

1008

S. PACIFIC AVE.



FOR LEASE

2ND FLOOR CREATIVE OFFICE SPACE





THE PROPERTY

Pacific Ave.

Gaffey St.

1008

**SOUTH PACIFIC AVE.
SAN PEDRO, CA 90731**

Lease Type:	Modified Gross
Building SF:	11,360 SF
Zoning:	LAC2
Year Built:	1920
APN:	7456-001-001

Property Description:

This lovingly restored 1920 historical Art Deco style building is located in Central San Pedro and is steps away from the Historic Downtown Waterfront District. Several creative office lofts are available on the 2nd floor as single or double units with adjoining doorways. All tenants share a large furnished conference room that is filled with abundant natural light from multiple skylights. There is no additional cost for the use of the conference room.. Perfect for travel agency, real estate, financial services, interior design or any other creative or professional service use. 1st floor tenant is a unique vintage home store founded by a collective of local artists and designers.

The property is situated in Central San Pedro, adjacent to the new Ports 'O Call's redevelopment project, San Pedro Public Market — The first phase of the ambitious \$100 million waterfront makeover is slated to be opened in 2020. In addition, 1008 S. Pacific Avenue is situated just west of Ports of Los Angeles and Long Beach, adjacent to the 110 Freeway, and approximately 5 minutes across the Vincent Thomas Bridge (Hwy 47) to Long Beach.



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EXTERIOR PHOTOS



INTERIOR PHOTOS

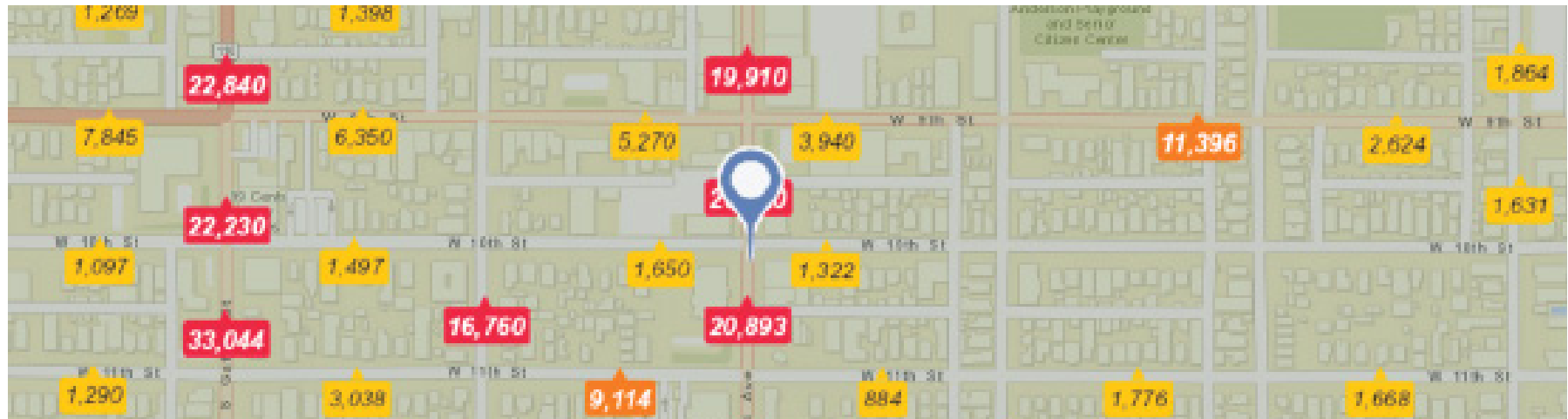


INTERIOR PHOTOS (CONT.)



TRAFFIC COUNTS & DEMOGRAPHICS

(1 mile)



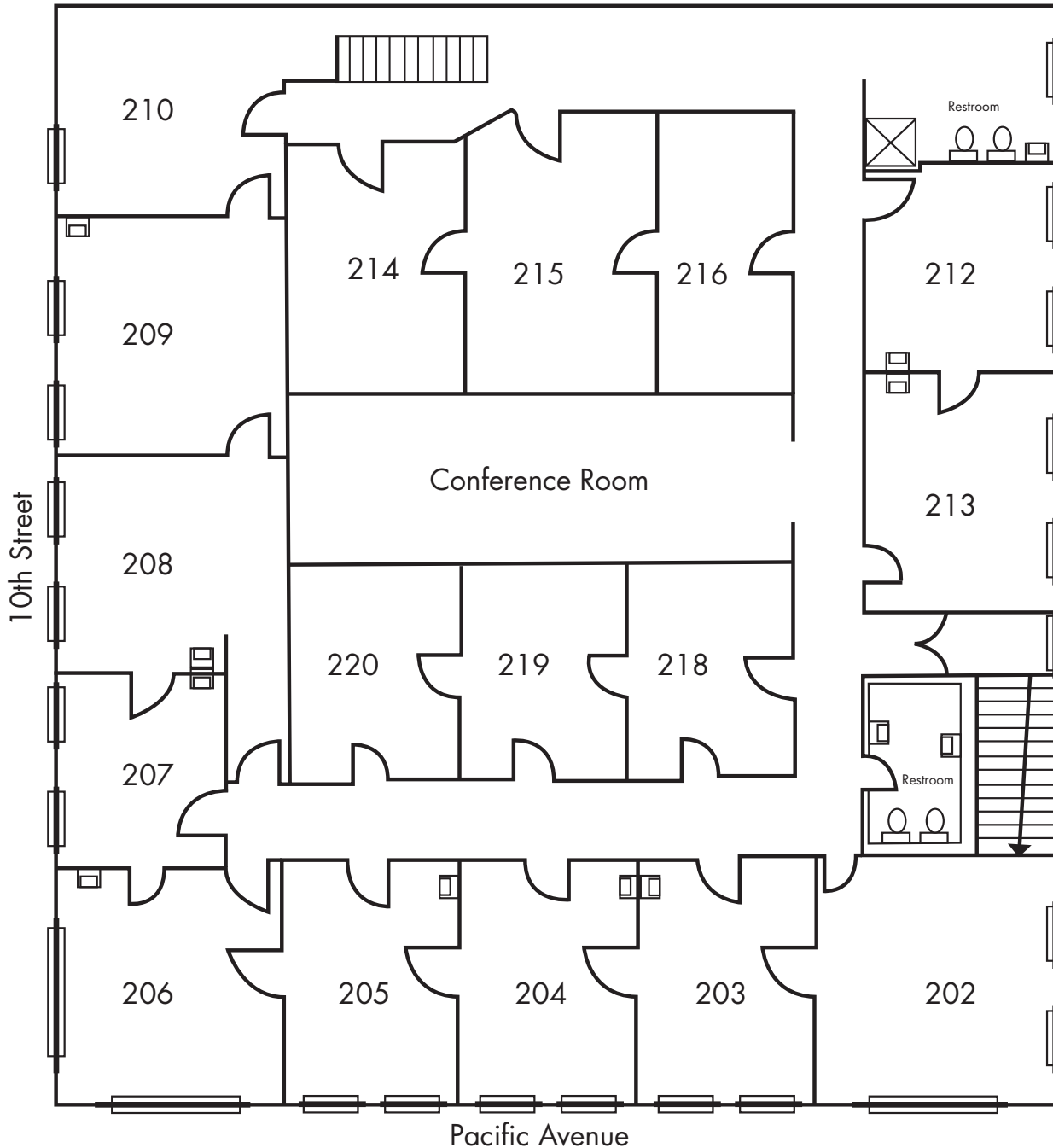
Summary	Census 2010	2016	2021
Population	40,439	43,006	45,119
Households	14,665	15,517	16,239
Families	9,091	9,655	10,125
Average Household Size	2.68	2.69	2.70
Owner Occupied Housing Units	3,749	3,709	3,637
Renter Occupied Housing Units	10,916	11,807	12,402
Median Age	35.5	33.6	34.6

Households by Income	Number	Percent	Number	Percent
<\$15,000	2,917	18.8%	3,195	19.7%
\$15,000 - \$24,999	1,892	12.2%	1,806	11.3%
\$25,000 - \$34,999	1,934	12.5%	1,886	11.6%
\$35,000 - \$49,999	2,103	13.8%	1,962	12.1%
\$50,000 - \$74,999	2,598	16.7%	2,386	14.7%
\$75,000 - \$99,999	1,572	10.1%	1,822	11.2%
\$100,000 - \$149,999	1,594	10.3%	2,019	12.4%
\$150,000 - \$199,999	429	2.8%	550	3.4%
\$200,000+	478	3.1%	581	3.6%

Median Household Income	\$41,077	\$43,104
Average Household Income	\$58,638	\$64,170

FLOOR PLAN

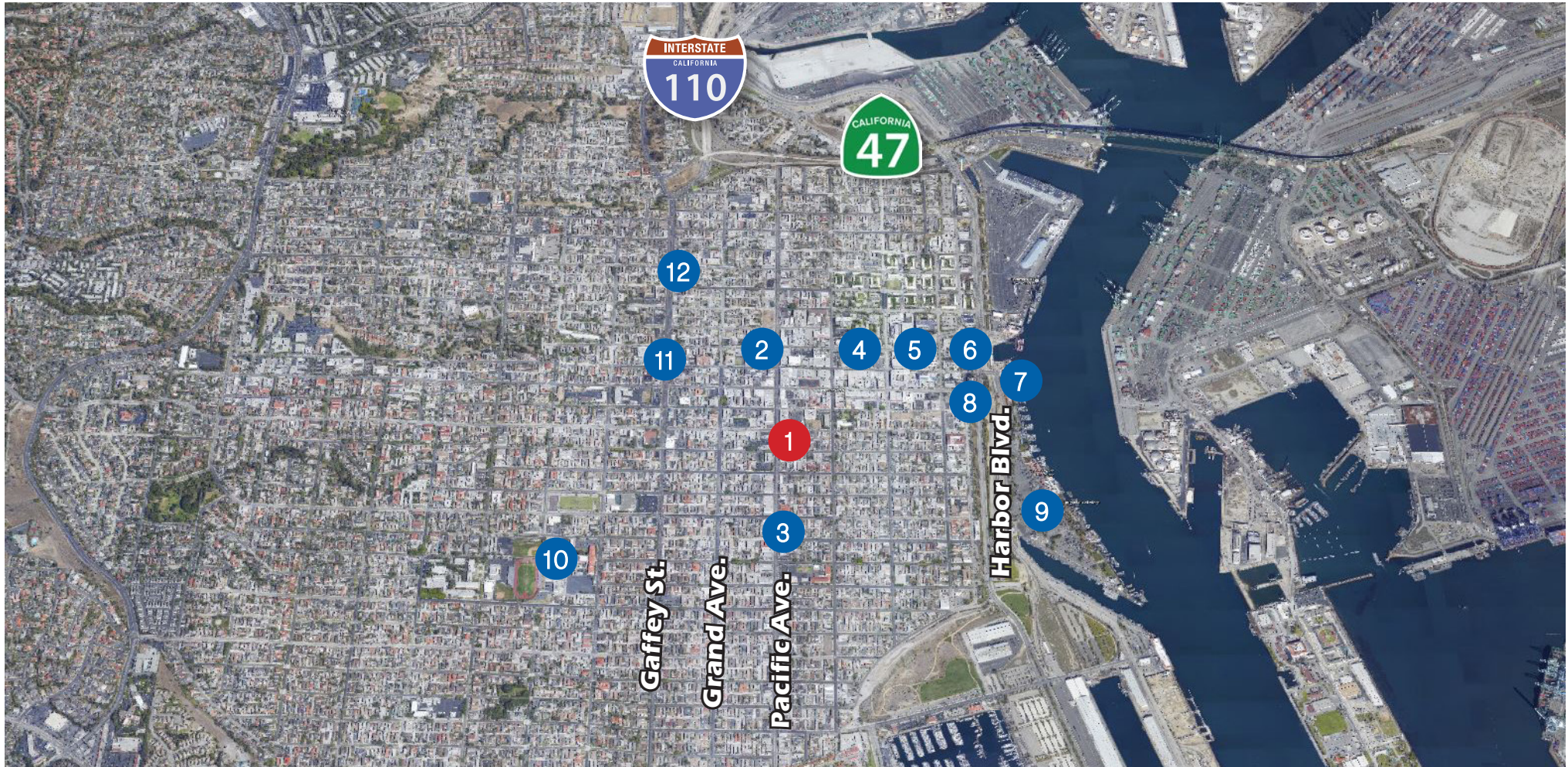
(2nd Floor)



Asking Rate: Suites range in price from \$400 to \$500 (plus utilities), based on size and location



LOCAL TRADE MAP



- | | |
|--|---|
| 1 SUBJECT PROPERTY: 1008 S. Pacific Ave. | 8 San Pedro City Hall |
| 2 Auto Zone, Numero Uno Market/Well's Fargo | 9 Ports 'O Call Village - Acapulco, San Pedro Fish Market, Cafe International, LA Waterfront Cruises, Crusty Crab, Alaska Seafood & Sushi, Red Car Downtown |
| 3 O'Reilly Auto Parts | 10 San Pedro High School, Dana Middle School |
| 4 Crown Plaza, Enterprise Rent-A-Car, Subway | 11 Starbucks, Jack In the Box, Pizza Hut, Little Caesars Pizza, Payless Shoes, Baja Fish, Yum Yum Donuts, Big 5 |
| 5 Port of Los Angeles, Los Angeles Port Police | 12 Wienerschnitzel, Rusty Hook, El Pollo Loco, Taco Bell |
| 6 Port of Los Angeles Boys & Girls Club, Grinder | |
| 7 Los Angeles Maritime Museum | |

PARCEL & AERIAL MAP





**AMERICAN
TIRE
DEPOT**

**O'Reilly
AUTO PARTS**

Bank of America

CHASE

10th Street

11th Street

Pacific Avenue



**7.3 MILES FROM
DOWNTOWN
LONG BEACH**



**5.7 MILES FROM
PORT OF LONG
BEACH & 4.3
MILES FROM
PORT OF LOS
ANGELES**



**20 MINUTES
FROM LONG
BEACH AIRPORT**

**1008 S. PACIFIC AVE.
SAN PEDRO, CA 90731**

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AVAILABLE SUITES

Suite 204: 200 SF - 2nd Floor Office
Rate: \$375/mo.

Suite 209: 265 SF - 2nd Floor Office
Rate: \$400/mo.

Suite 210: 265 SF - 2nd Floor Office
Rate: \$400/mo.

Suite 212: 200 SF - 2nd Floor Office
Rate: \$350/mo.

Suite 213: 200 SF - 2nd Floor Office
Rate: \$350/mo.

