

Ground Floor Retail/Office/Restaurant Space Available in Mixed-Use Development

448
W 5TH ST

San Pedro, CA

Hard to find Streetfront space in Downtown's Historic Arts Core



1,925 SF commercial space, well designed for a restaurant (grease interceptor and venting in place)



309 SF commercial space for any use



300+ onsite residents built in clientele

Be a part of this Authentic Urban Frontier undergoing dynamic growth



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WIXTED GROUP

San Pedro

ABOUT DOWNTOWN SAN PEDRO



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



1,200 new Residents in
two block radius & 650 Units
Opening in 18 Months



DTSP Trending
125K House Hold Income
34-37 Age



2 Blocks
To Waterfront



Little Italy of Los Angeles
12 Events &
500K Visitors



Arts Entertainment &
Eclectic Restaurants

Walk Score

Walk Score
94

Walker's
Paradise

DEMOGRAPHICS

2022 Estimates



POPULATION

0.5 Miles	13,000
1.0 Mile	32,165
3 Miles	115,000



AVG HH INCOME

3 Blocks	\$90,000
3 Miles	\$100,000
\$75K-\$150K = 49%	



DAYTIME POPULATION

0.5 Miles	15,600
1.0 Mile	31,210
1.5 Miles	49,717



TRAFFIC COUNTS:

Harbor/7th

±33,488 Cars per day

Pacific/6th

±22,550 Cars per day



4.1M

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



1.2M

daytime
employees within
five minutes



400K SF

Campus at AltaSea
neighboring site will
include over 35 acres



49%

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

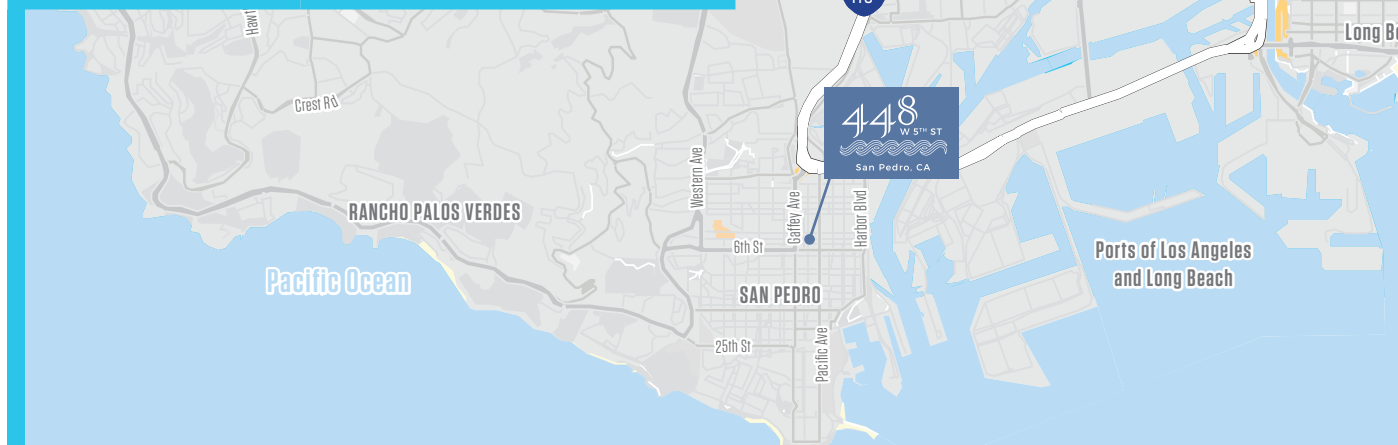
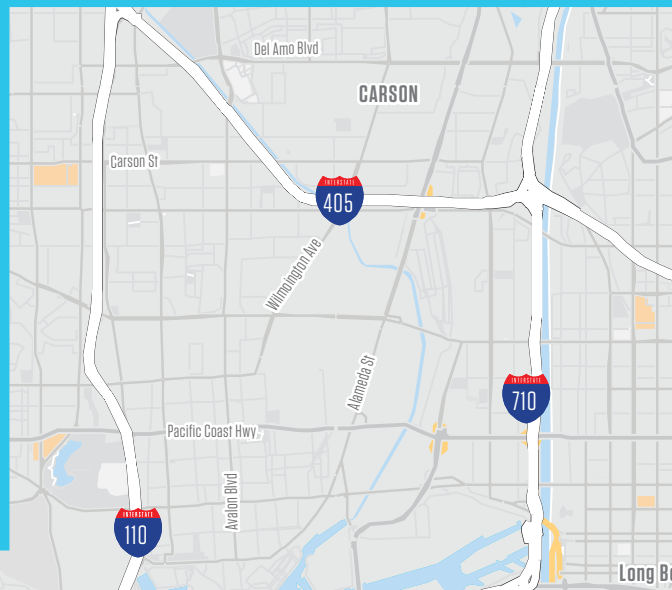
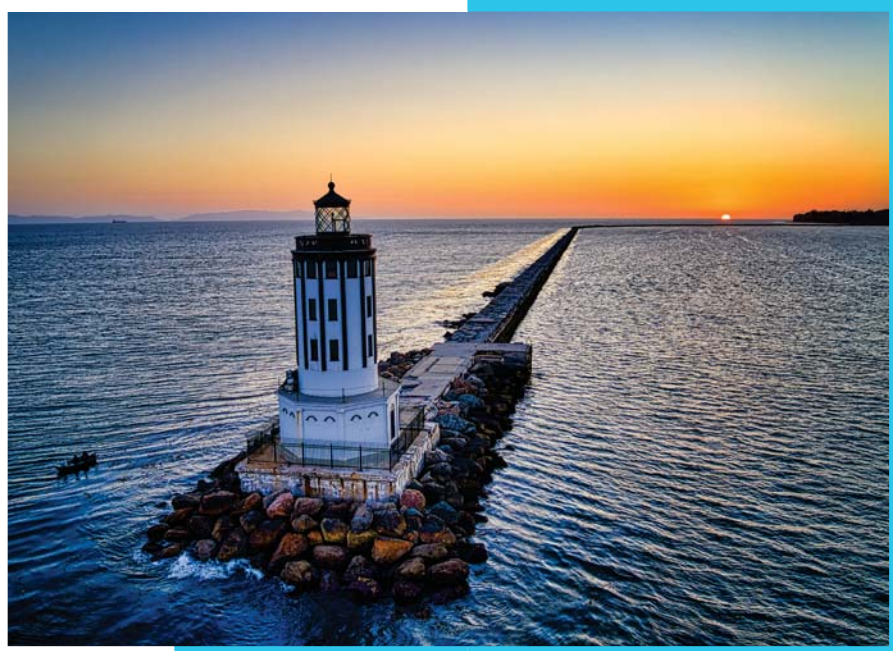
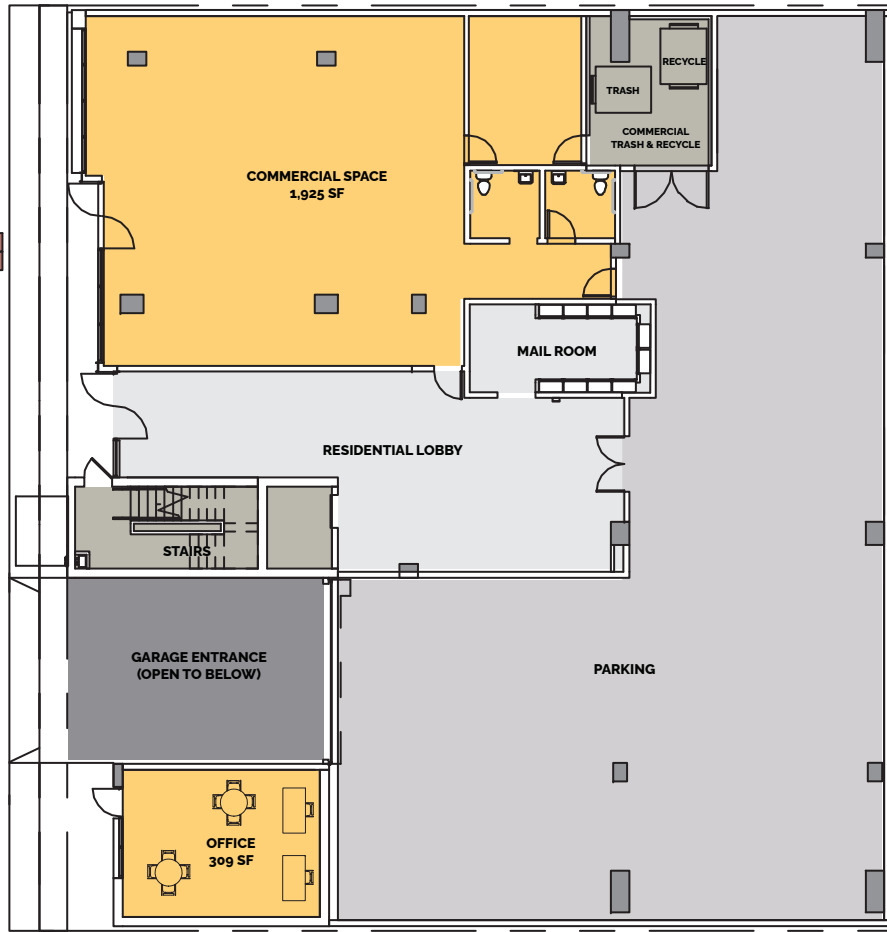


80

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

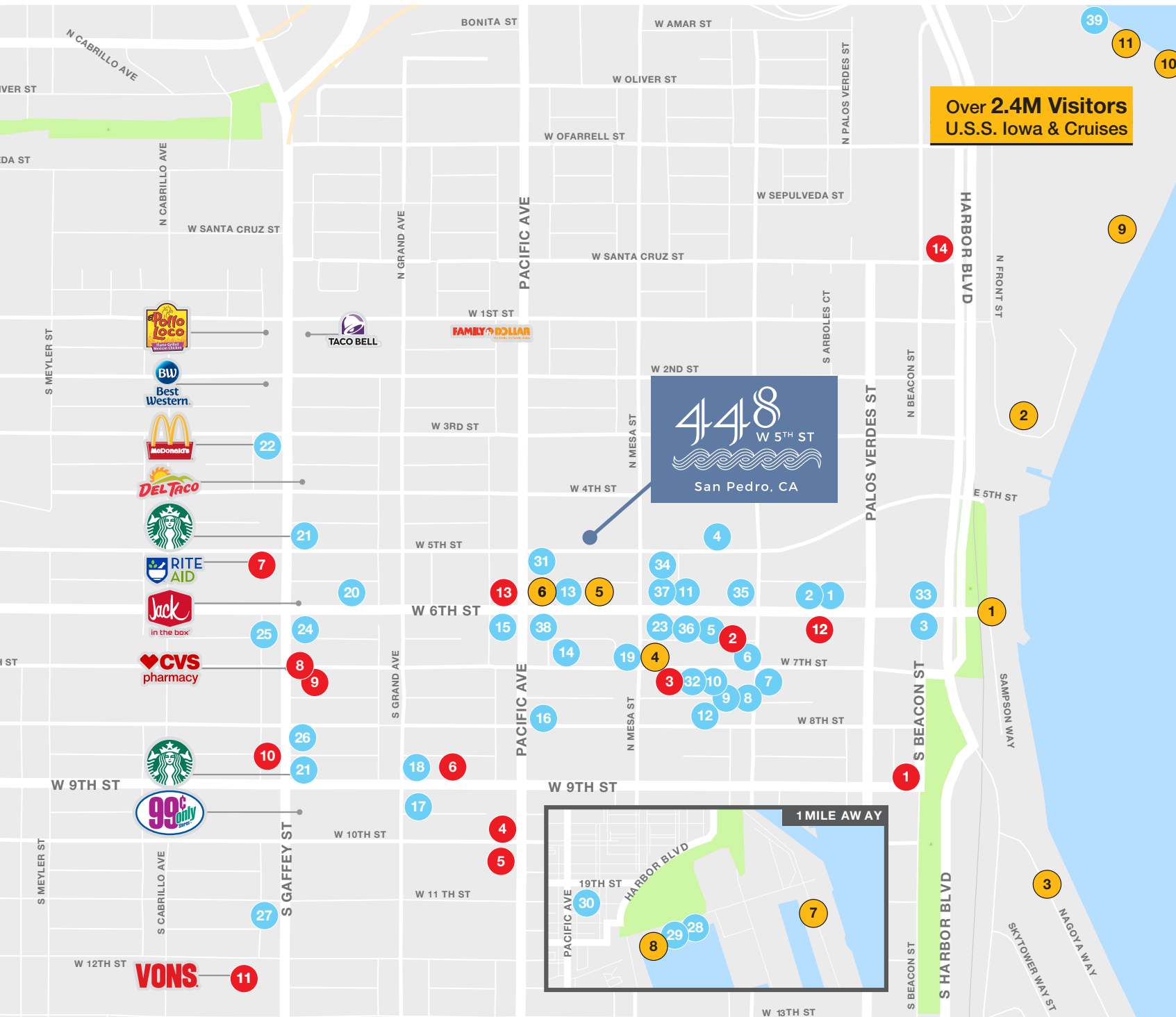


SITE PLAN



San Pedro

SURROUNDING RETAIL MAP



FOOD & BEVERAGE

- | | | |
|-----------------------------------|--|---|
| 1. Hojas Coffe & Tea | 14. Michael's Tuscany Room | 29. Brouwerij West |
| 2. Buono's Pizzeria | 15. San Pedro Caf  | 30. Nazelie's Lebanese Cafe |
| 3. Green Onion Mexican Restaurant | 16. Tacos Jalisco | 31. Numero Uno Market |
| 4. Think Caf  | 17. Iron City Tavern | 32. Distrito Caffee |
| 5. San Pedro Brewing Co. | 18. J. Trani's Ristorante | 33. Sebastian's Mediterranean |
| 6. Happy Diner | 19. Sirens Java & Tea | 34. Kalaveras Mexican Restaurant |
| 7. Port Town Brewing | 20. Baramee Thai Restaurant | 35. La Bocca Felice |
| 8. Crazy Fish | 21. Starbucks | 36. La Siciliana |
| 9. The Whale & Ale | 22. McDonalds | 37. "Little" Sebastian's (Temporary Location) |
| 10. Compagnon French Bistro | 23. Niko's Pizzeria | 38. The Artistry |
| 11. Senfuku Japanese Restaurant | 24. Jack In The Box | 39. San Pedro Fish Market |
| 12. Raffaello Ristorante | 25. Little Ceasers | |
| 13. Sacred Grounds | 26. Babouch Moroccan | |
| | 27. Omlette & Waffle Shop | |
| | 28. CRAFTED at the Port of Los Angeles | |

LOCAL ATTRACTIONS

- | | | |
|--------------------------------|-----------------------------------|---------------------------------|
| 1. Los Angeles Maritime Museum | 5. Farmers Market | 9. World Cruise Center Berth 92 |
| 2. U.S.S. Battleship Iowa | 6. Warner Grand Theater | 10. Los Angeles Cruise Terminal |
| 3. West Harbor Dining/Entmt | 7. AltaSea Labs | 11. Catalina Cruise Terminal |
| 4. First Thursday Art Walk | 8. Cabrillo Marina & Hilton Hotel | |

DAILY NEEDS

- | | | |
|-----------------------|--------------------------|---------------------------|
| 1. US Post Office | 6. City Bank | 11. Vons |
| 2. Street Sole Shoes | 7. Rite Aid | 12. Enterprise Car Rental |
| 3. Leisure Nail Salon | 8. CVS | 13. AutoZone |
| 4. Bank of America | 9. Sunny Massage Therapy | 14. West Marine |
| 5. Chase Bank | 10. 7 Eleven | |

DOWNTOWN SAN PEDRO NEW DEVELOPMENTS



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