



Parcel 4

Parcel 3

Parcel 2

Parcel 1

# SAN PEDRO RETAIL BUILDING

1309 S. PACIFIC AVE.  
SAN PEDRO, CA 90731

Clervil Heraux, BRE#01473077

Advisor

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CalDRE #01473077

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	0 SF
Year Built:	1932
Building Size:	4,000 SF
Zoning:	LAC2
Price / SF:	\$325.00

## PROPERTY OVERVIEW

This property is and has always been family owned. The landlords are looking to retire and vacate the building. Currently used as a warehouse and custom wood furniture manufacturing facility. Can also be purchased with the two neighboring properties.

South Pacific Ave. has just over 18,000 vehicles traveling north and south daily in this highly populated residential area.

San Pedro [[sanEpid~o]] is a community within the City of Los Angeles, California. Formerly a separate city, it consolidated with Los Angeles in 1909. The port of Los Angeles, a major international seaport, is partially located within San Pedro. The district has grown from being dominated by the fishing industry to become primarily a working class community within the City of Los Angeles.

## PROPERTY HIGHLIGHTS

- \* Prime Location in San Pedro / South Bay
- \* High Density Population of over 87,000
- \* Traffic counts of 18,000+ daily



# Complete Highlights

## SALE HIGHLIGHTS

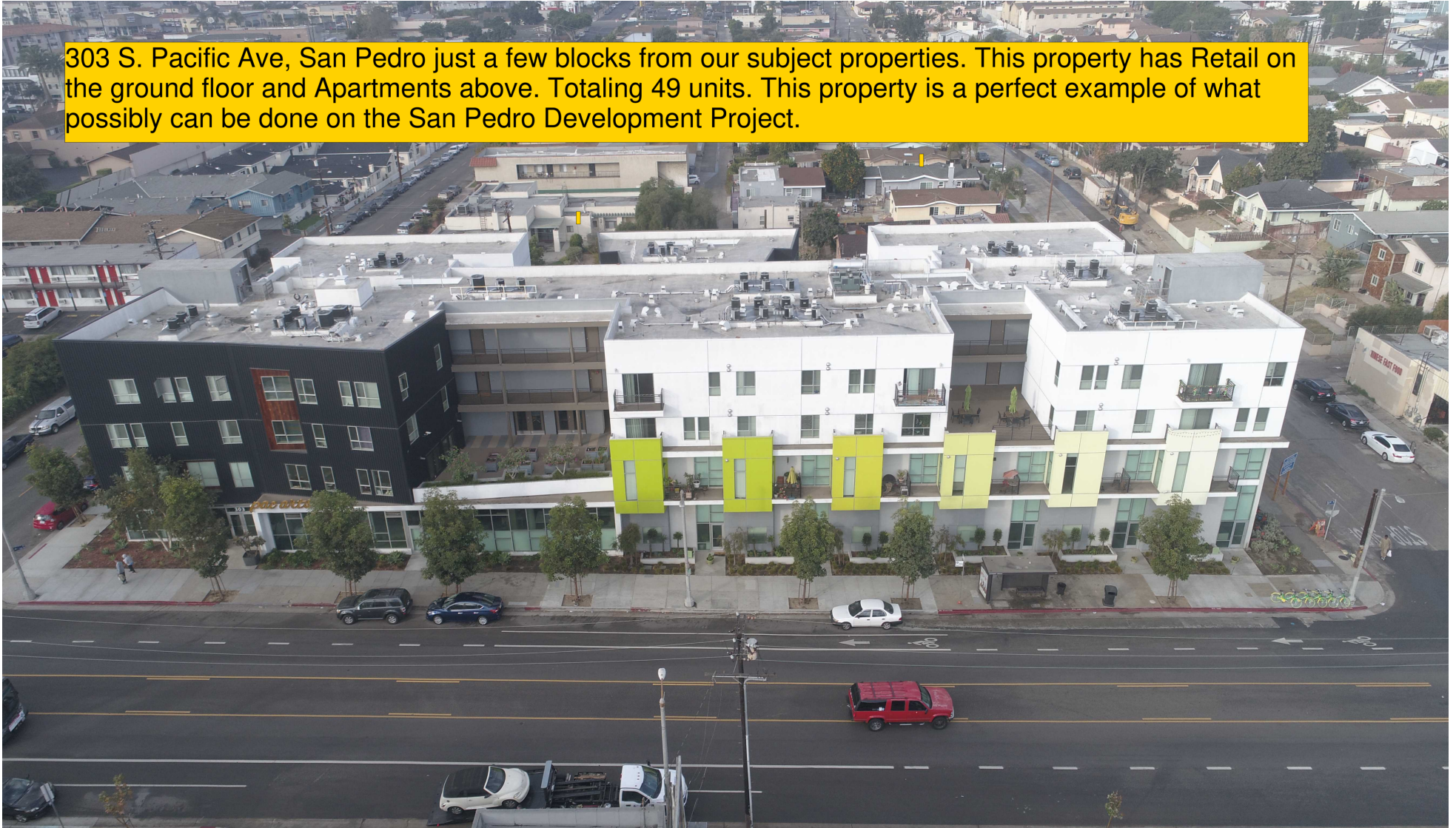
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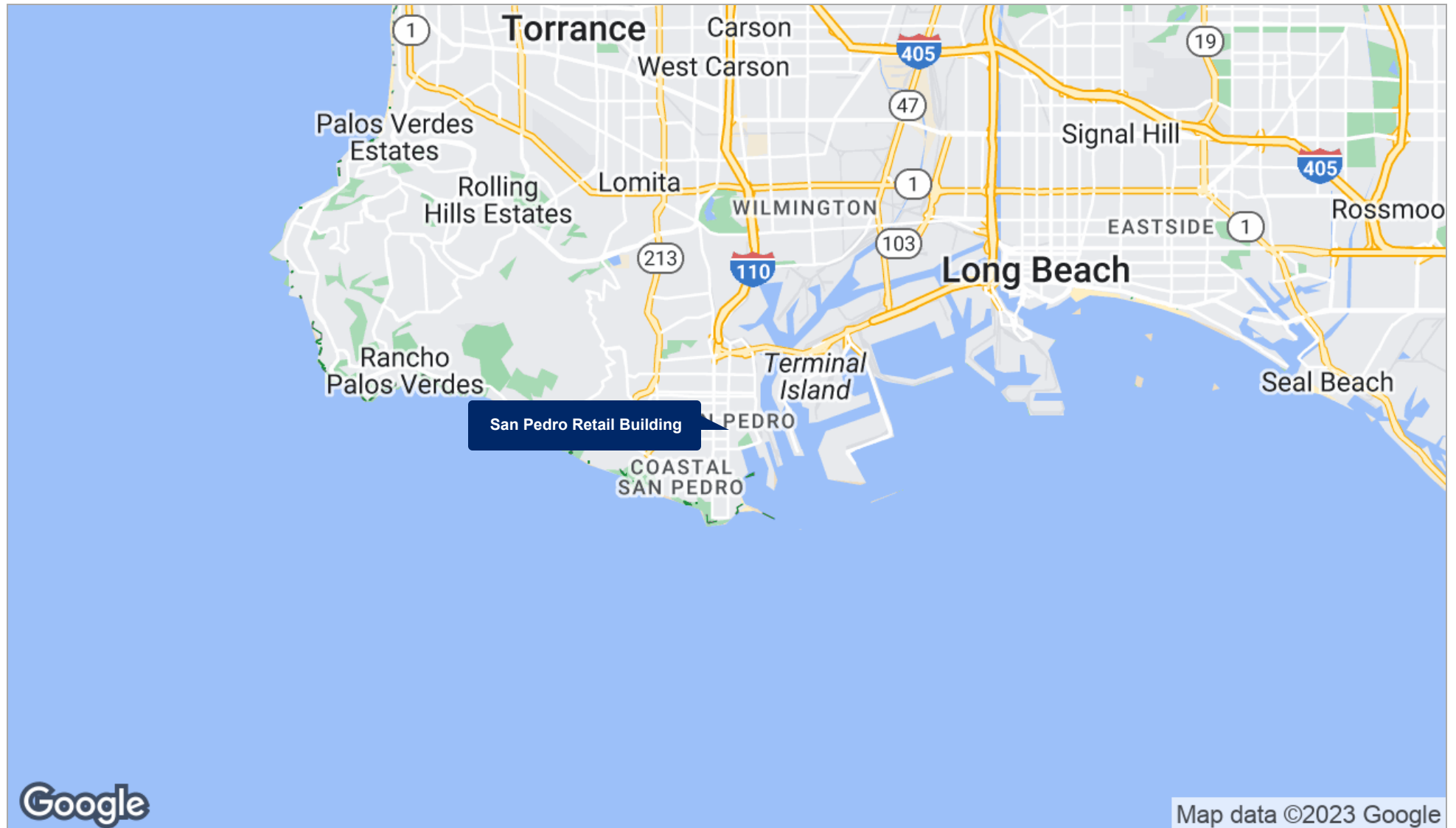
# Additional Photos

303 S. Pacific Ave, San Pedro just a few blocks from our subject properties. This property has Retail on the ground floor and Apartments above. Totaling 49 units. This property is a perfect example of what possibly can be done on the San Pedro Development Project.



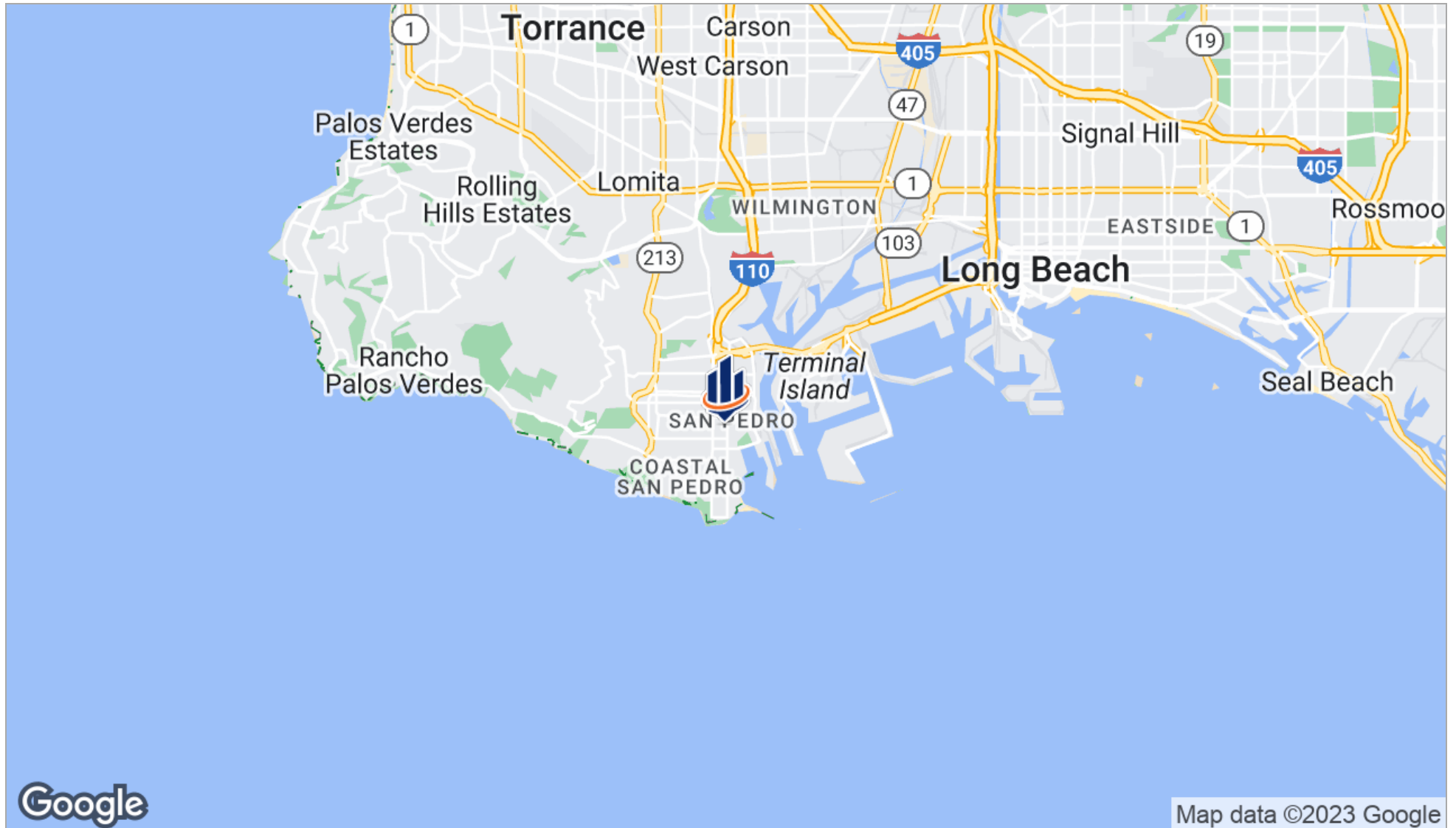


# Regional Map



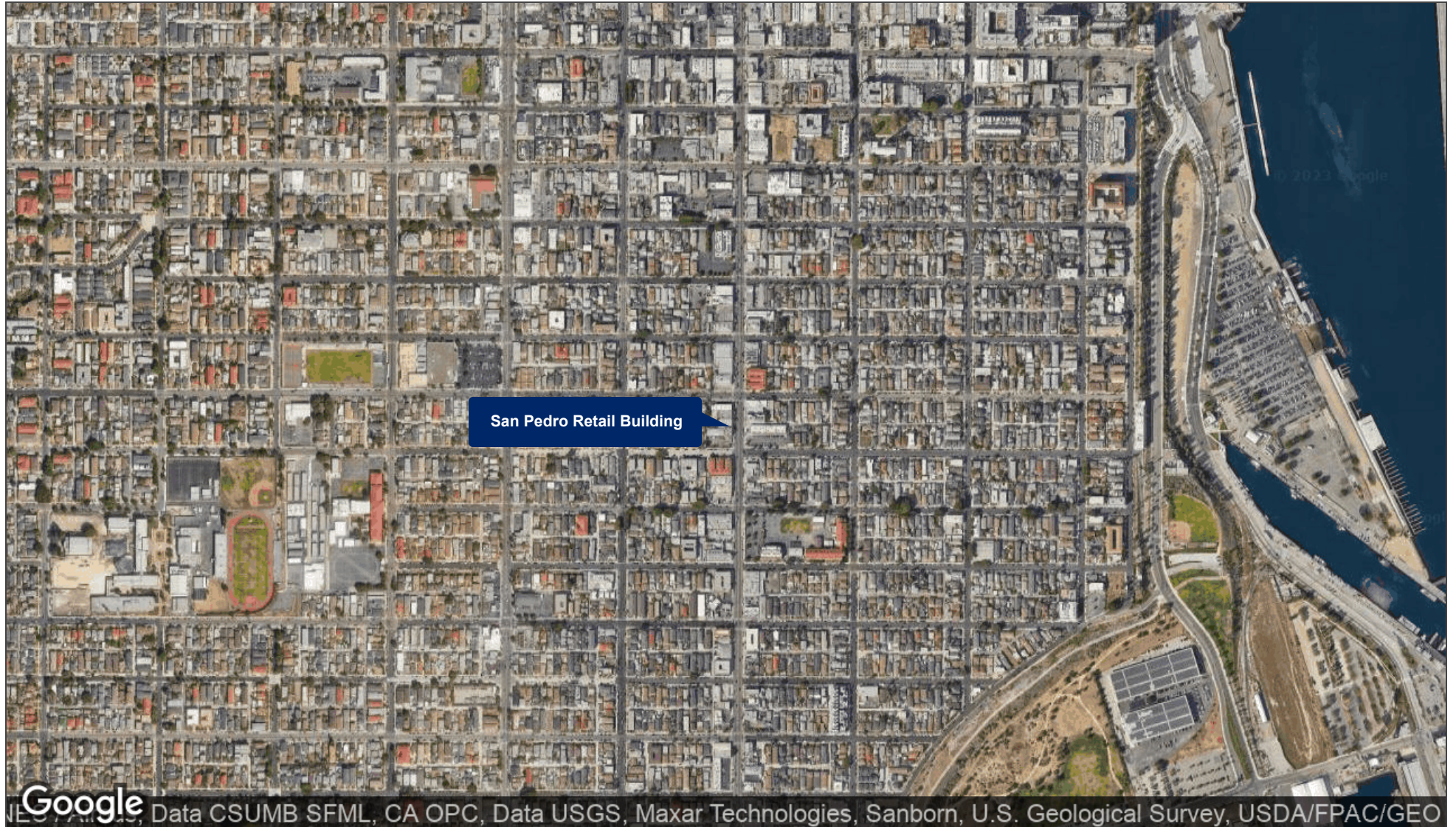


# Location Maps





# Aerial Map





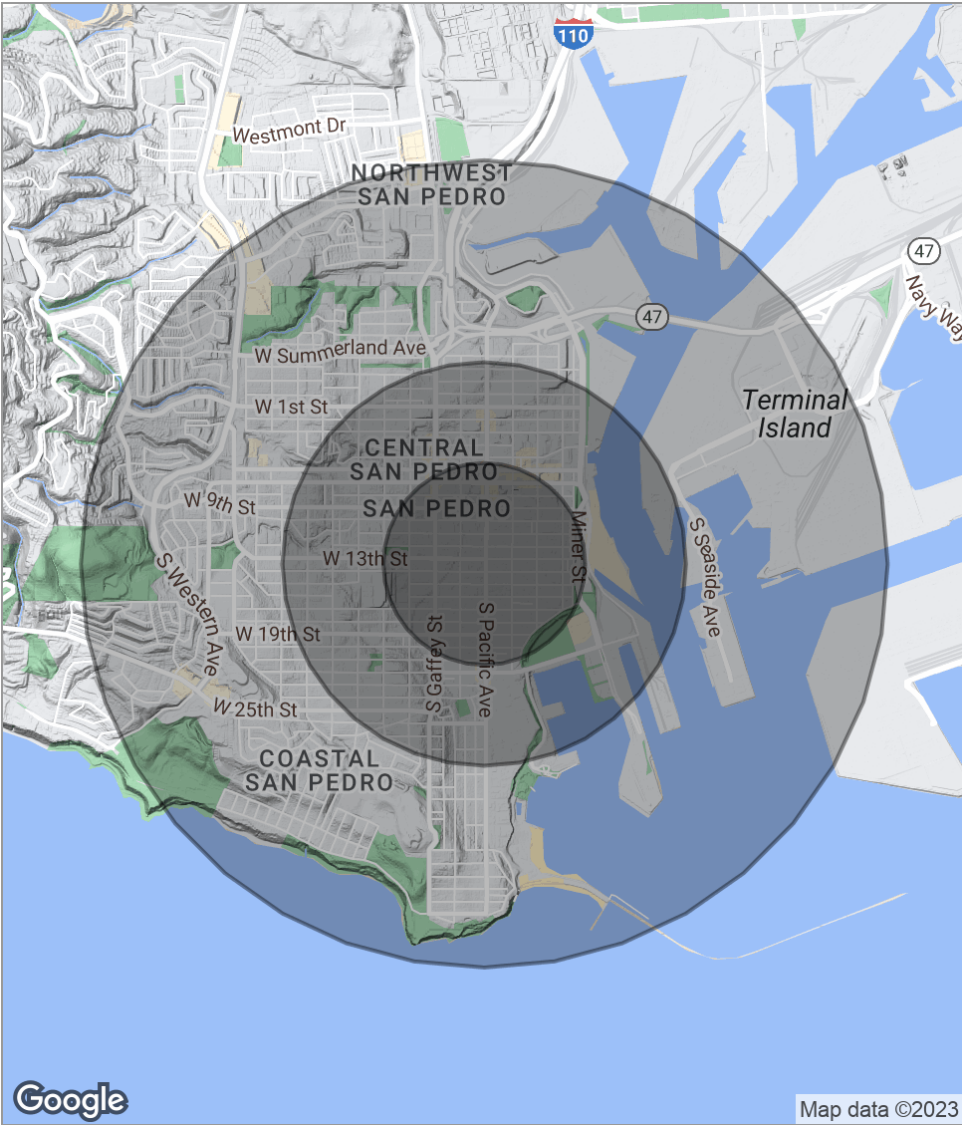
# Demographics Report

	0.5 MILES	1 MILE	2 MILES
Total population	16,140	40,278	74,643
Median age	31.3	31.7	35.2
Median age (male)	31.2	31.7	35.2
Median age (female)	31.5	31.9	35.2
Total households	5,326	14,337	27,652
Total persons per HH	3.0	2.8	2.7
Average HH income	\$48,147	\$52,658	\$67,397
Average house value	\$482,162	\$520,099	\$565,780

*\* Demographic data derived from 2020 ACS - US Census*



# Demographics Map



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# Advisor Bio & Contact 1

## CLERVIL HERAUX, BRE#01473077

### Advisor

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## PROFESSIONAL BACKGROUND

Clervil started his commercial real estate career with Vanguard Investment Properties in 2004. At that time his focus was in multi-family, 4 unit/+ properties located in Orange County and the surrounding cities. Over the years, under the mentor-ship of Cameron Irons, Clervil's focus changed from multi-family to the Restaurant industry and now on to Property Management and full service brokering.

Clervil is the head of the Property Management department and is currently working on acquiring his CPM designation through the local IREM program. Clervil manages the day to day operations of the portfolio which consists of multi-family, commercial retail, medical and office properties.



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