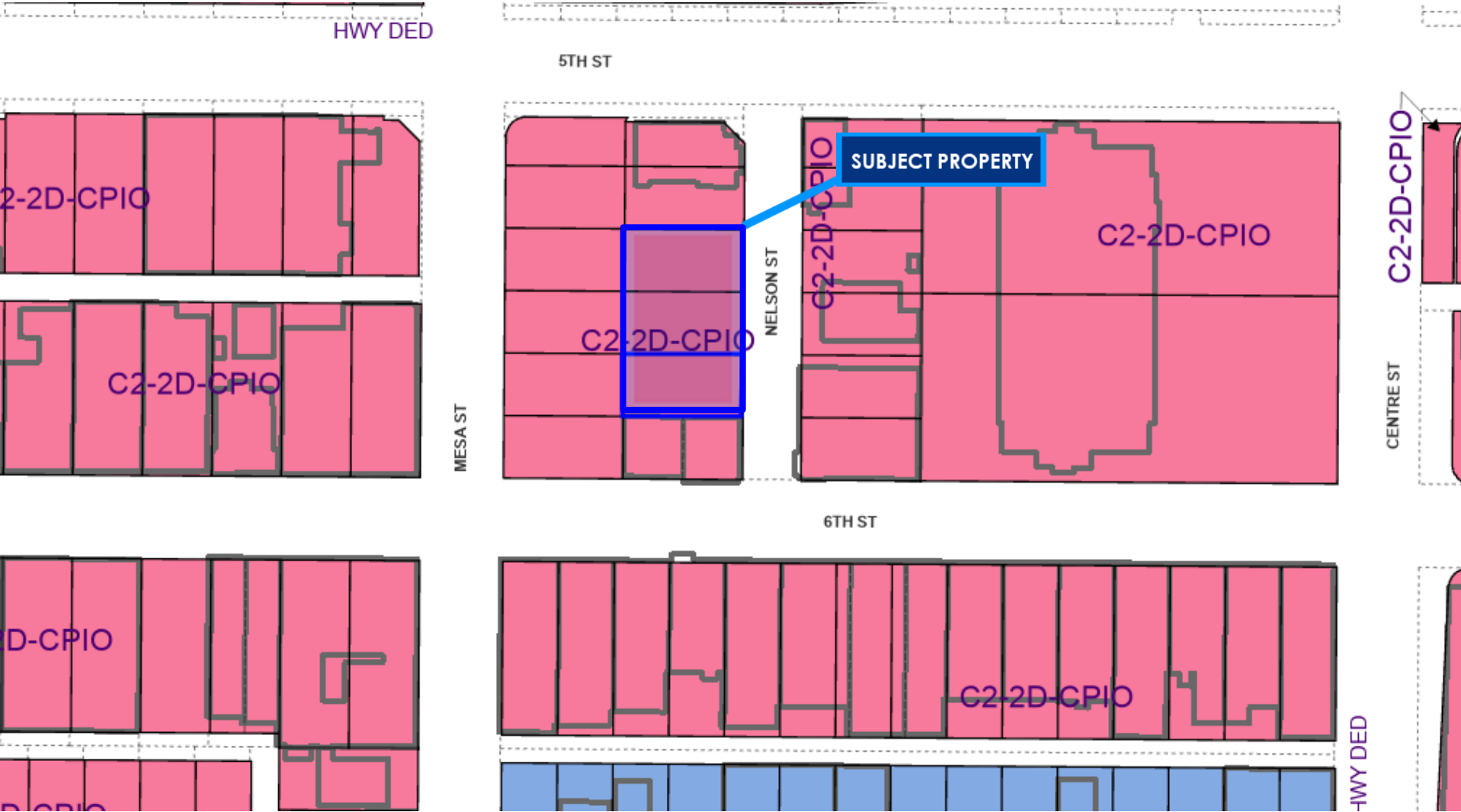
# ROOF FLOOR PLAN



FOR FINISH AND 42" MIN.  
TOP AND FIFTY IDEC

1 ROOF FLOOR PLAN  
DATE





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