

222 West Sixth Street, San Pedro, CA 90731

FOR LEASE

TOPAZ

SAN PEDRO WATERFRONT

FEATURES:



The Market's Newest Development with 228 High-end residences above Ground Floor Retail Amenities



Located in the heart of Downtown San Pedro



1 Block to The Waterfront



Abundant On-Site Parking

DOWNTOWN SAN PEDRO GATEWAY SIGN SIMULATION PHOTO (FACING HARBOR BLVD.)



7,200 SF OF RETAIL SPACE
DIVISIBLE TO 945 SF

POTENTIAL LARGE USER

APPROX 7,200 SF OF RETAIL SPACE
DIVISIBLE TO 945 SF

Laurie Wixted

Lic, 00918380
Phone: 310-514-7411
lauriewixted@gmail.com

**Wixted Group
Laurie Wixted Inc.**

2525 Via Campesina, Suite 203
Palos Verdes Estates, CA 90274



ABOUT DOWNTOWN SAN PEDRO



Over **\$1.1 B** Investment
Currently in Downtown
the Waterfront



1,500+ Residents in
two block radius & 725 Units
Opening in 8-20 Months



DTSP Trending
125K House Hold Income
34-37 Age



1 Block
To Waterfront



Little Italy of Los Angeles
12 Events & **500K** Visitors



Arts Entertainment &
Eclectic Restaurants



4.1M
people in the primary trade area with
over **45%** of households making over
\$75,000-\$150,000 per year



1M
daytime employees
within five minutes



49%
of the population in the immediate trade
area has attended college
or earned a degree



80
events planned with approximately
6,200 guests over the course of a
year at Nederlander Amphitheater

Walk Score®
Walk Score
94 Walker's
Paradise



**BARRIERS
TO ENTRY**

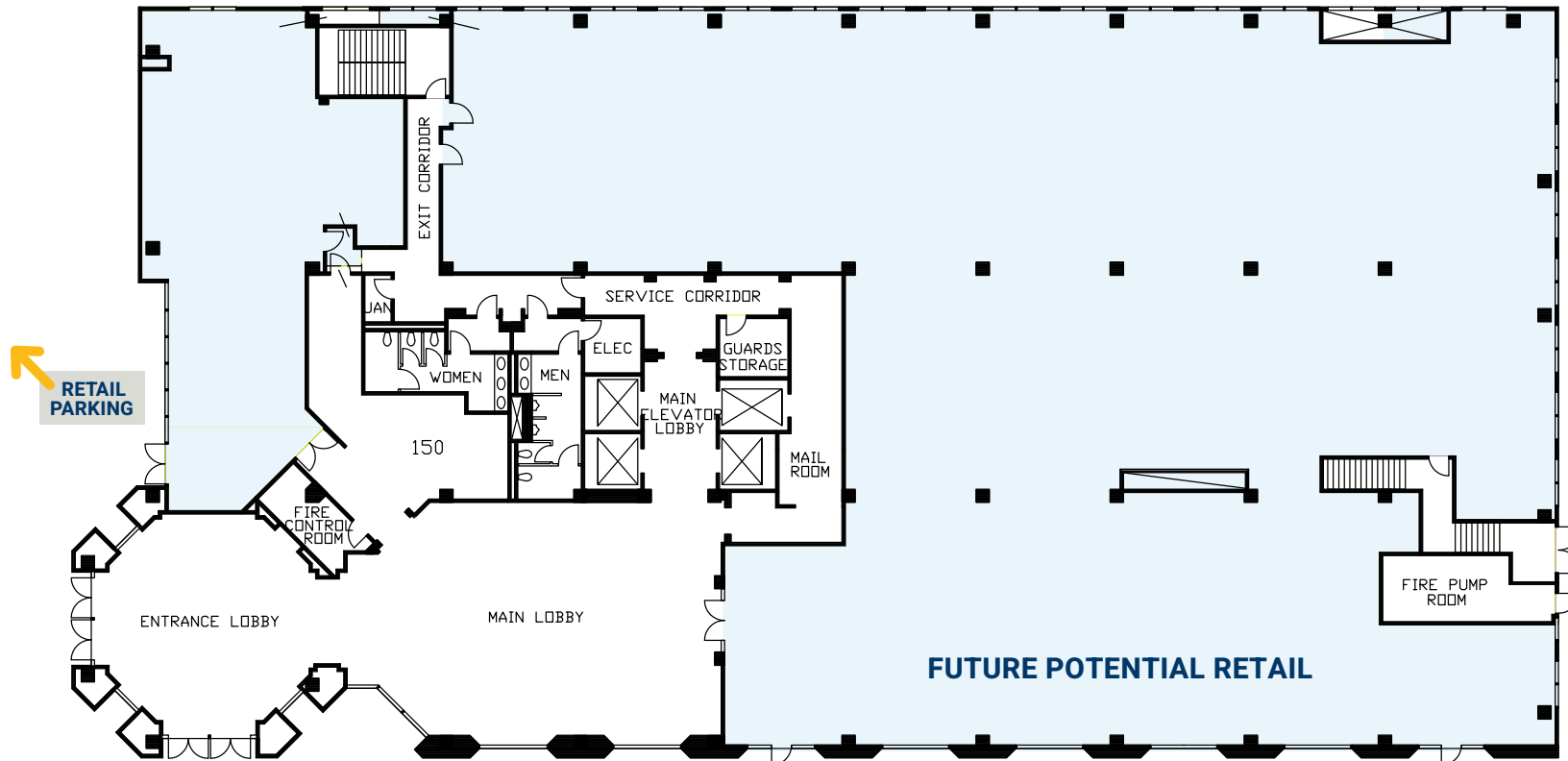
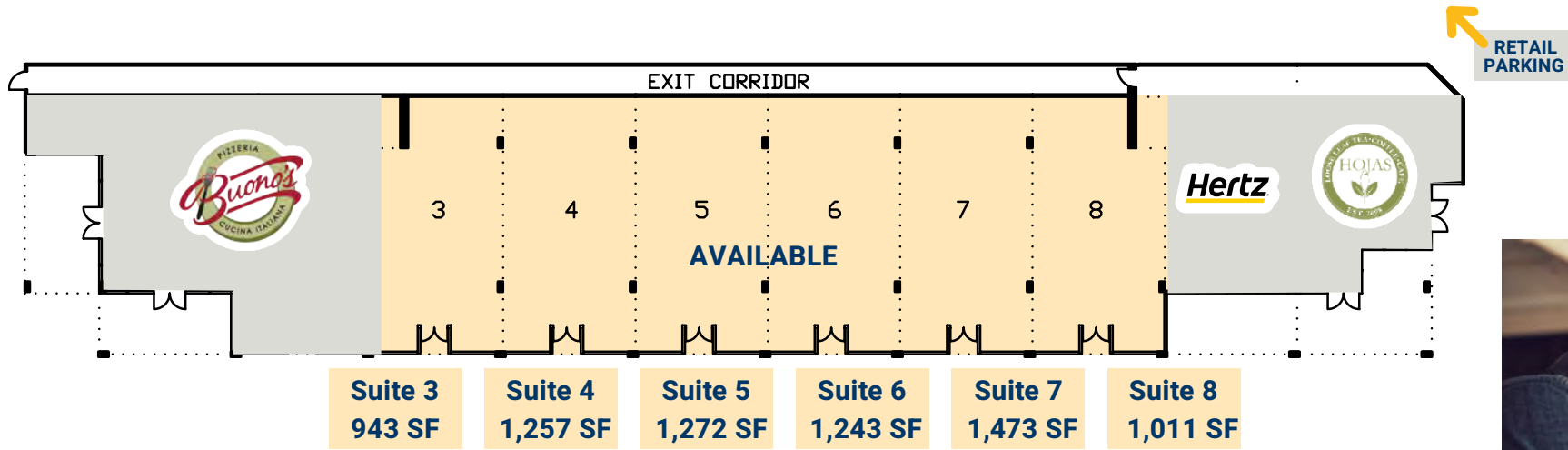
**"CAPTIVE AUDIENCE"
CLIENTELE BASE**

**GAP FILL
OPPORTUNITIES FOR
RETAIL & SERVICES**

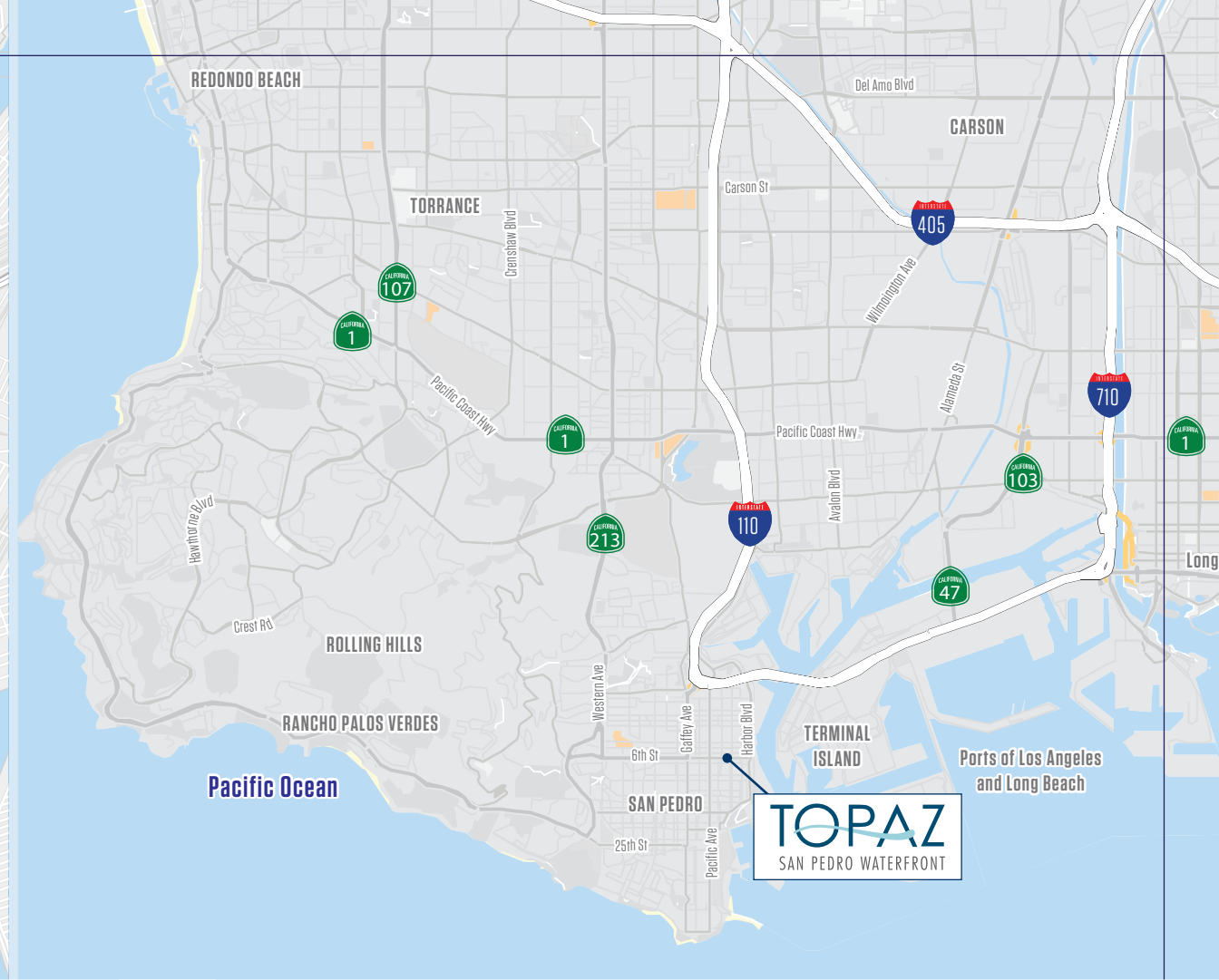
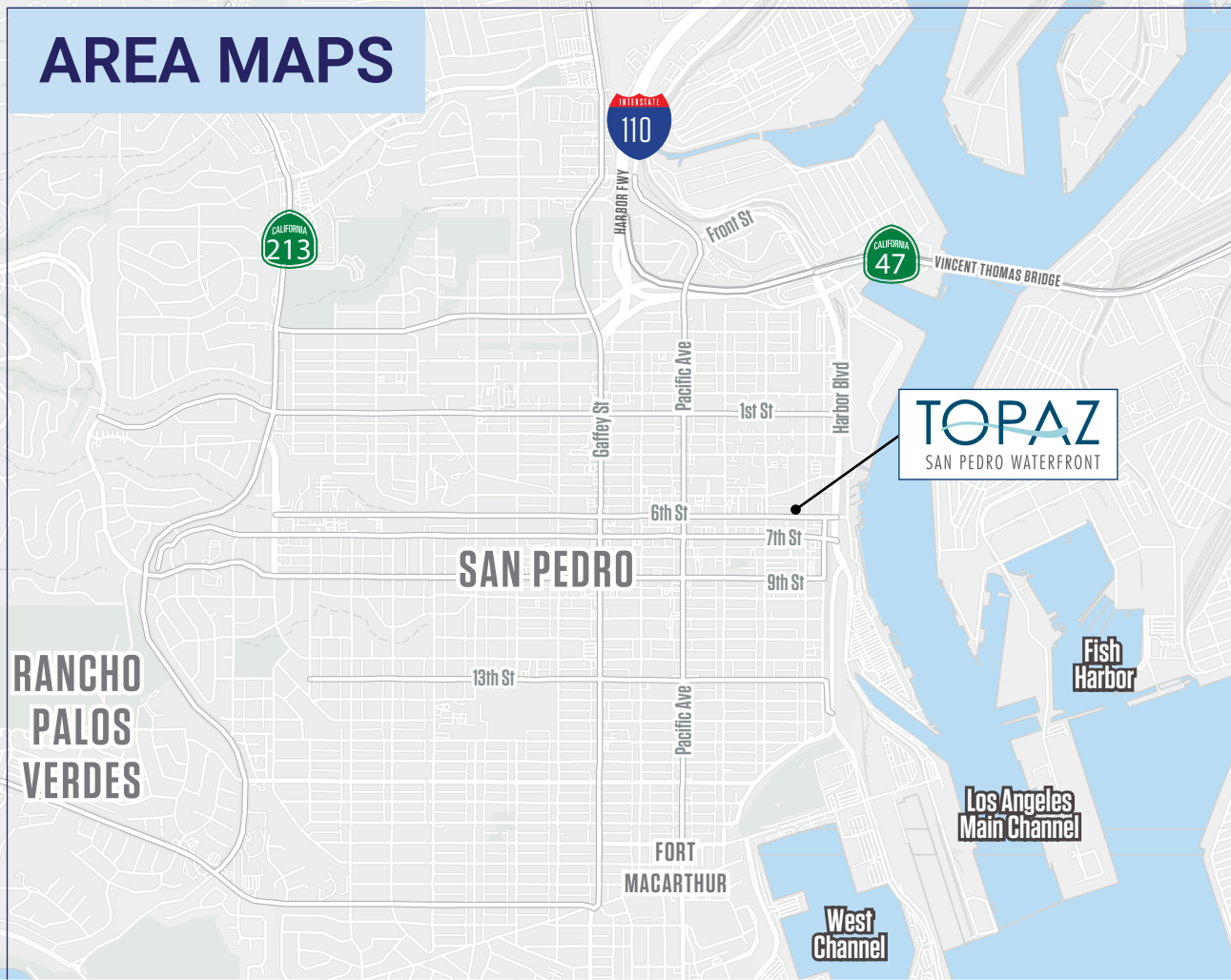
**NEW WORLD CRUISE
CENTER COMING Q4 2025
BRINGING MORE THAN
1.2 MILLION VISITORS/YR**

**AFFLUENT RPV
& COASTAL SAN
PEDRO RESIDENTS**

RETAIL FLOOR PLANS



AREA MAPS





DOWNTOWN SAN PEDRO NEW DEVELOPMENTS



Laurie Wixted
 Lic, 00918380
 Phone: 310-514-7411
 lauriewixted@gmail.com

Wixted Group
Laurie Wixted Inc.
 2525 Via Campesina, Suite 203
 Palos Verdes Estates, CA 90274



© 2023 | Wixted Group | The information being provided by Wixted Group and/or its sources is deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Any information, measurements, facts and actual drawings shown are approximate, subject to change, or withdrawal without notice and should be independently verified by you and may not be relied upon as a precise representation by this office. No warranties or representations are made as to the condition of the property or any hazards contained therein nor any to be implied. | Logos are for identification purposes only and may be trademarks of their respective companies. 222 6thSt_BRO_v04.indd | 08/23