



847-879 W 10TH STREET

SAN PEDRO, CALIFORNIA

**19-HOME FULLY ENTITLED + RTI
SMALL-LOT DEVELOPMENT OPPORTUNITY**

\$3,500,000

ASKING PRICE

EXCLUSIVELY MARKETING BY

LYON STAHL INVESTMENT REAL ESTATE

Brett Lyon
(310) 780-1899
BRETT@LYONSTAHL.COM
BRE - 01717818

Woody Stahl
(310) 710-3829
WOODY@LYONSTAHL.COM
BRE - 01399621



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A substantially advanced San Pedro development opportunity

\$3,500,000

ASKING PRICE

19

APPROVED HOMES

FULLY ENTITLED

+ READY-TO-ISSUE

±\$184,000

LAND BASIS / HOME

The approved 19-home small-lot development offers a defined for-sale program with extensive entitlement and predevelopment work already completed.

18 + 1

18 market-rate homes and one Very Low Income residence

±1,912 SF

Average home with three stories and a roof deck

MARKET

New-construction sales evidence in San Pedro

±28,800 SF

Development site in an established San Pedro neighborhood

PARKING

Private two-car garages plus five guest spaces

LOCATION

Near Downtown San Pedro and ongoing LA Waterfront investment



Property & Development Overview

PROPERTY

ADDRESS	847-879 W 10th Street, San Pedro, CA 90731
ASKING PRICE	\$3,500,000
SITE AREA	±28,800 SF
ZONING	RD2-1XL
GENERAL PLAN	Low Medium II Residential
APNS	7454-015-003, -004, -005
SUBDIVISION	VTT-82296-SL
DEVELOPMENT STATUS	Fully Entitled + RTI

APPROVED DEVELOPMENT

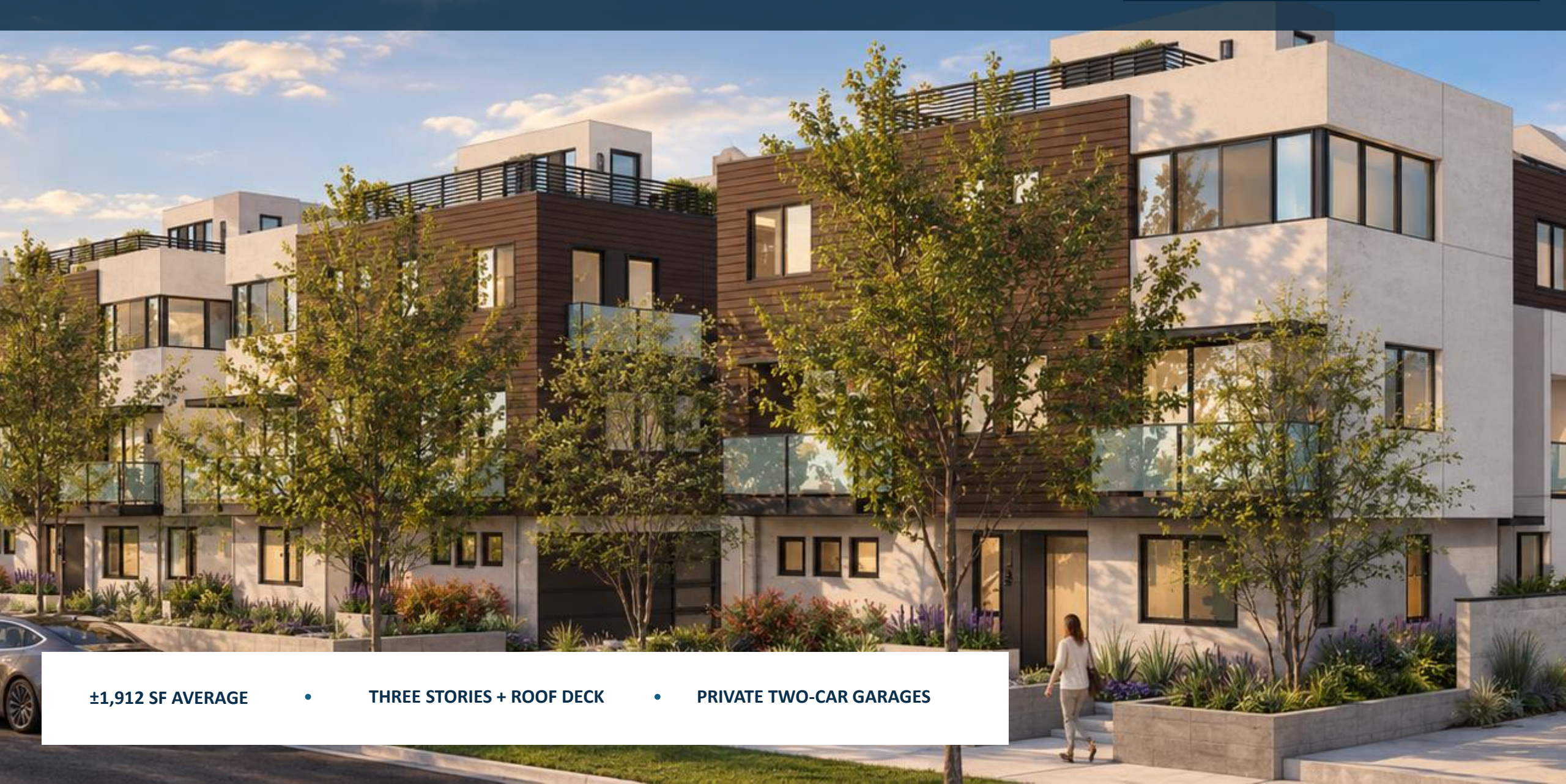
RESIDENTIAL LOTS	MARKET-RATE HOMES
19	18
INCOME-RESTRICTED HOMES	AVERAGE HOME SIZE
1	±1,912 SF
APPROVED HEIGHT	PARKING
±36'9" / Three Stories + Roof Deck	Private Two-Car Garages + Five Guest Spaces
SUBDIVISION TYPE	ADDITIONAL LOT
Small-Lot Residential	Lot 10 / Wireless Facility



19 New For-Sale Residences

Approved plans and elevations govern.

Conceptual visualization for illustrative purposes only



±1,912 SF AVERAGE

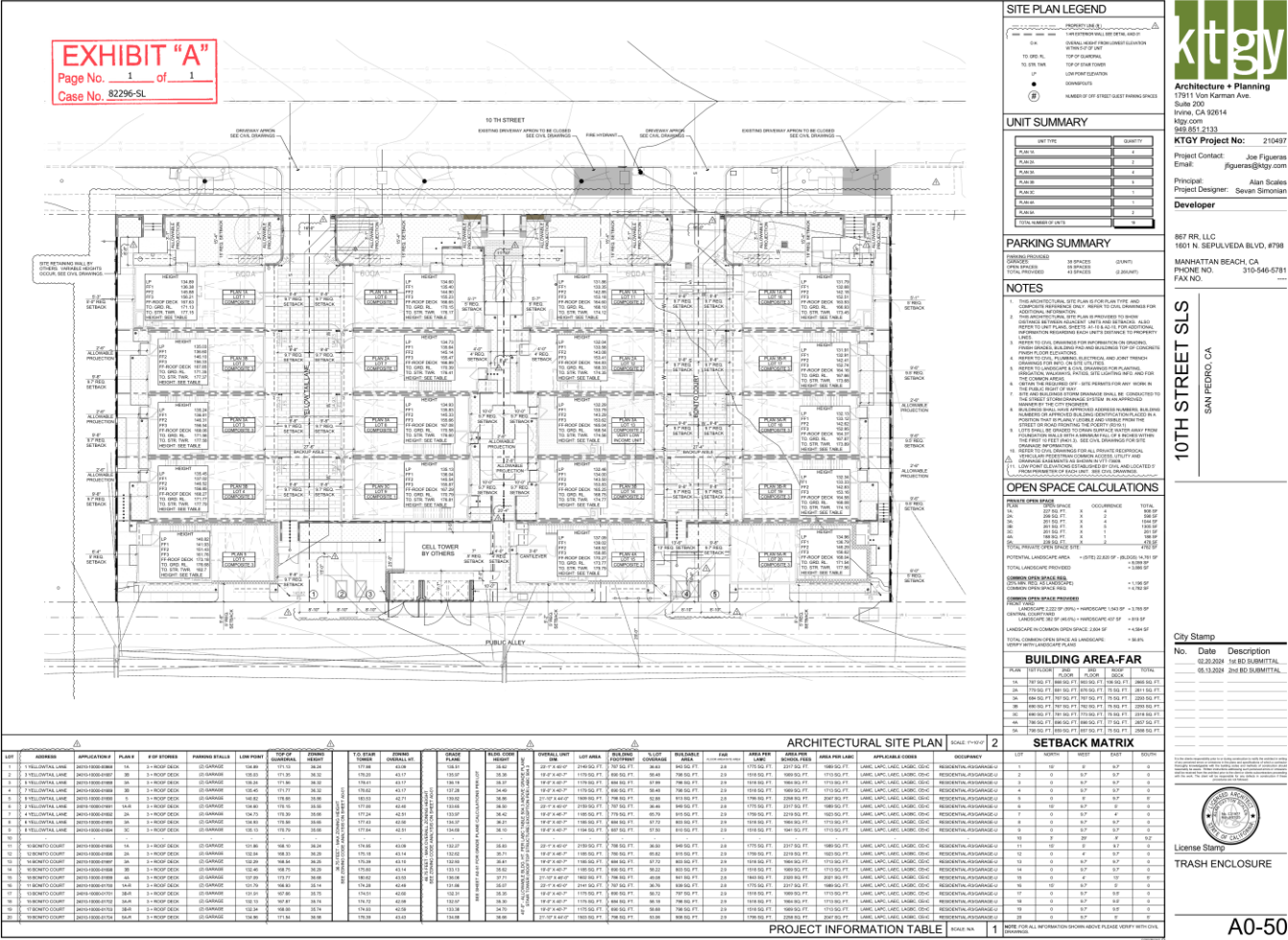


THREE STORIES + ROOF DECK



PRIVATE TWO-CAR GARAGES

Site Plan & Development Program



19 New For-Sale Residences



18 MARKET-RATE + 1 VERY LOW INCOME

±1,912 SF average home

3- & 4-Bedroom Floor Plans

Three stories + roof deck

Private two-car garages

AFFORDABLE COMPONENT

1 of 19 residences | Very Low Income | 55-year term | Lot 13 / 14 Bonito Court | Plan 3A

Maximum purchase price established by LAHD. Most recent determination: \$189,142 dated August 14, 2025; updated determination pending.

San Pedro New-Construction Comparables

~\$505/SF

CLOSED AVERAGE

~\$497/SF

CLOSED MEDIAN

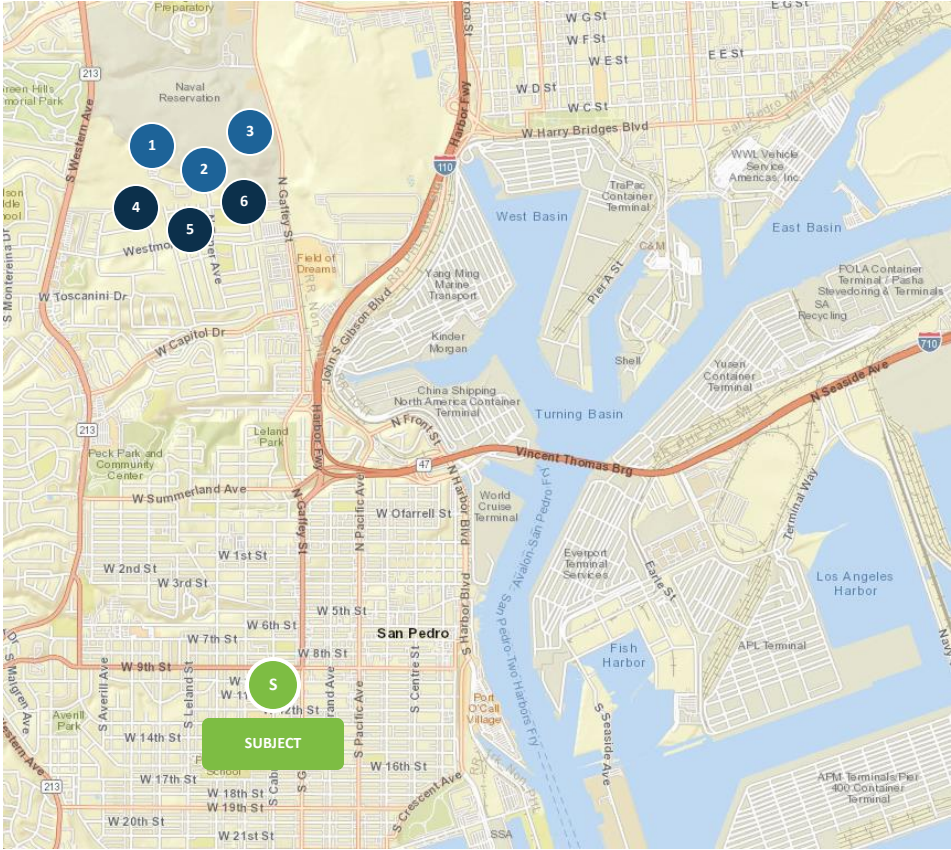
~\$519/SF

ACTIVE AVERAGE

~\$524/SF

ACTIVE MEDIAN

#	ADDRESS	STATUS	SF	PRICE	\$/SF
1	1484 Sandbar Ln	ACTIVE	1,828	\$899,000	\$492
2	1473 Reef Ln	ACTIVE	1,829	\$924,000	\$505
3	1693 Coral Sea Ln	ACTIVE	1,876	\$982,990	\$524
4	1478 Skyline Ln	CLOSED	1,829	\$874,000	\$478
5	1493 Skyline Ln	CLOSED	1,826	\$928,000	\$508
6	1690 Coral Sea Ln	CLOSED	1,876	\$1,064,000	\$567



SUBJECT

ACTIVE

CLOSED

Ponte Vista comp cluster

Property Photos



Existing commercial / event-hall improvements, surface parking and wireless infrastructure situated on an approximately 28,800 SF development site.

San Pedro Area Highlights



SAN PEDRO / SOUTH BAY

Waterfront access, major employment and continued public investment shape the broader location story.



LA WATERFRONT / SAN PEDRO

West Harbor and Port-led public access projects continue to reshape the waterfront with new dining, entertainment, parks and infrastructure.



PORT OF LOS ANGELES

The Port anchors San Pedro's economy and connects the community to one of the nation's most important trade and logistics centers.



ALTASEA / BLUE ECONOMY

AltaSea's 35-acre waterfront campus supports ocean research, maritime technology, clean energy innovation and workforce development.

REGIONAL CONNECTIVITY

The Harbor Freeway links San Pedro with the South Bay and greater Los Angeles. Long Beach, Palos Verdes and nearby coastal communities remain within the broader regional network.

A major waterfront destination taking shape



±\$500M | 42 ACRES | ±300K SF | 6,200 SEATS

West Harbor is activating a 42-acre waterfront district through phased openings of public spaces, dining and entertainment uses. Announced concepts include San Pedro Fish Market, Yamashiro, Hopscotch and a planned observation wheel, subject to current project timing and tenant plans.

PORT INVESTMENT / LA28

The Port reports approximately \$1 billion in public-access investment from 2005–2025, approved \$66.5 million in 2026 waterfront construction contracts and is scheduled to host six LA28 Olympic sailing events.



PUBLIC PROMENADE



WATERFRONT AMPHITHEATER

Disclaimer

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Prospective purchasers should rely on their own advisors and independent due diligence.

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San Pedro, California

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\$3,500,000

ASKING PRICE

COMPREHENSIVE DUE DILIGENCE AVAILABLE UPON REQUEST

Entitlements | Architectural Plans | Construction Documents
Tract / Map Materials | Affordable Housing Documentation
Civil / Soils / Environmental | Wireless Documentation

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