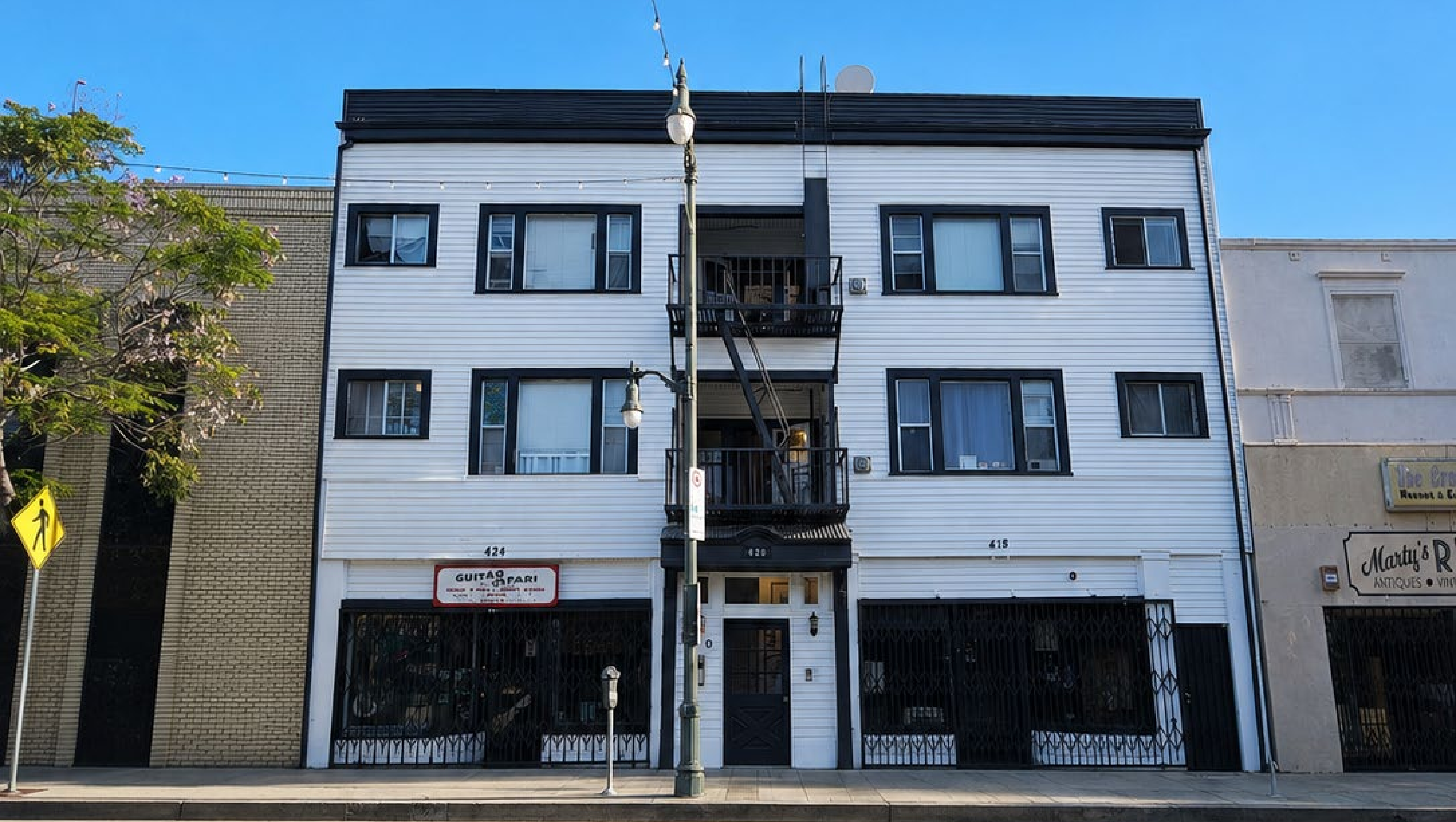


FOR SALE

418-424 W 6 Street | San Pedro, CA

7,450 SF on 1.22 acres, mixed use, retail & multifamily

KEY HIGHLIGHTS

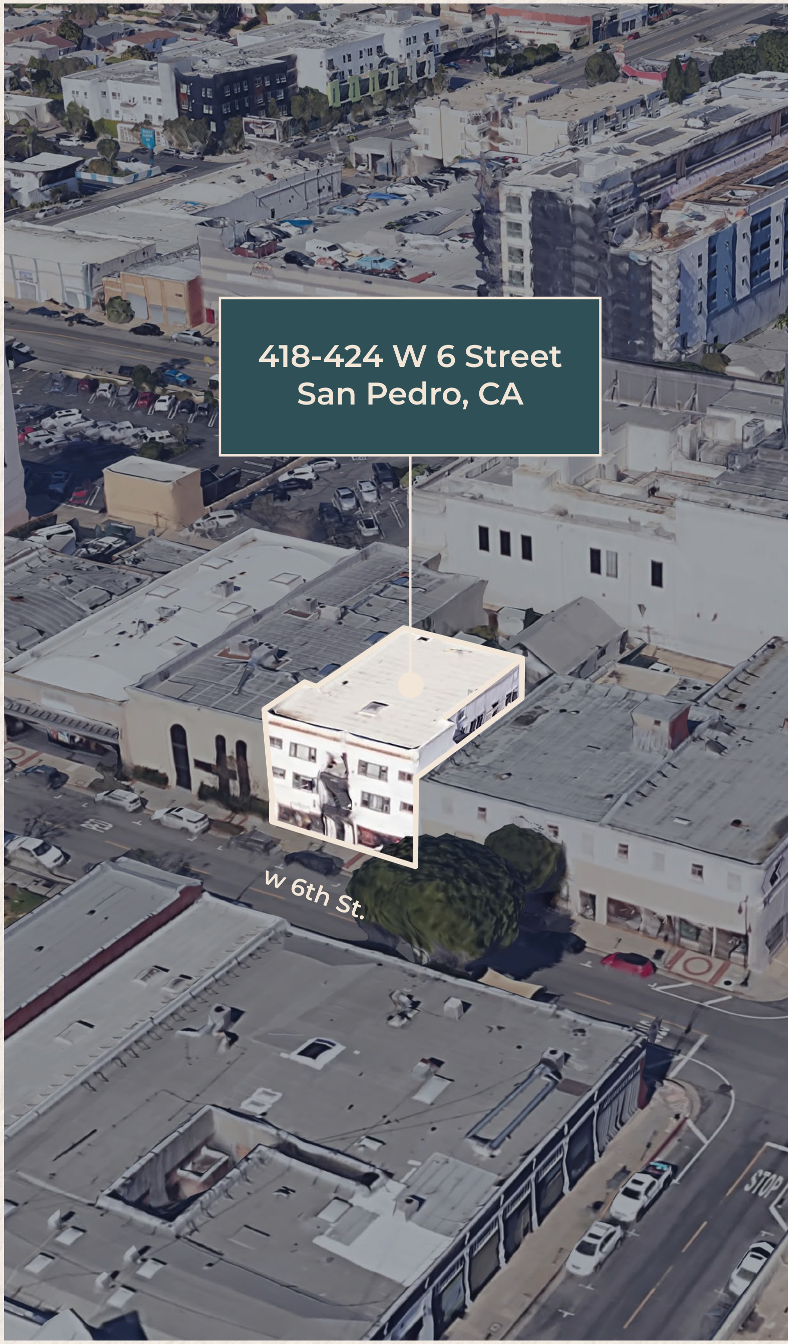
- **Strategic Location:** Steps from the Warner Grand Theatre, trolley route, galleries, restaurants, and the burgeoning downtown arts scene. Proximity to major waterfront developments including West Harbor LA (42-acre mixed-use destination opening 2026) drives increasing foot traffic, tourism, and residential growth.

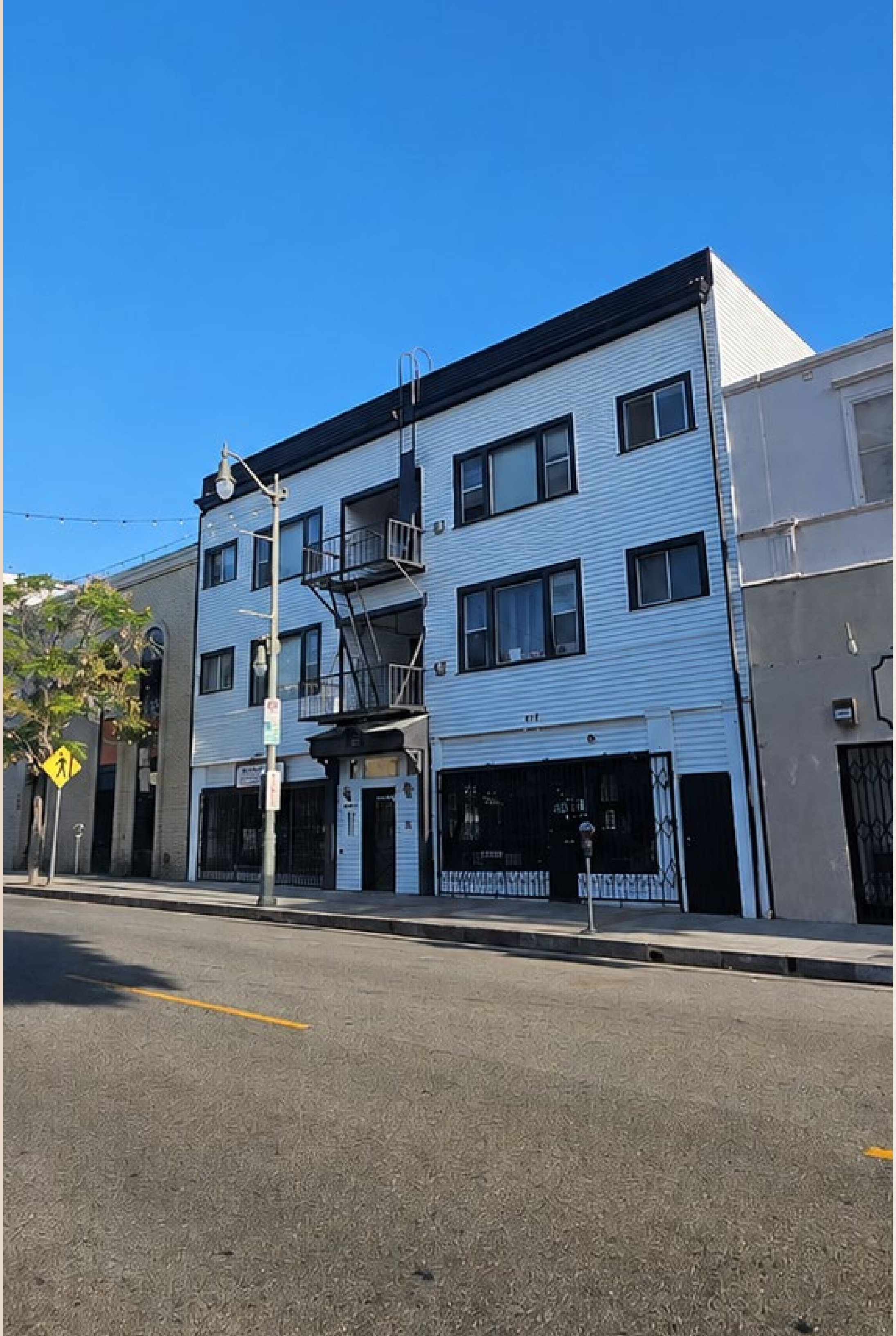
- **Building Profile:** Multi-story mixed-use structure with charming period architecture, ground-floor commercial storefronts, and upper-floor apartments. Excellent visibility and walkability (high Walk Score).

- **Investment Appeal:** Stable existing tenancy with opportunity for value-add (modernize units, optimize retail mix, or pursue entitlements for expansion). Benefits from Opportunity Zone designation and supportive zoning for commercial/residential uses.

- **Market Momentum:** San Pedro's downtown renaissance includes new housing, infrastructure, and entertainment investments, positioning this asset for strong appreciation and rental growth.

This turnkey property is ideal for investors or owner-users seeking a foothold in a high-potential coastal submarket with immediate income and long-term redevelopment potential. Ideal for retail, creative office, or multifamily buyers.





KEY PROPERTY METRICS

- **Units:** 15
- **Gross Building Area:** 7,450 SF
- **Year Built:** 1912
- **Stories:** 3
- **Land Area:** 0.14 acres (6,098 SF)
- **Building FAR:** 1.22
- **Zoning:** LAC2
- **Building Use:** 66.7% Multifamily (4,967 SF)/ 33.3% Retail (2,483 SF)
- **Current Vacancy:** 0.0%
- **Opportunity Zone:** Yes

FINANCIAL SUMMARY

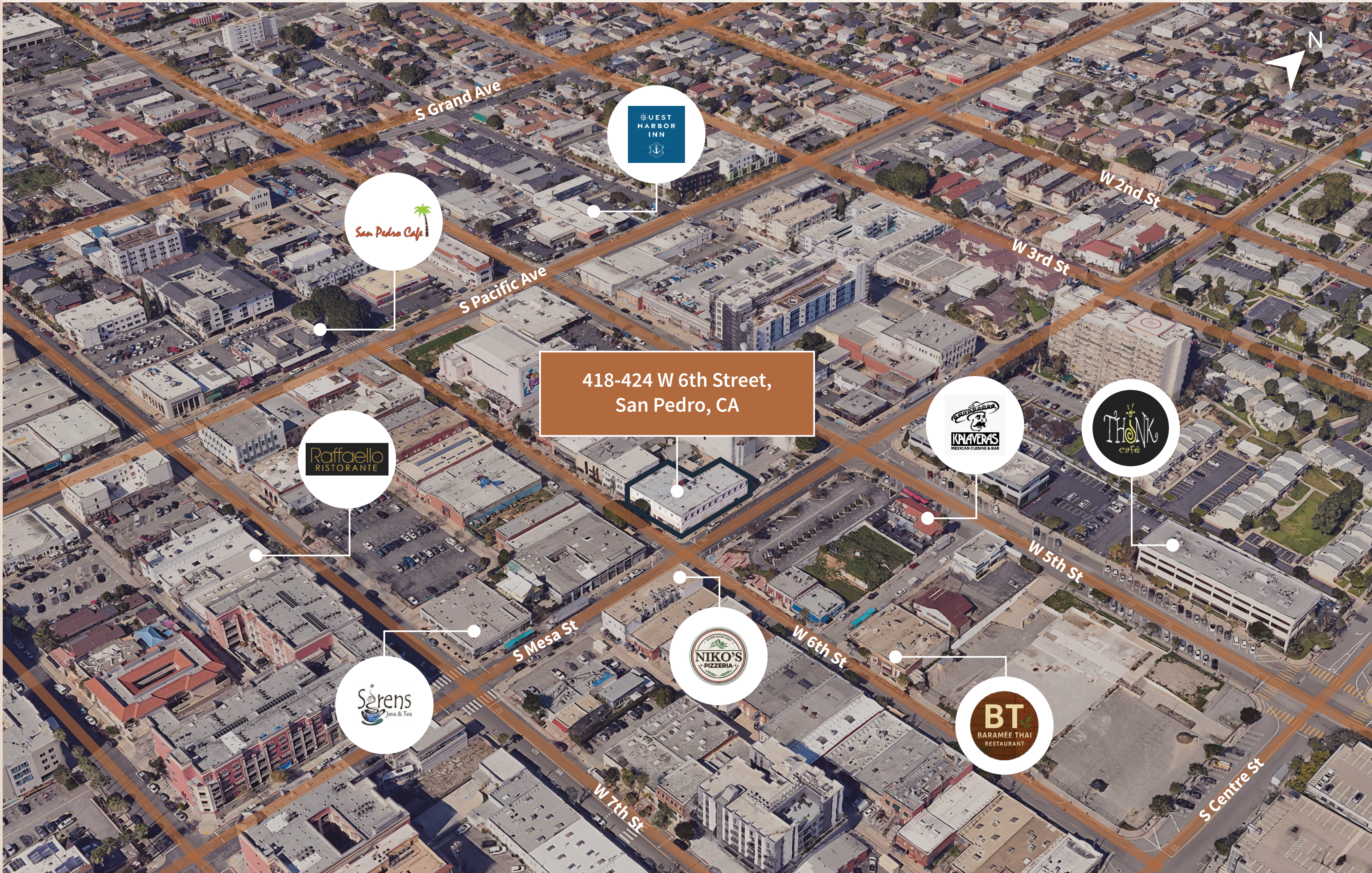
RENT ROLL (tenant names withheld)		
Unit	**Type**	**Monthly Rent**
Back House	Residential	$1,558
Retail 1	Commercial	$1,155
Retail 2	Commercial	$846
Unit 01	Residential	$818
Unit 02	Residential	$951
Unit 03	Residential	$1,343
Unit 04	Residential	$1,500
Unit 05	Residential	$1,000
Unit 06	Residential	$1,450
Unit 07	Residential	$859
Unit 08	Residential	$1,129
Unit 09	Residential	$1,029
Unit 10	Residential	$1,500
Unit 11	Residential	$1,261
Unit 12	Residential	$859
Total Scheduled Monthly Rent		**$17,258**

ANNUALIZED INCOME	
Effective Gross Income (EGI)	**$207,096**

NET OPERATING INCOME & VALUATION	
Net Operating Income (NOI)	**$125,473**
Capitalization Rate	5.00%
Property Tax Rate (LA County est.)	1.25%
Indicated Value @ 5.50% Cap	**$2,509,459**
Price/Unit (15 units)	$167,297
Gross Rent Multiplier (GRM)	12.12x
Implied Cap Rate Check (NOI/Value)	5.00%

ESTIMATED OPERATING EXPENSES (annual)		
Property Taxes (at new assessed value)	*1.25% of indicated value (reassessed at sale)*	$31,368
Insurance	*Per owner figures*	$14,067
Water/Sewer	*Per owner figures*	$16,359
Trash Services	*Per owner figures*	$5,724
Repairs & Maintenance	*Est. $250/unit — broker estimate*	$3,750
Property Management	*5.0%*	$10,355
Total Operating Expenses		**$81,623**
Expense Ratio (% of EGI)		39.4%

AMENITIES



N
S Grand Ave
S Pacific Ave
S Mesa St
W 2nd St
W 3rd St
W 5th St
W 6th St
W 7th St
S Centre St
418-424 W 6th Street,
San Pedro, CA
QUEST HARBOR INN
San Pedro Cafe
Raffaello RISTORANTE
KALAVERAS MEXICAN CUISINE & BAR
THINK cafe
Sirens Java & Tea
NIKO'S PIZZERIA
BT BARAMÉE THAI RESTAURANT

For more information:

RICHARD TOVAR

+1 626-422-5819
richard.tovar@jll.com
License No.: 02007857

JLL