

356  
— WEST —  
7<sup>TH</sup>  
Street





356  
— WEST —  
7TH  
Street



## CONTACT

### **Lee Williams**

The Williams Group  
(310) 400-6389  
LeeWilliams@KW.com  
CA DRE 01726182

### **Richard Williams**

Commercial Agent  
(310) 941-4257  
Richard.Williams@KW.com  
CA DRE 01099773

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The background image shows the interior of a restaurant or cafe. In the foreground, there are several wooden tables and chairs with woven backs. A staircase with a metal railing is visible on the left. Large windows on the right side offer a view of the street outside. Two large, industrial-style pendant lights hang from the ceiling. The overall atmosphere is rustic and cozy.

4,880  
square feet

\$24 / sf / yr plus NNN

Street Parking Available

3 Year Term Minimum

Available March 1<sup>st</sup> 2019





PORT OF LOS ANGELES

356  
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Street

Downtown  
San Pedro

4<sup>th</sup> Street

5<sup>th</sup> Street

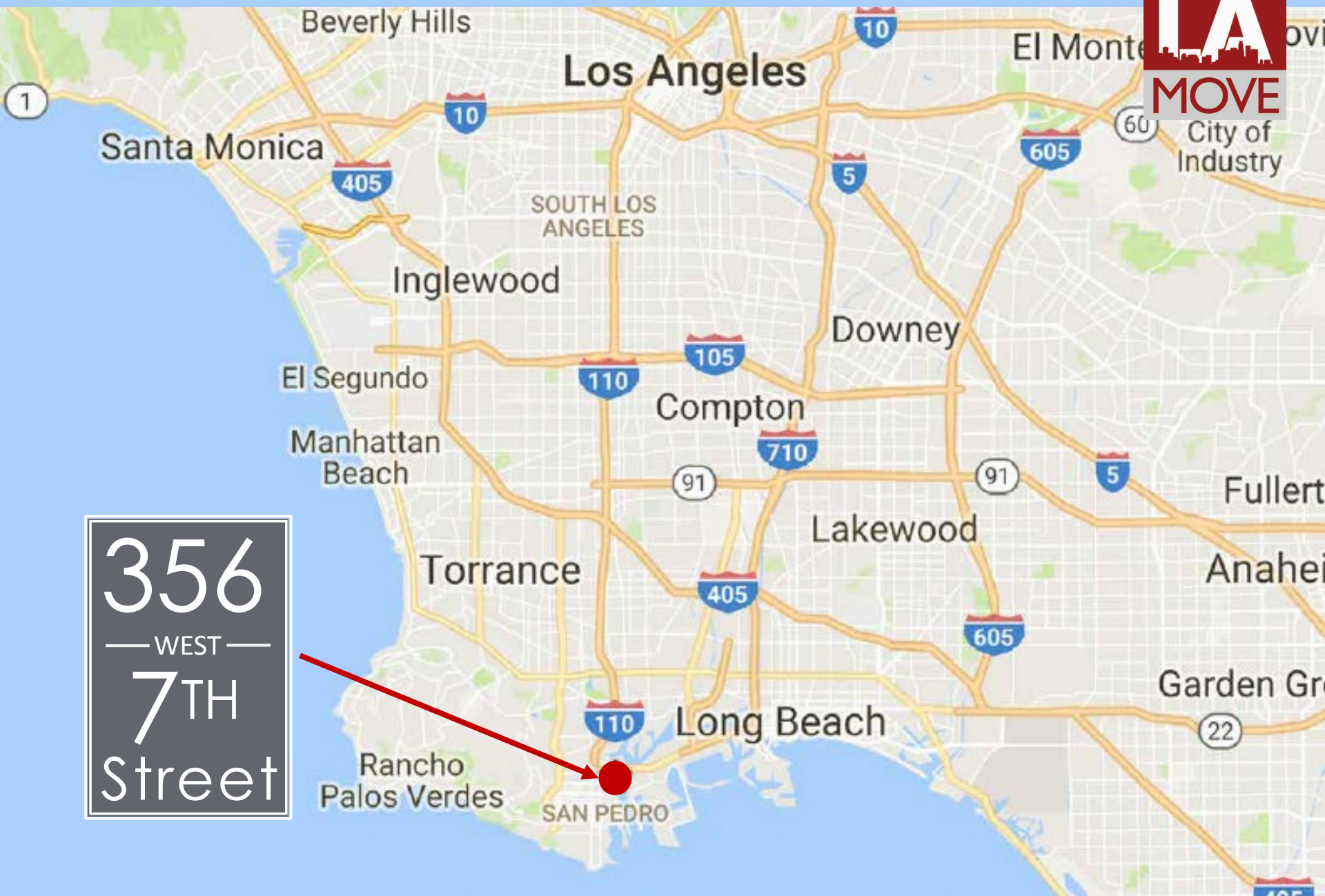
S Mesa Street

6<sup>th</sup> Street

7<sup>th</sup> Street

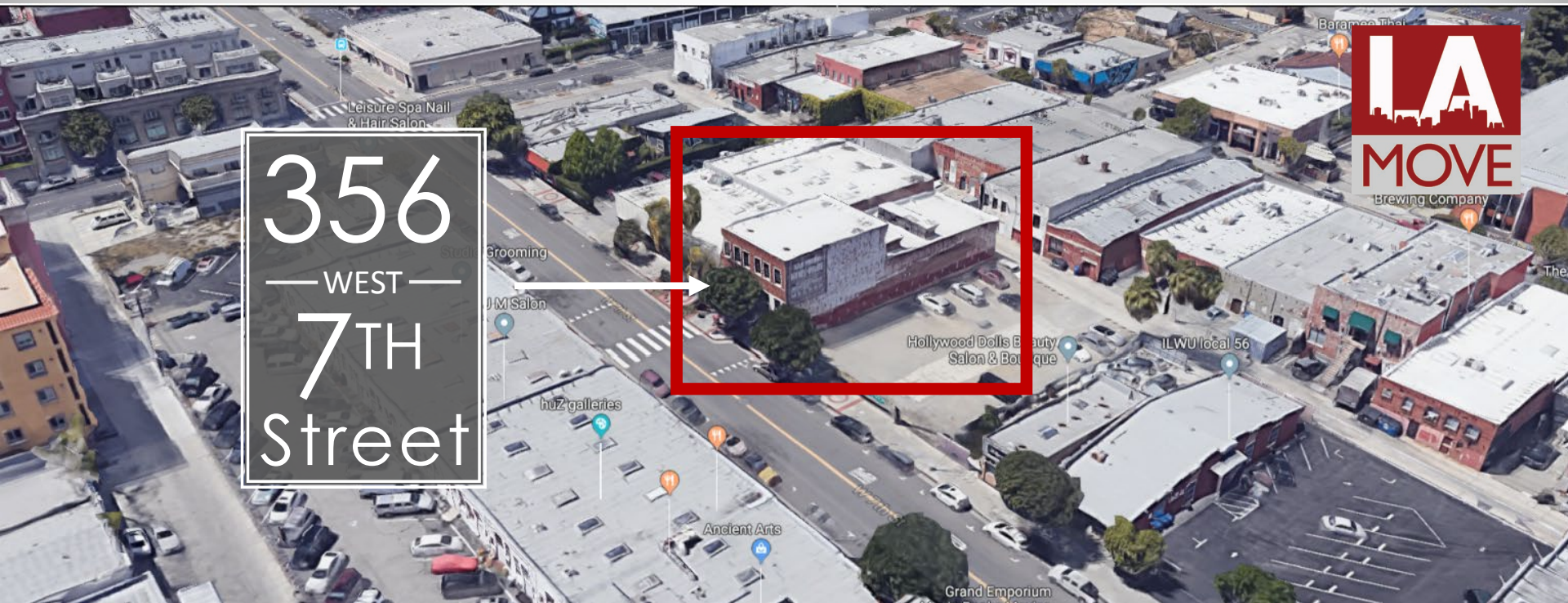




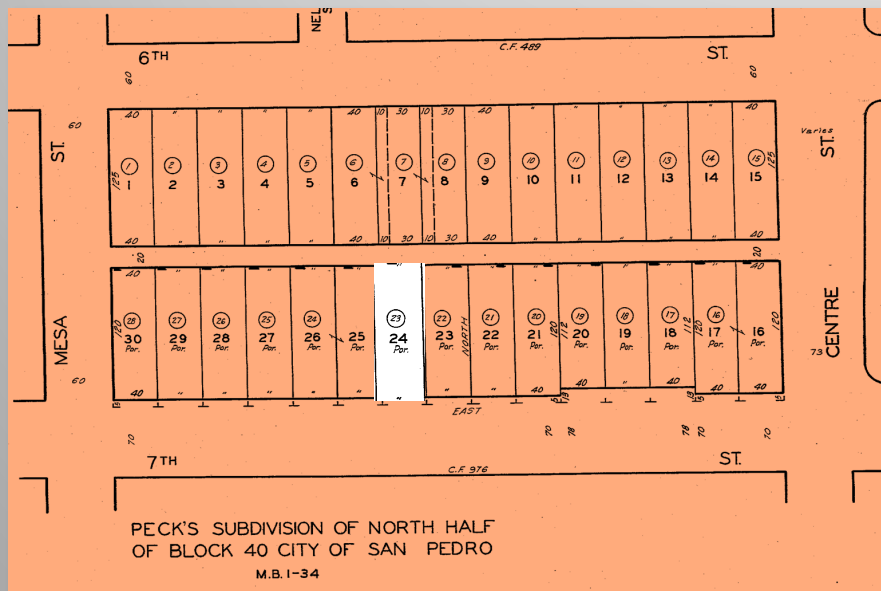


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## Parcel Map

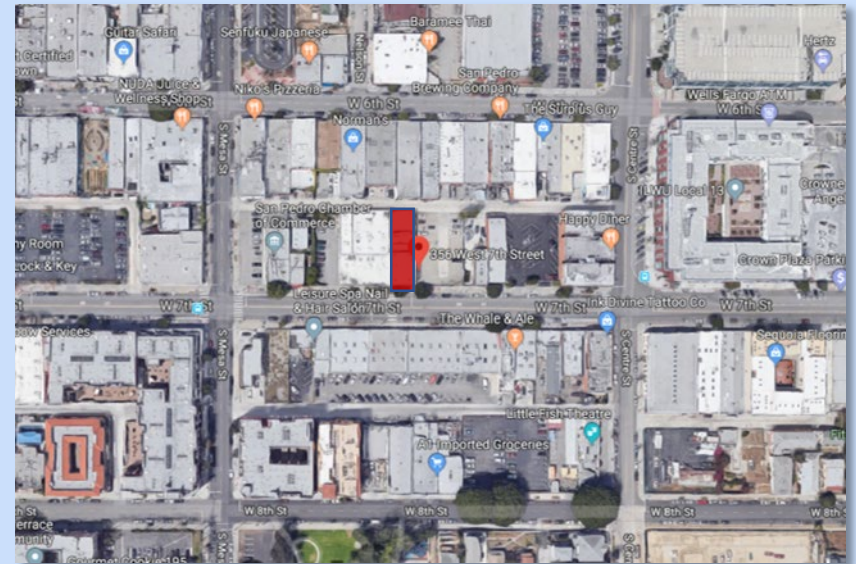
Address	356 W 7th Street San Pedro, CA 90731
APN	7455-012-023
Lot Size	4,884 sf
Building Size	6,880 sf (2,000 top floor)
Zoning	CM-2D-CPIO



Zoning:

“CM” COMMERCIAL MANUFACTURING ZONE.

Allowable uses: C2 Zone Uses: Generally very permissive includes restaurants and housing.

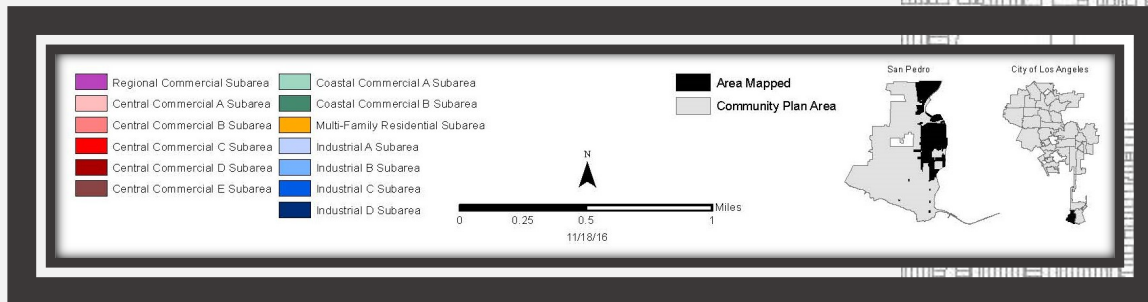
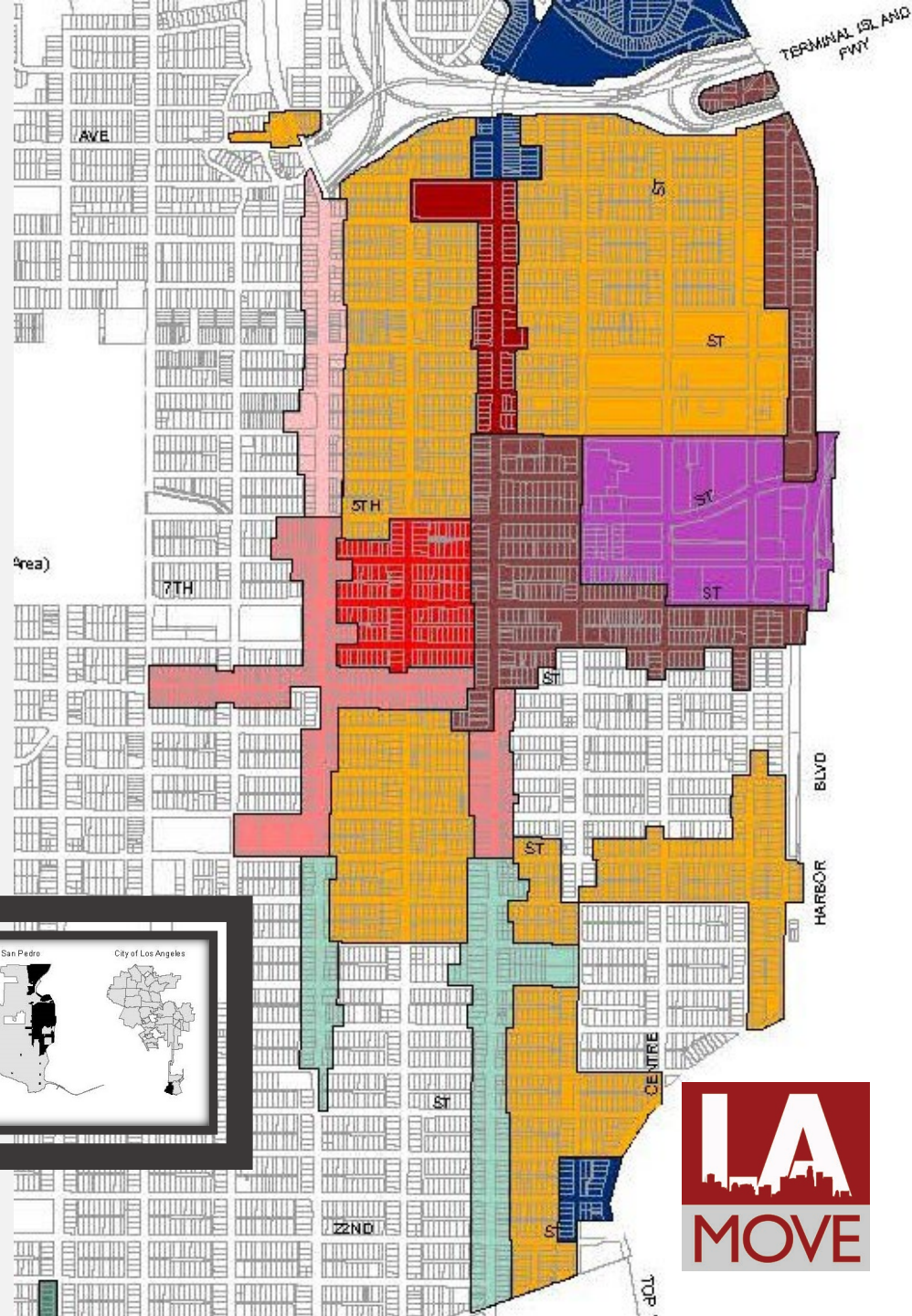




## Community Plan Implementation Overlay (CPIO) for the downtown San Pedro area went into effect 6/26/2018.

The CPIO increases the maximum height and max density for many properties in the downtown San Pedro area.

Due to this dramatic zone change to downtown San Pedro, it is expected that much development will occur over the coming years.





## Area Overview



# Port of Los Angeles

San Pedro is home to the busiest container Port in the western hemisphere and the World Cruise Center. LA's thriving seaport, is an anchor institution, managing record-setting cargo volumes, moving billions of dollars of cargo annually and attracting 602,402 cruise ship passengers to LA's World Cruise Center. The Port has embarked on a 10-year, \$2.6 billion infrastructure investment program, so that its efficiency and productivity will continue to increase and its base of jobs and economic impact will continue to grow.





## Retail and Entertainment

The Ports O'Call transformation into the San Pedro Public Market, includes a new retail and dining destination with live entertainment, interactive family-friendly attractions and year-round events. The first phase of the Public Market development includes \$150 million in investment, completion is slated for 2021.

A fleet of rubber-tire trolleys shuttles passengers throughout the wider waterfront and downtown San Pedro area with connections to nearby destinations. There are also bikeshare and electric scooters to help visitors get around San Pedro.

Also in 2014, a \$32M promenade and outdoor movie screening space opened up on the waterfront. A \$125M revamp of the Cabrillo Way Marina wrapped up in 2011, and the Battleship IOWA opened to visitors a year later. New businesses have popped up too, like the artisan goods marketplace Crafted at the Port of LA, opened in 2012, and the local craft brewery, Brouwerij West, opened 2016 in a historic Navy warehouse.







# Points of Interests

Catalina Express  
Warner Grand Theatre  
Crafted  
LA Water Front  
Battleship USS Iowa Museum  
San Pedro Public Market  
Cabrillo Beach Pier  
Cabrillo Marine Aquarium  
Los Angeles Maritime Museum  
San Pedro Brewing Company  
Point Fermin Park  
Point Fermin Lighthouse  
Fort MacArthur Museum  
White Point Nature Preserve  
The Korean Friendship Bell  
San Pedro Fish Market  
Sunken City  
SS Lane Victory  
Fanfare Fountains  
22<sup>nd</sup> Street Park







## San Pedro Loves Food

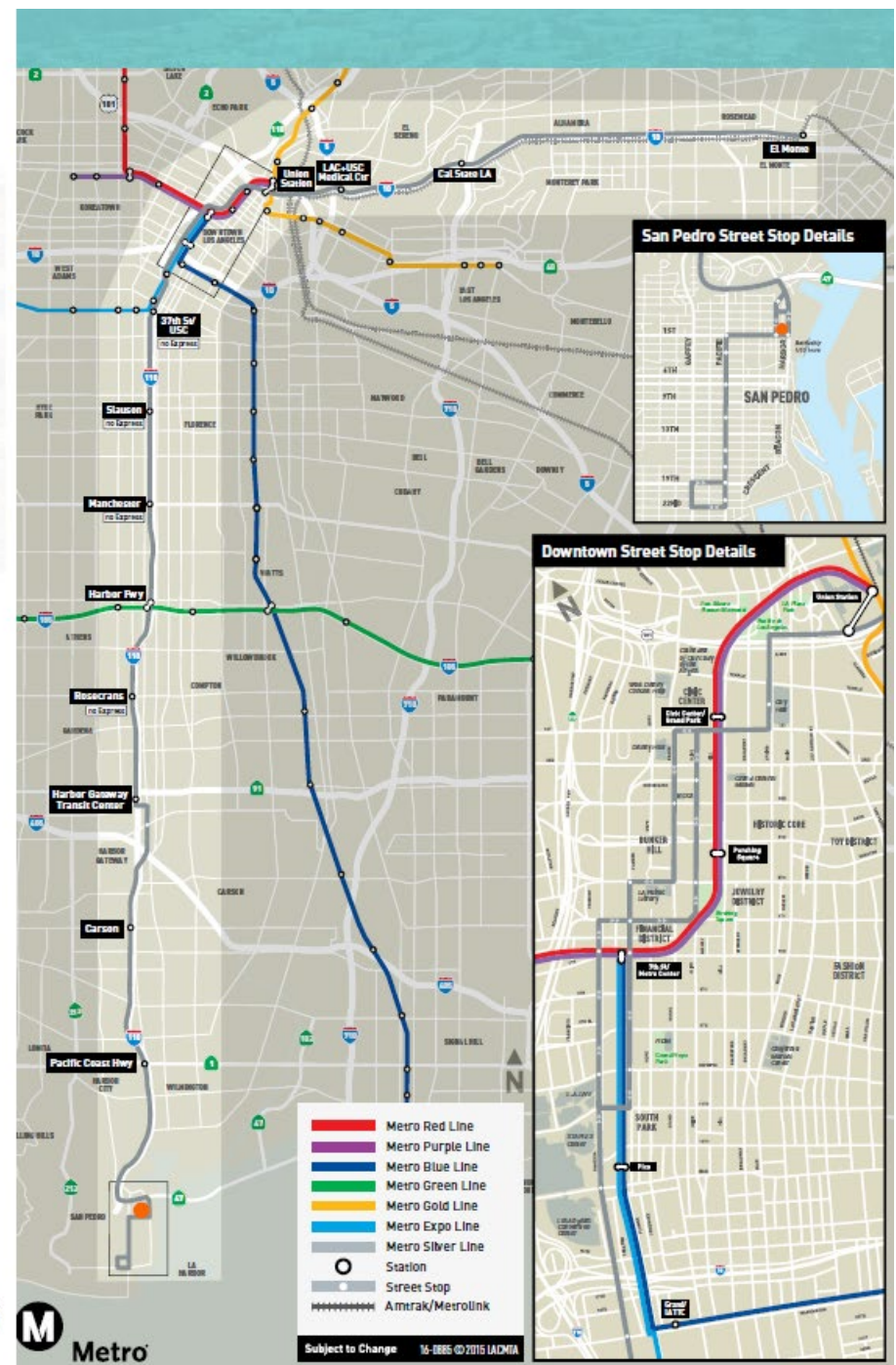
San Pedro Fish Market and Restaurant  
Raffaello Ristorante  
J.Trani's Ristorante  
The Whale & Ale  
Green Onion Mexican Restaurant  
Think Cafe  
Rex's Cafe  
Happy Diner  
Babouch Moroccan Restaurant  
Baramée Thai Restaurant  
Maria's Mexican Restaurant  
Gaffey St. Diner  
Big Nick's Pizza  
Lighthouse Café  
Sebastian's Mediterranean  
Conrad's Mexican Grill





# TRANSPORTATION

The Property benefits from Los Angeles's excellent regional transportation access provided by several freeways; the 101 Freeway; the 710 Freeway; the 405 Freeway; and Highway 47. Harbor Boulevard, being a major thoroughfare in San Pedro, provides easy freeway access. Just a few minutes drive away. The Metro Silver Bus Line also runs through the neighborhood and provides roundtrip service to Downtown Los Angeles as well as westward into central San Pedro. The Silver Line connects residents to the LA Metro system, making Santa Monica, Hollywood and many other entertainment venues just a short train ride away.





An aerial photograph of a waterfront park. In the foreground, there is a paved walkway with several wooden benches and young palm trees planted in grassy areas. To the right, a wooden pier extends into the water, with a small boat docked. In the background, there are tall buildings and more trees under a clear blue sky.

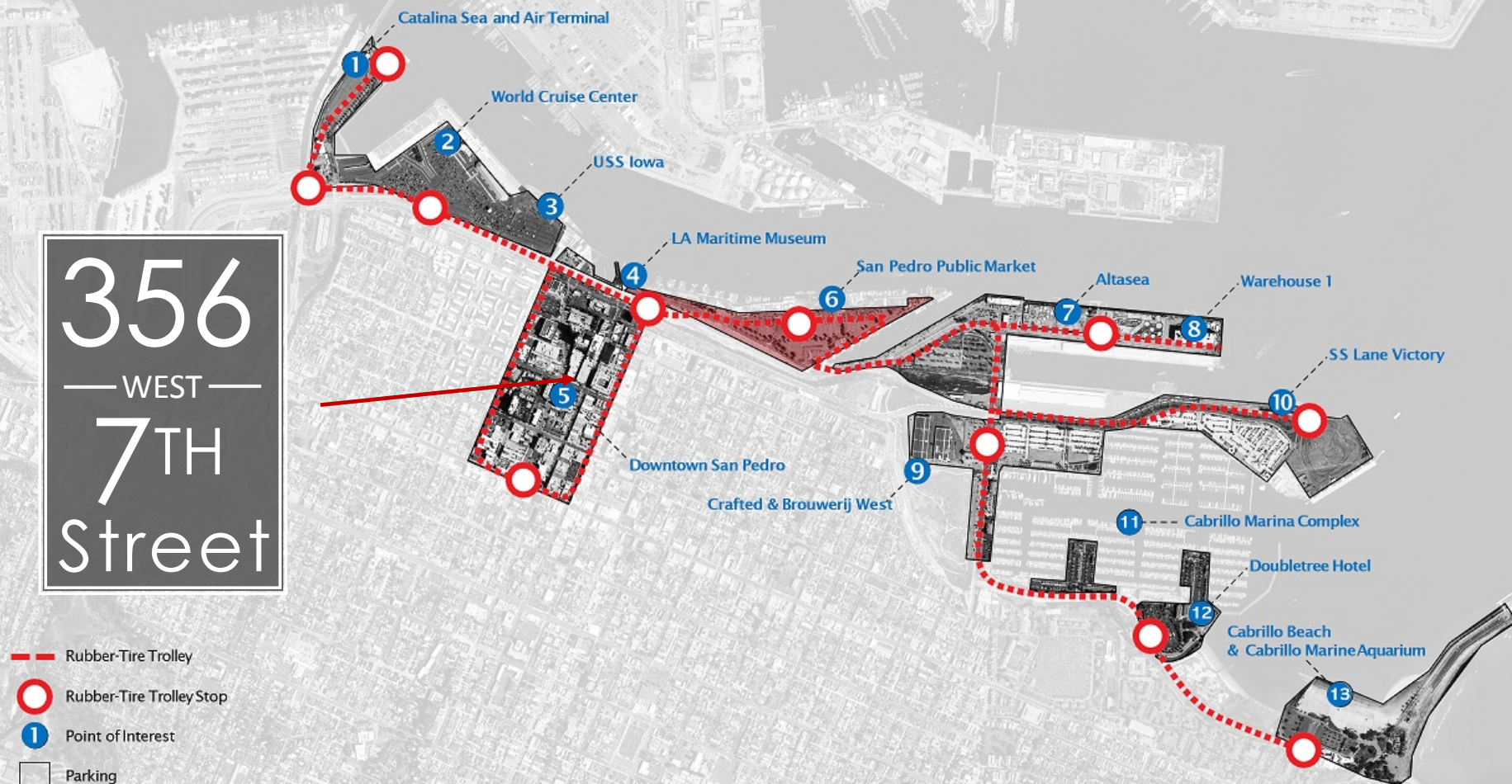
New Development



San Pedro  
Promenade  
2 Blocks away



# 356 — WEST — 7TH Street







# AltaSea

AltaSea is developing a new model for ocean-related science, business and education – a place where innovators collaborate to develop solutions critical to the survival of the earth and its inhabitants.

The AltaSea campus will be built in several phases over the next 15 to 20 years.

*Estimated Price tag:  
\$200 million*







# New Housing

There are 1,072 new units of housing currently under construction in San Pedro





# Rancho San Pedro

San Pedro's aging public housing development is next up for the kind of overhaul that has remade the Dana Strand, Harbor Village and Jordan Downs projects, according to The Daily Breeze. Los Angeles city officials were awarded a formal \$1.3 million in U.S. Housing and Urban Redevelopment grant funds to turn the 478-unit Rancho San Pedro project into a mixed-income, higher density, multi-story development that better blends with the surrounding area which is being groomed for more tourism. A final 1,626 unit design is expected in September 2019.

*Estimated Price tag: \$300 million*





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The **WILLIAMS** Group  
**kw** PALOS VERDES

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