



800-810 S Gaffey St
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San Pedro, CA 90731



PROPERTY DATA - Retail

Building Size	6,950 SF	# Floors	1	Construction Type	Concrete
Specific Use	Mixed Use	Elevators	No	Sprinklered	No
Building Status	Existing	Condo	No	Parking	/
Occupancy Type	Multi-Tenant	Lot Size	0.18 Ac / 8,023 SF	Owner	GAFFEY PN LLC, GAFFEY HN TN LLC
Year Built / Renovated	1979 /	Zoning	C2	Market Area	Long Beach/Harbor Cities
# of Units		APN	7454-005-030,7454-005-	# of Buildings	1

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AVAILABLE SPACE - For Lease

Type: Suite	Sublease	Vacant	Avail SF	Min SF	Rate	Date Avail
Retail	No	Yes	2,750	2,750	TBD	Now

Turn-key kitchen buildout – ideal for restaurant or food operator. Large high ceiling dining area with existing bar.

AVAILABLE SPACE - For Sale

Type	Condo	Status	Cap Rate	List Price	Avail SF	Price/SQFT	Date Avail
Retail	No	Available		\$2,250,000	6,950	\$323.74	COE

Mixed use retail/office value add/investment/owner user opportunity. 2,810 SF of office space. Includes 2 separate legal parcels and 3 addresses.

