

DISCOUNTED PRICING. SELLER MOTIVATED TO CLOSE BY YEAR END

DEVELOPMENT OPPORTUNITY

SAN PEDRO / CALIFORNIA

SELF-STORAGE OR INDUSTRIAL





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INVESTMENT OVERVIEW

INVESTMENT SUMMARY

**825 Miraflores Ave,
San Pedro CA 90731**

ADDRESS

± 34,930 SF / ± 0.8 ACRES

(Landvision)

LAND SIZE

CM-2D-CPIO Subarea Industrial C

ZONING

**Fully Entitled Self-Storage Shovel Ready
By-Right Industrial Development**

ZONING

Best Offer

PRICE





PORT OF LONG BEACH

PACIFIC OCEAN

TERMINAL ISLAND

LOS ANGELES WORLD
CRUISE CENTER

BATTLESHIP USS
IOWA MUSEUM




CROWNE PLAZA
AN IHG HOTEL

THINK CAFE

SAN PEDRO
BREWING Co.

THE WHALE & ALE
SAN PEDRO'S BUTTERFELD PUB AND RESTAURANT



 **THE PIKE**
OUTLETS



CINEMARK



 **SMOKEHOUSE**



RH
RESTORATION HARDWARE

COTTON:ON
P.F. CHANG'S

OUTBACK
STEAKHOUSE



 **Columbia**
Sportswear Company

HYATT
CENTRIC

825 MIRAFLORES

MIRAFLORES AVE

**DOWNTOWN
LONG BEACH**

molaa
MUSEUM OF LATIN AMERICAN ART

WESTIN
HOTELS & RESORTS

Sevilla
RESTAURANT & TAPAS BAR



BO
beau



**LONG BEACH
SUPERIOR COURT**
**LONG BEACH
CITY HALL**



**CITY
PLACE
SHOPPING
CENTER**

L'OPERA
ITALIAN RESTAURANT
SINCE 1993

R
RENAISSANCE
LONG BEACH HOTEL

INVESTMENT HIGHLIGHTS

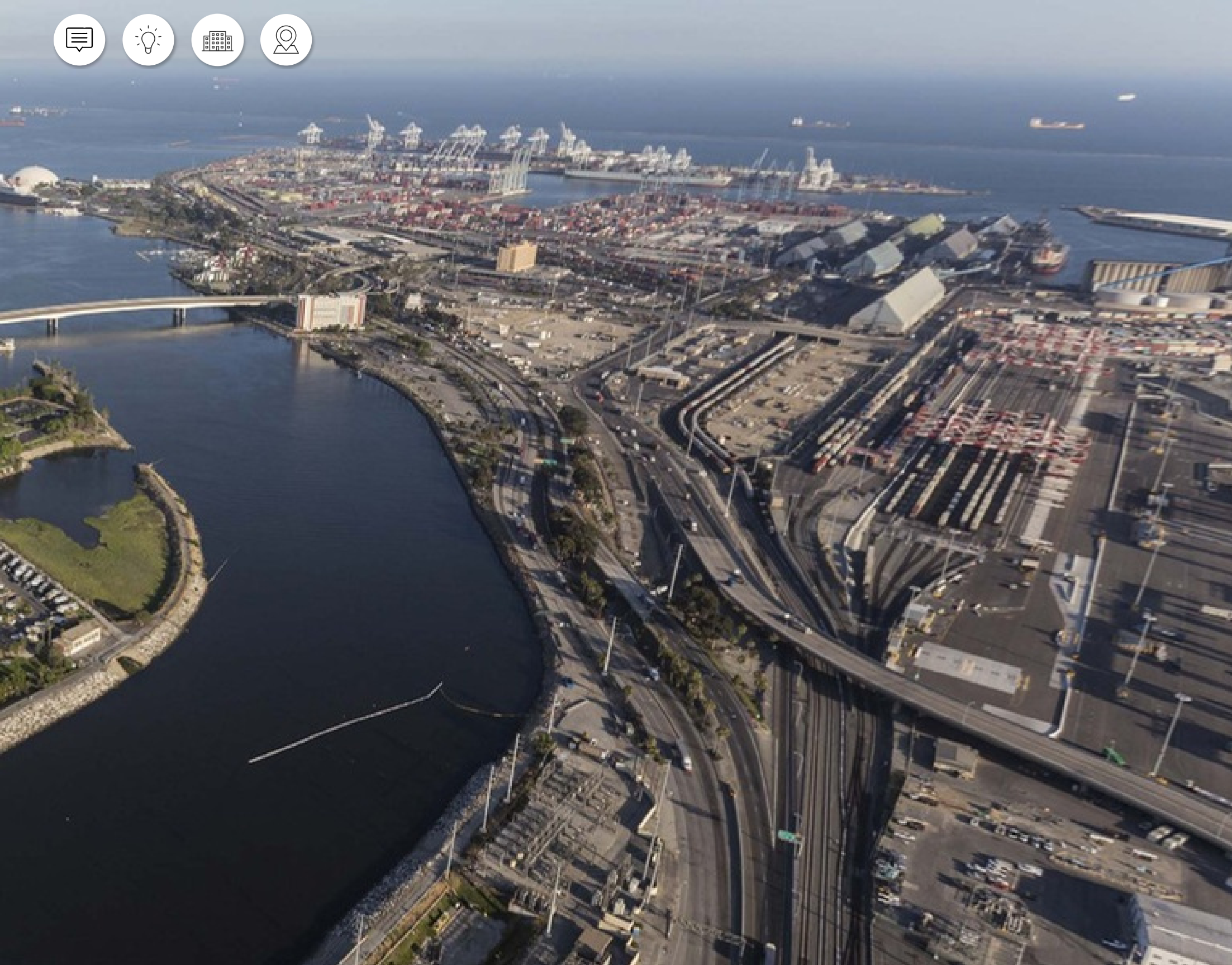
ATTRACTIVE PORT-ADJACENT DEVELOPMENT OPPORTUNITY

- 825 Miraflores is a fully entitled self-storage or by-right industrial development opportunity.
- CM-2D-CPIO Subarea Industrial C, the property has successfully completed its entitlement process, clearing the development pathway for new ownership.
- Located in a **Qualified Opportunity Zone**, the property would provide new ownership an avenue to shield its capital gain from tax liability following a divestment, as well as tax-free treatment for all future appreciation earned through the property.
- The property is located just a few blocks from the Los Angeles Cruise Ship Terminal and immediately adjacent to the Ports of Los Angeles and Long Beach.



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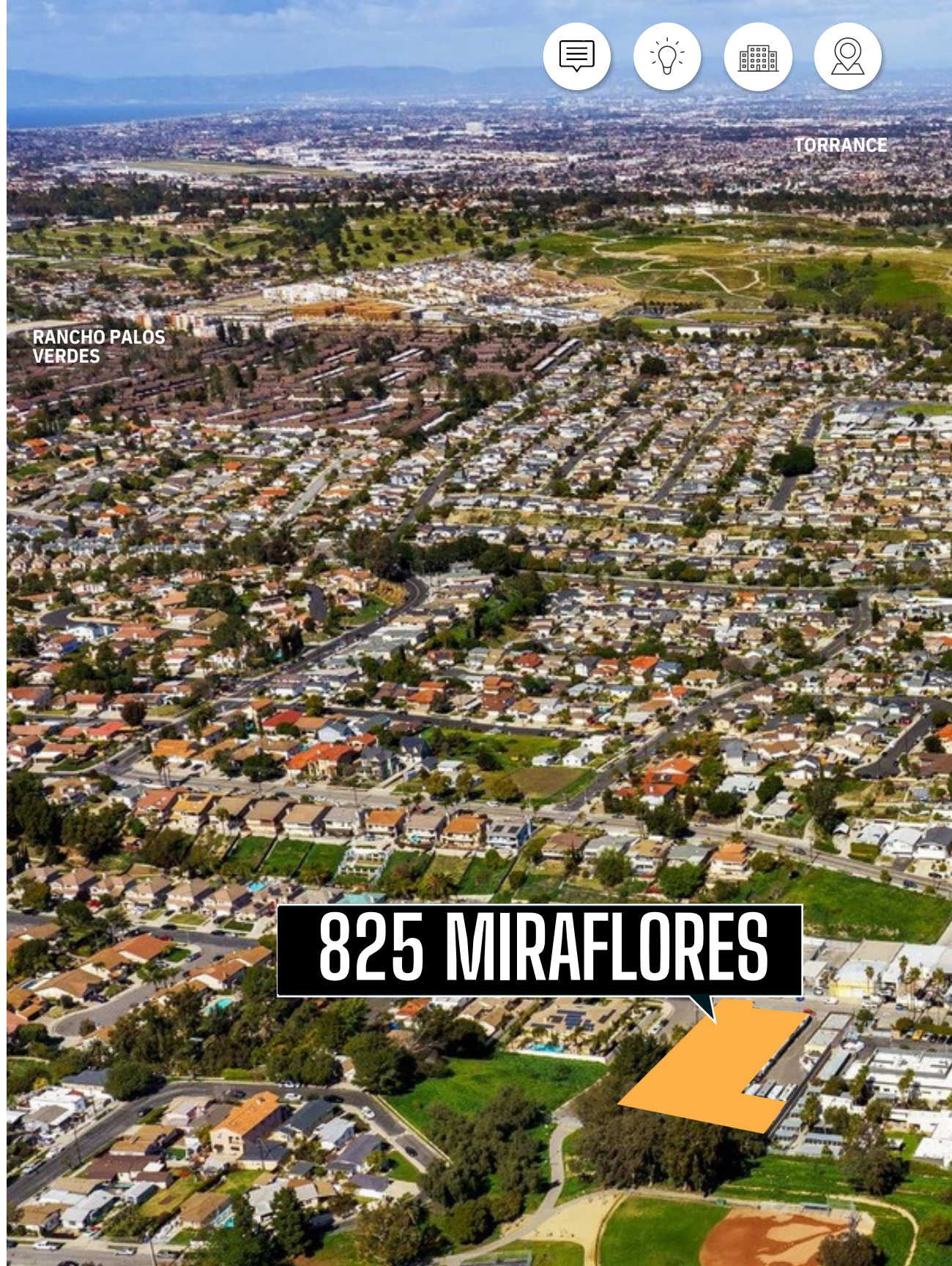




INVESTMENT HIGHLIGHTS

RARE COASTAL LOCATION WITH PROXIMITY TO PORTS & A SIGNIFICANT DEVELOPMENT PIPELINE

- The property offers excellent access to the 110 (Harbor) Freeway and the Vincent Thomas Bridge, providing direct non-stop driving to Downtown Los Angeles and Downtown Long Beach.
- The South Bay location is mid-point between Southern California's two most lucrative markets, Los Angeles and Orange County, with easy access to both regions.
- The much anticipated new San Pedro waterfront complex is slated to open Summer 2026. The long-awaited entertainment and dining complex, dubbed "West Harbor," will replace the iconic Ports O' Call Village, marking the first major overhaul since the village's founding in 1962.





DOWNTOWN
LOS ANGELES



KEN MALLOY HARBOR
REGIONAL PARK



TARGET

N GAFFEY ST

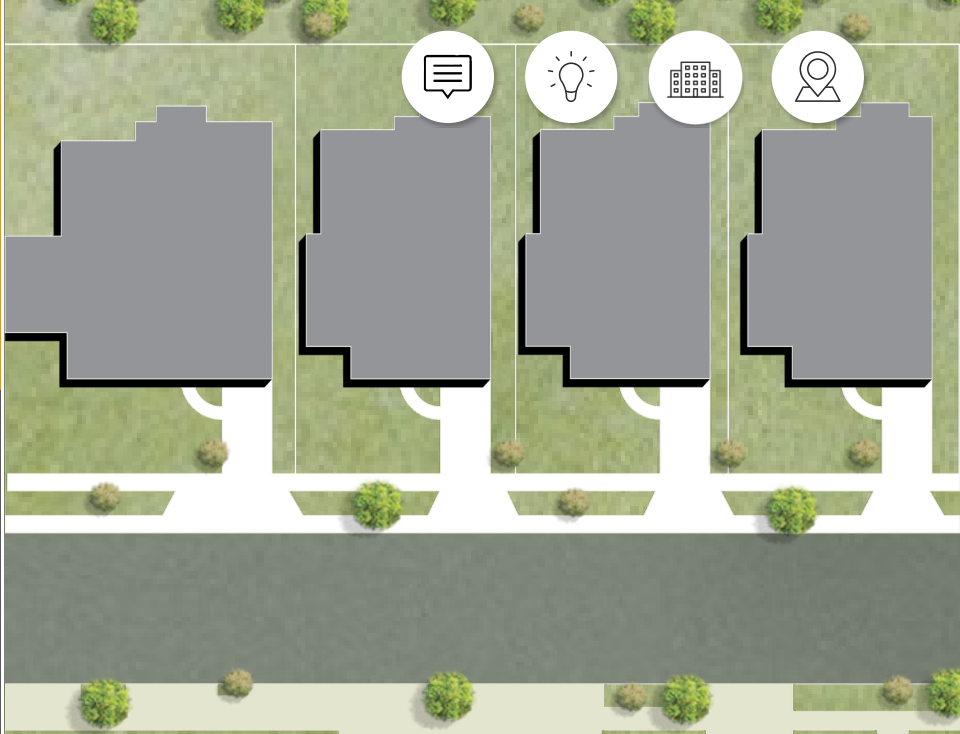


N PACIFIC AVE

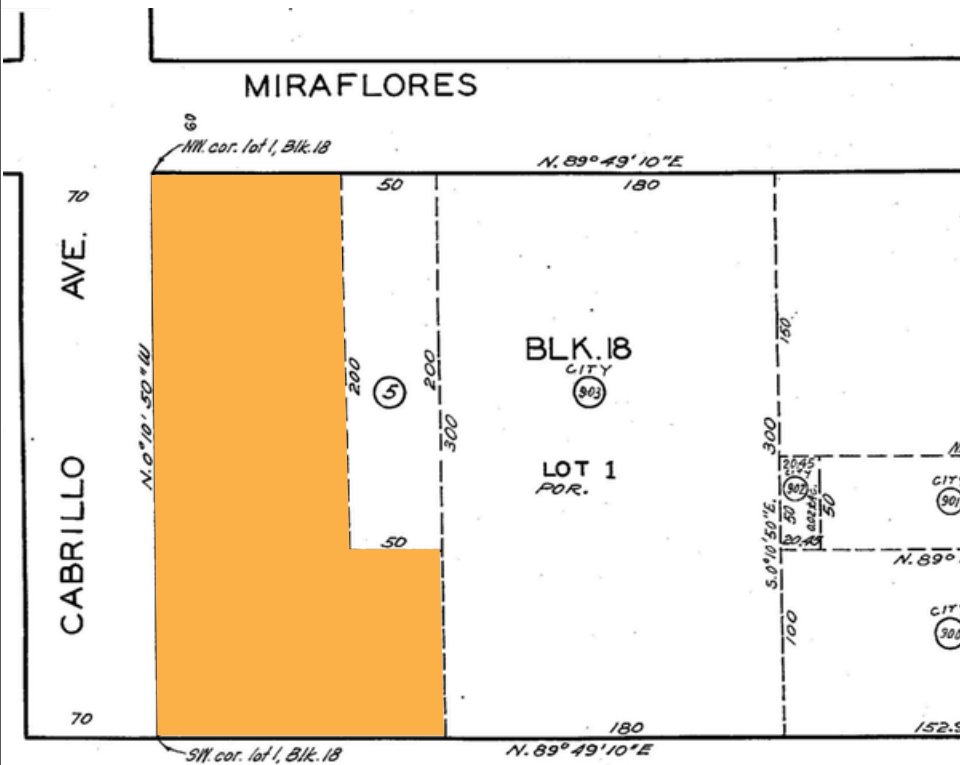
PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Address	825 Miraflores, San Pedro, CA 90731
APN	7447-023-006
Land Size	± 34,930 SF / ± 0.8 ACRES (Landvision)
Land Use	Light Industrial
Year Built	1947 (Landvision)
Site Access	The property is accessible via two (2) egress/ingress points, one (1) off Miraflores Ave. and one (1) off N. Cabrillo Ave.
Zoning	CM-2D-CPIO Subarea Industrial C
Potential Utilities Providers	Gas: SoCalGas Electric: City of Los Angeles Department of Water & Power Water: City of Los Angeles Department of Water & Power Waste Services: Waste Management – Los Angeles County Telecommunications: Various Providers



PARCEL MAP





SITE PLAN

825 MIRAFLORES

MIRAFLORES AVE

N CABRILLO AVE

RANCHO PALOS VERDES

1

2

3

4



825 MIRAFLORES





TORRANCE

 **TARGET**

1

PARK PLAZA

petco 



SPROUTS
FARMERS MARKET



GameStop

FLAME BROILER
SIMPLY HEALTHY

2

Ralphs

SALLY BEAUTY

redbox



Yogurtland

3

THE TERRACES AT SOUTH BAY

Marshalls

LA FITNESS



4

GARDEN VILLAGE

Albertsons

verizon



RITE AID



COLD STONE

5

TORRANCE CROSSROADS SHOPPING CENTER

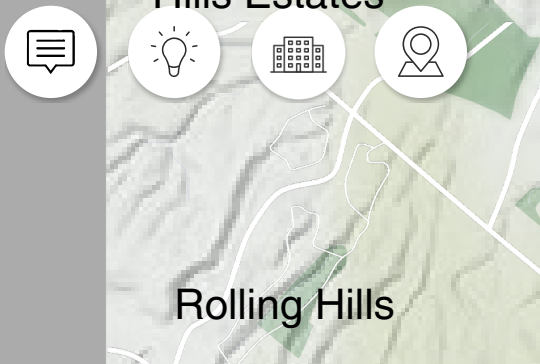
COSTCO
WHOLESALE



WELLS FARGO

HomeGoods

AREA OVERVIEW





825 MIRAFLORES



Today, metro Los Angeles is the nation’s largest manufacturing area, and the Ports of Los Angeles and Long Beach are second only to New York as the largest customs district in the United States, as well as the distribution hub of the west coast and a gateway to Asia.

Located on the southern coast of California, Los Angeles County covers 4,084 square miles and includes San Clemente and Santa Catalina islands which are part of the Channel Islands Archipelago off the Pacific Coast. The County is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments—the highest concentration in the entire state.

The City’s expansive metropolitan area is the second-largest in the country, with over 18,000,000 people spread over a land area the size of Maine. Thirty of LA’s suburbs have populations of 80,000 or more. Los Angeles is very diverse, with people from over 140 countries and the largest Latin-American and Asian-American populations of any US city.

TOP INDUSTRIES / BY REVENUE



\$213.9
BILLION

WHOLESALE TRADE



\$113.5
BILLION

MANUFACTURING



\$ 215
BILLION

SCIENCE AND
TECHNOLOGY



\$213.9
BILLION

RETAIL TRADE



\$113.5
BILLION

HEALTH CARE AND
SOCIAL ASSISTANCE



Los Angeles is comprised of five-counties, including Los Angeles, Riverside, Ventura, Orange and San Bernardino Counties.

Throughout recent decades, Los Angeles County has developed a diverse economic base, supported by a number of Fortune 500 companies with headquarters in the area, including Walt Disney, Dole Food Company, Health Net, DirecTV Group, Mattel and many others. Los

Angeles County has a Gross Domestic Product (GDP) of approximately \$544 billion, placing it among the top 20 economies in the world—higher than Switzerland, Sweden and Saudi Arabia.

TOP EMPLOYERS IN LOS ANGELES BY REVENUE



国家电网
STATE GRID



Royal Dutch Shell



CNPC



ExxonMobil



LOS ANGELES COUNTY DEMOGRAPHICS



POPULATION, LA COUNTY

9,782,587

2025



HOUSEHOLD LA COUNTY

3,452,309

2025



HOUSEHOLD INCOME

\$91,439

2025



SAN PEDRO

SAN PEDRO | LOS ANGELES WATERFRONT

San Pedro, California, once its own incorporated city, has been a community within the city of Los Angeles since 1909. The community, comprising of two zip codes—90731 and 90732—is located at the southern end of the Palos Verdes Peninsula, on the west side of San Pedro Bay. Fronting the Pacific Ocean, San Pedro offers picturesque landscapes, small-town charm and a world-class cruise center. Downtown Long Beach is just a short 10-minute drive over the Vincent Thomas Bridge from San Pedro while downtown Los Angeles is approximately 20 miles north.

San Pedro is best-known as a gateway to the nation’s largest Ports—the Ports of Los Angeles and Long Beach—which provide an economic impact worth billions of dollars to the area. Home to the World Cruise Center, San Pedro is increasingly a tourist destination for international cruise visitors as well as locals. Supporting this growth has been revitalization of San Pedro’s downtown and its LA Waterfront into a destination for entertainment, culture and cuisine.

San Pedro By The Numbers	1 MILE	3 MILE	5 MILE	10 MIN DRIVE	CBSA
POPULATION	24,632	145,039	273,728	233,976	12,879,186
RENTER OCCUPIED	4,683 (50%)	29,779 (55%)	46,882 (48%)	43,173 (52%)	2,373,072 (52%)
AVERAGE HOUSEHOLD INCOME	\$146,311	\$181,507	\$144,056	\$133,449	\$135,103
MEDIAN HOUSEHOLD INCOME	\$113,495	\$129,819	\$99,723	\$100,236	\$99,121



Major Attractions

Battleship Iowa
 Los Angeles Maritime Museum
 SS Lane Victory
 “Ports O’ Call”
 Crafted at the Port of Los Angeles
 Cabrillo Marine Aquarium
 Point Fermin Lighthouse
 Angel’s Gate Park/ Korean Bell of Friendship
 San Pedro Waterfront
 Fort MacArthur Museum
 Los Angeles Cruise Terminal
 Pacific Food & Beverage Museum

Major Transportation Infrastructures



MAJOR EMPLOYERS



TOP UNIVERSITIES





MAJOR WATERFRONT DEVELOPMENT COMING SUMMER 2026

The City and Port of Los Angeles have agreed to a long term ground lease with the Ratkovich Co. and Jericho Development for a \$150 million redevelopment of the 42 acre Ports O'Call into the "San Pedro Public Market". The project will include over 150,000 square feet of restaurants, shopping, fresh markets and more than a half-mile of waterfront promenade. There will also be a "discovery sea park", event space, and attractions such as Ferris wheel, carousel, outdoor amphitheater and other interactive "seaside adventures". The project will include a Red Car rail trolley which will carry visitors up and down the project's linear footprint (in addition to a fleet of rubber-tire trolleys connecting passengers and visitors to downtown San Pedro).

ALTASEA

AltaSea is a public and private partnership that will serve as a world-class urban marine research and innovation center. Scientists, educators, policy makers, and entrepreneurs will come together to extensively research the ocean in pursuit of energy, climate, and food solutions. Designed by Gensler, one of the world's leading architecture and design firms, this project has been described by Architectural Digest as "one of the most exciting new projects" in Los Angeles.



TORRANCE

DOWNTOWN
LOS ANGELES

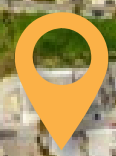


SOUTHBAY PAVILION MALL

KEN MALLOY HARBOR
REGIONAL PARK



825 MIRAFLORES



SMITH ISLAND

N GAFFEY ST

SOUTHBAY PAVILION MALL





DISCLAIMER

DISCLAIMER This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves 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 at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither BCRATIC, INC (dba TCRE) nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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