

800-810 S. GAFFEY ST.

SAN PEDRO | CA

FOR SALE



±6,950 SF MIXED-USE RETAIL/OFFICE • VALUE ADD/INVESTMENT/OWNER USER OPPORTUNITY

Situated in a dynamic Los Angeles harbor neighborhood, this two-structure property offers a total of ±2,750 SF of vacant space ideal for owner-users, plus ±4,200 SF leased to income-producing tenants. Ideal for investors seeking upside in an evolving market with long-term growth fundamentals.

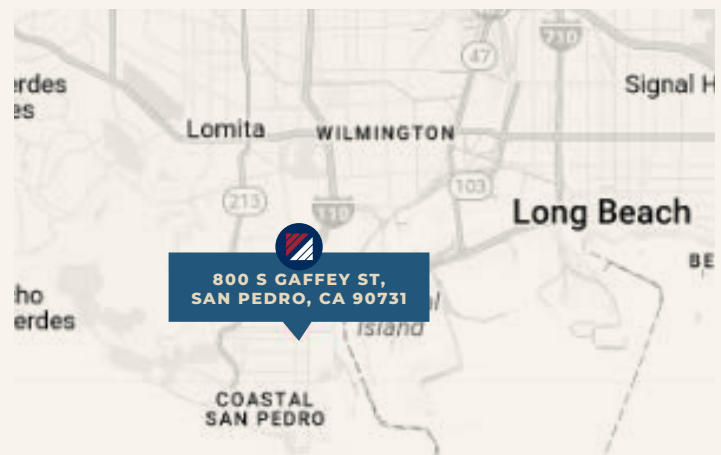
INVESTMENT HIGHLIGHTS

- Unit Sizes: ±2,810 SF, ±1,305 SF, & ±2,750 SF
- ±2,810 SF Office Space
- Long Term In Place Tenancy
- ±13,023 SF Lot Size
- Three (3) Addresses
- 2 Separate Legal Parcels
- Professionally Maintained Condition
- Strategic San Pedro Location
- Prime Gaffey St. Frontage
- Favorable City of Los Angeles C2 Zoning:

[VIEW ZONING](#)

OFFERING PRICE

Asking Price: \$2,400,000.00



INVESTMENT CONTACTS

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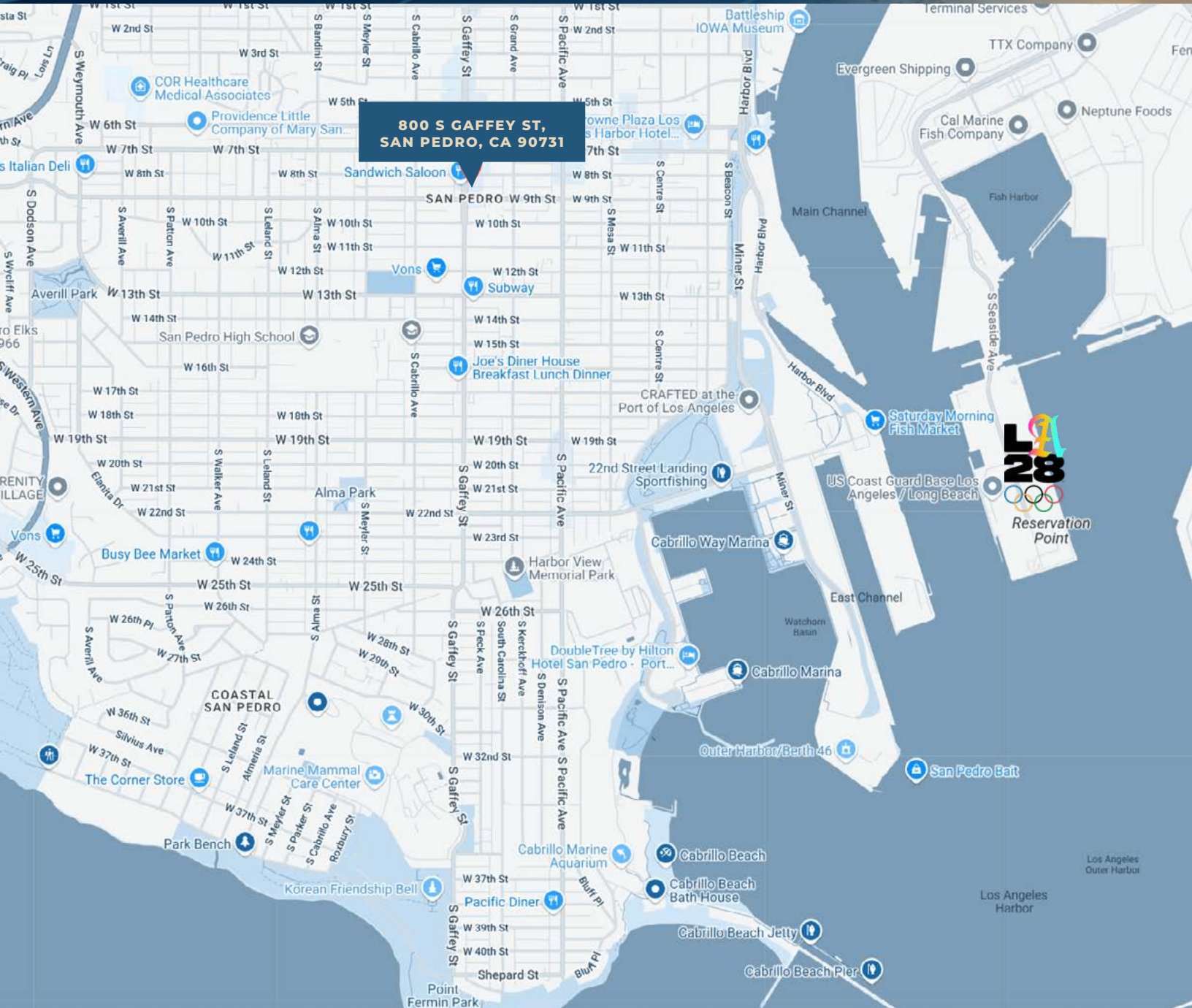
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AMENITIES



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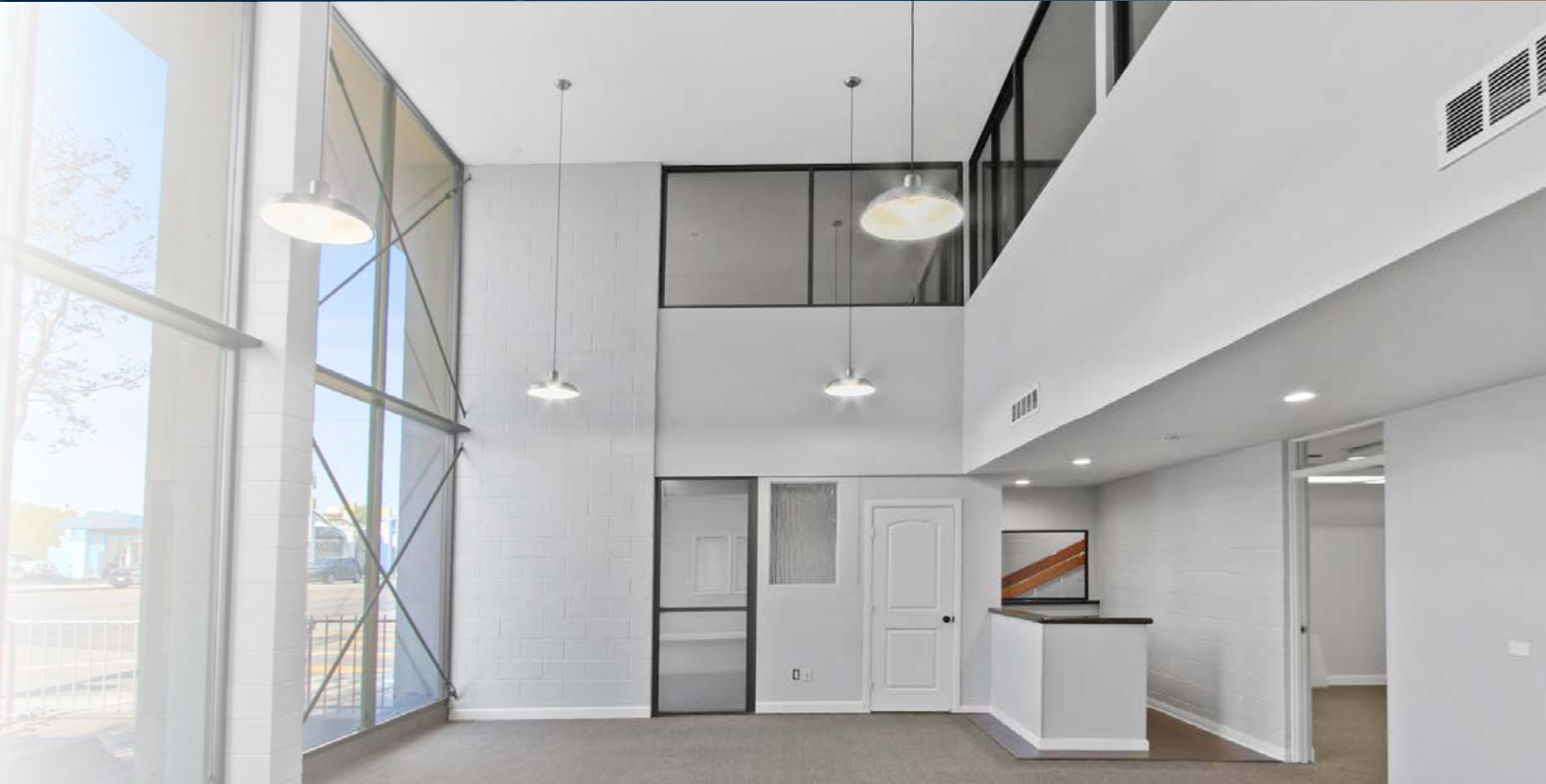
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FINANCIALS



UNIT NUMBER	TENANT NAME	UNIT SIZE (SF)	%	MONTHLY RENT	CAM CHARGE	LEASE START	LEASE END
800	Harbor Interfaith Services, Inc.	2,665	38.35%	\$4,774.00	\$175.00	7/1/2023	6/30/2028
806	Bonello's New York Pizza of San Pedro	1,535	22.09%	\$2,710.45		3/1/2022	2/28/2027
810	VACANT	2,750	39.57%				
TOTALS		6,950		\$7,484.45	\$175.00		
OCCUPIED SQUARE FEET		4,200	60.43%				
VACANT SQUARE FEET		2,750	39.57%				

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SALES COMPS

	Address	Building SF	Land SF	Sale Price	Price PSF	Year Built	Date Sold
1	1118 W 37th St San Pedro, CA 90731	2,450	6,534	\$1,340,000	\$546.94	1969	Jun-25
2	334 Figueroa St Wilmington, CA 90744	1,998	5,476	\$890,000	\$445.45	1963	Jun-25
3	240 S Pacific Ave San Pedro, CA 90731	1,335	8,766	\$1,250,000	\$936.33	1972	May-25
4	2331-2333 S Alma St San Pedro, CA 90731	2,749	4,500	\$1,100,000	\$400.15	1952	Mar-25
5	301 W 6th St San Pedro, CA 90731	5,000	5,227	\$2,300,000	\$460.00	1935	Dec-24
6	1003-1013 S Gaffey St San Pedro, CA 90731	5,535	10,890	\$1,500,000	\$271.00	1985	Sep-24
7	1501-1503 S Gaffey St San Pedro, CA 90731	2,354	3,920	\$700,000	\$297.37	1955	Aug-24
Averages		3,060	6,473		\$479.61	1962	

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