Offering Memorandum

Exclusive Commercial/Residential Offering

HH COASTAL REAL ESTATE



709 S. CENTRE ST., SAN PEDRO, CA 90731

Listed By



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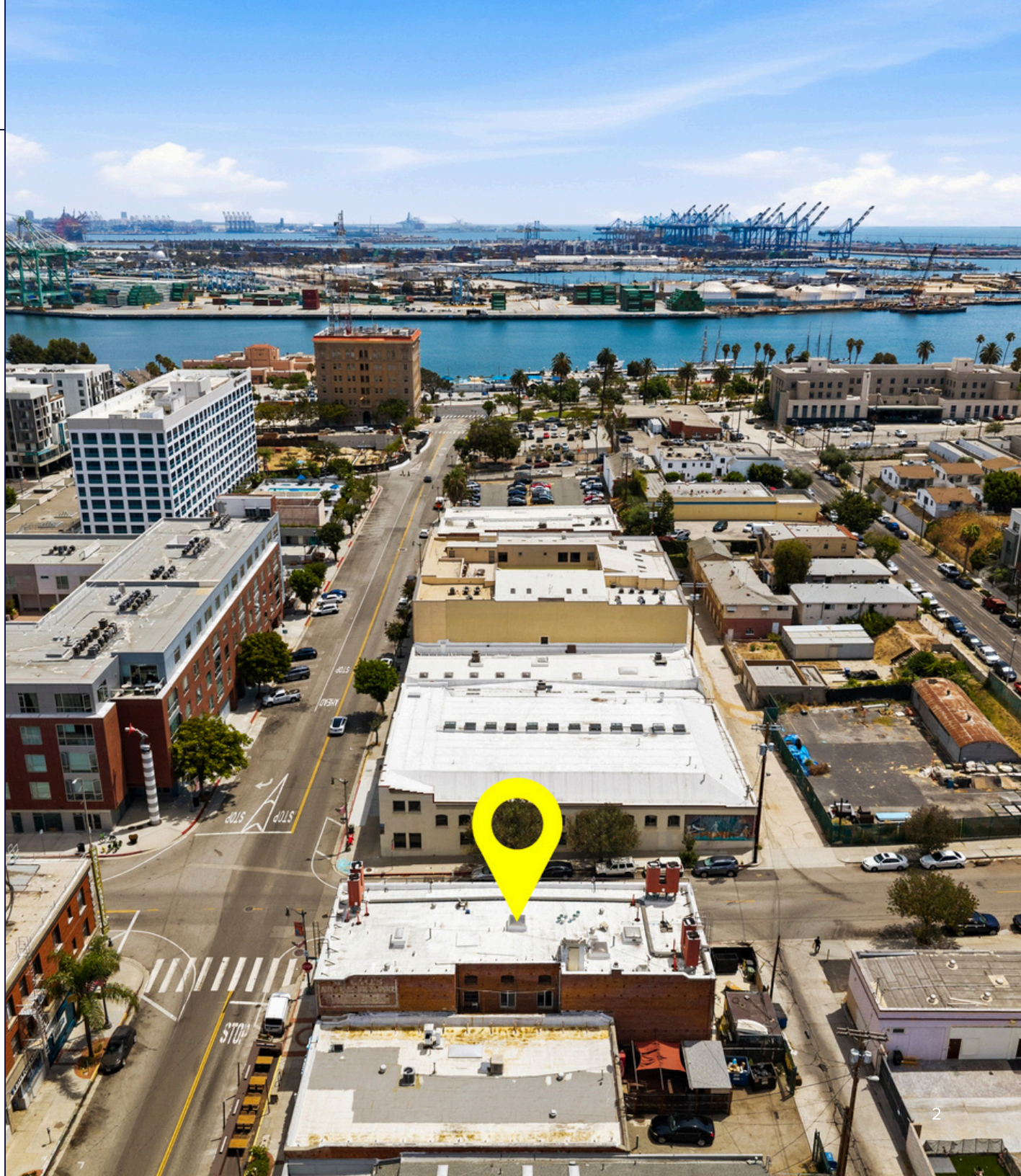


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Summary



Address	709 S. Centre St., San Pedro
APN	7455-011-011
Building Size	7,896 sq ft
Lot Size	4,800 sq ft
Year Built	1913

Commerical/Residential San Pedro, CA

Historical Property in Downtown San Pedro

A rare opportunity to step into San Pedro's rich harbor heritage with this distinctive brick constructed mixed-use property, ideally positioned in the heart of the Downtown Business, Arts & Cultural District. Built in 1913, this property offers just over 7,800 sf of adaptable interior space and sits on a 4,800 sf (approx) corner lot. This property seamlessly blends historic character with compelling income and value-add potential. Located just blocks from the transformative West Harbor waterfront development, Cabrillo Marina, and the vibrant dining, retail, and gallery scene along 6th & 7th Street, this property offers a strategic location for investors, owner-users, and creative businesses seeking a presence in one of the South Bay's most dynamic and promising coastal communities. Property highlights include two spacious street-level retail spaces strategically facing 7th St. The large, open basement area, which has a dedicated side entrance facing Centre St, creates an opportunity for additional income potential with some creativity. The upper level residential space features a total of 22 doors, including an on-site manager's suite with 2 beds, a full bath, and a kitchen. All other rooms include a sink with shared community kitchen, bath, and shower areas. This building is an efficiently run cash cow that includes a long-term cell tower lease with a carrier that currently pays $2,500/mo in stable, hassle free income. With easy access to major freeways and the broader Los Angeles and South Bay markets, this unique opportunity provides an attractive platform for businesses, residents, and investors seeking proximity to the harbor and the region's major employment and cultural centers.

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Highlights

In the heart of Downtown Arts and Cultural District

Within minutes to West Harbor Development

Over $150-million, 42-acre redevelopment featuring restaurants, shopping, fresh markets, office space, a scenic promenade, and an open-air amphitheater for live entertainment—adding long-term value and appeal to this exceptional income property.

Generating approx. $20,000 monthly income

Lots of Upside Income Potential

Landlord Pays

- Water
- Trash
- Gas
- Sewer
- Electricty
- Taxes
- Insurance

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709 S. Centre St., San Pedro

Rent Roll

UNIT #	Bed/Bath	Current Rent	Proforma	Parking	ADDITIONAL COMMENTS
1	Card Club	$918.00	$1,500.00	Street	Shared bathroom
2	Tattoo Shop	$1,500.00	$1,500.00	Street	Shared bathroom
3	Sprint Cell Towers	$2,500.00	$2,500.00	N/A	On Rooftop
4	2/1 - Managers Unit	$1,000.00	$1,800.00	Street	Rent Reduced for manager
21 Units	Rooms	$14,436.00	$15,750.00	Street	21 Rooms with shared facilities
Basement	Unfinished	$0.00	$1,500.00	Street	Vacant
		Current Total: $20,354	**Proforma Total: $24,550**		

Financial Analysis

PRICING DETAILS	
Offering Price	$1,890,0000
Building Square Feet	7,896 sq. ft.
Lot Square Feet	4,800 sq. ft.
Price Per SF	$244.34
GRM	7.8%
CAP Rate	8.5%

ANNUALIZED OPERATING DATA	
Scheduled Gross Income	**$244,248**
Less Expenses	$83,290
Estimated Property Taxes (New)	$22,680
NET OPERATING INCOME	**$138,278**

ANNUAL EXPENSES (Approx.)	AMOUNT
Licenses/ City fees/ Rent Stabalization	$2,347.00
Insurance	$13,039.00
Gas	$2,640.00
Property Manager	$7,200.00
LADWP - Water, Power, Sewer	$29,472.00
Trash	$5,311.00
Repairs & Maintenance (Estimated)	$23,281.00
TOTAL	**$83,290.00**

Photos

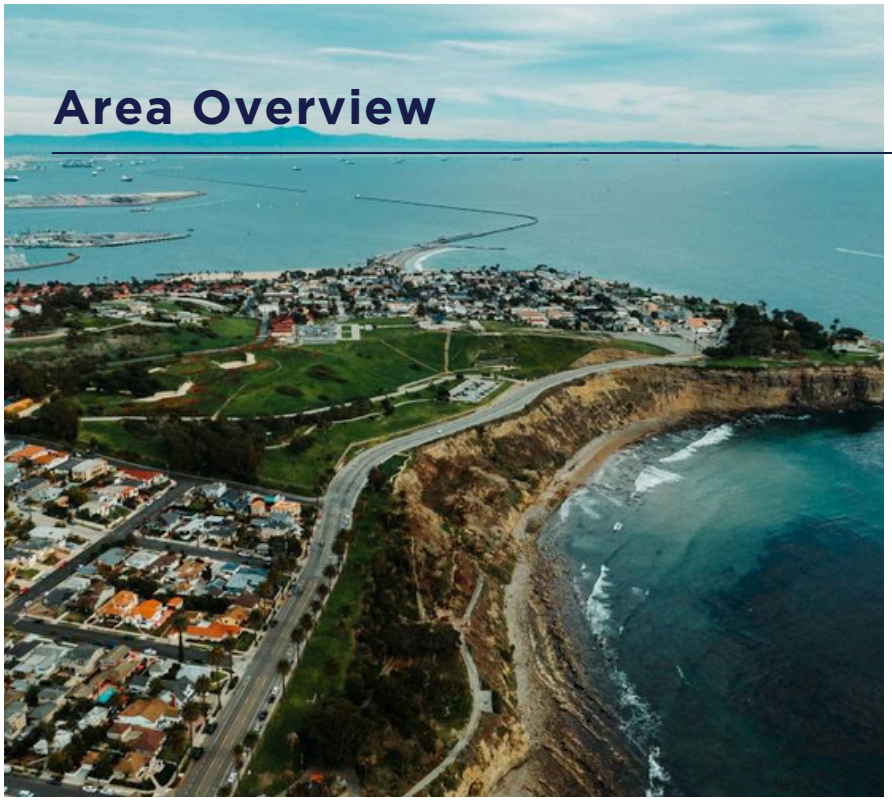








Area Overview



San Pedro, CA

San Pedro is a vibrant coastal community at the southern edge of Los Angeles, known for its rich maritime history, diverse culture, and scenic ocean views. With a blend of working-port heritage and an emerging arts and dining scene, the area offers everything from historic sites like the Battleship Iowa and waterfront parks to local shops, galleries, and community events that reflect its welcoming, laid-back spirit. San Pedro is also experiencing thoughtful growth, with major developments such as West Harbor bringing new waterfront dining, entertainment, and public space; AltaSea at the Port of Los Angeles, fostering ocean science, education, and innovation; new commercial properties; and a range of multifamily residential projects that are expanding housing options while strengthening the local economy and community. Together, these elements make San Pedro an appealing and dynamic place to live, work, and visit.



West Harbor

West Harbor is a 42-acre waterfront redevelopment in San Pedro, California, transforming the former Ports O' Call Village into a vibrant, walkable destination along the Los Angeles Waterfront. The project features a mile-long promenade, public docks, and hundreds of thousands of square feet dedicated to dining, retail, and entertainment. Planned and opening tenants include waterfront restaurants, breweries, the San Pedro Fish Market, harbor cruises, bike rentals, and immersive attractions. Future phases will add major draws such as a Ferris wheel, family-friendly amusement elements, and a proposed 6,200-seat open-air amphitheater. Designed to expand public access and celebrate the working harbor, West Harbor aims to become a signature destination for locals and visitors alike.

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