

356 7TH STREET, SAN PEDRO, CA 90731

RESTAURANT SPACE WITH TWO LEVELS AND A MEZZANINE

FOR LEASE



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356 7th Street, San Pedro, CA 90731

SIZE: Total square feet is approximately 6,880
 Ground floor approximately 4,880 square feet
 Mezzanine and top floor approximately 2,000 square feet

RATE: \$22,300 per month plus NNN
 (NNN estimated to be \$0.40 per square foot per month)

PARKING: Public and street parking nearby

TERM: Negotiable

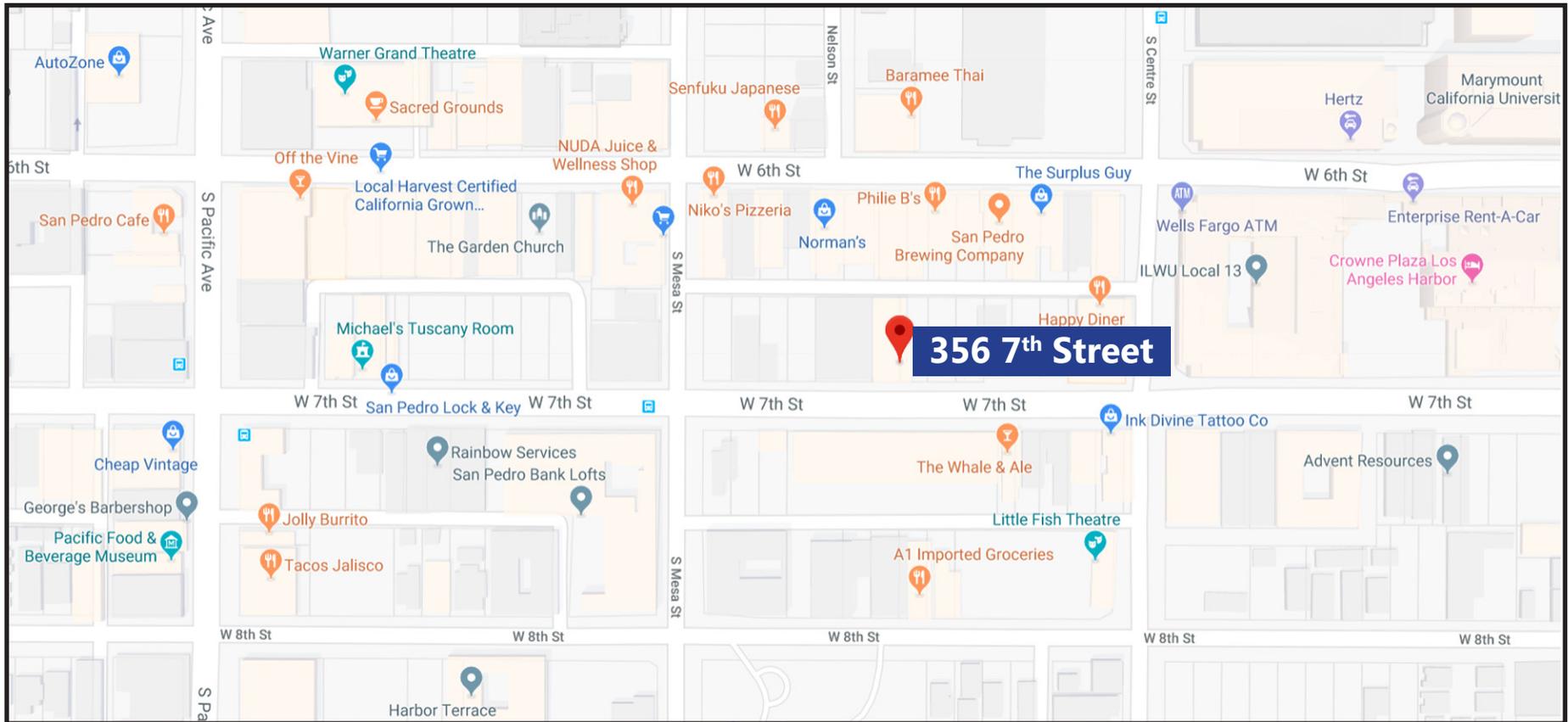
AVAILABLE: March 1, 2019

- **Two levels and a mezzanine space, located near the San Pedro Port of Call**
- **Close to historic restaurants and bars in an area which is "up and coming"**
- **Presently in operation as a coffee house**
- **Landlord is looking for an experienced operator that can build out the kitchen with a hood and operate the whole building, with the highest and best use as a tenant**
- **Potential operators bring your ideas and plans for this location which offers a great opportunity to add value**



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AREA
MAP



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AREA HIGHLIGHTS



1. The Original Wienerschnitzel Restaurant
2. Saint John's Episcopal Church
3. Saints Peter and Paul Catholic Church
4. Banning Residence Museum
5. Wilmington Cemetery
6. Drum Barracks Powder Magazine
7. Drum Barracks Civil War Museum
8. Banning Park Wrigley Historic District
9. Camphor Trees
10. Memory Chapel, Calvary Presbyterian Church
11. Old Wilmington Library
12. Masonic Lodge No. 198
13. Wilmington Waterfront Park
14. Banning's Landing Community Center/ Phineas Banning Bronze Statue
15. Vincent Thomas Bridge
16. Catalina Sea and Air Terminal
17. Gateway Plaza Fanfare Fountains and Water Feature
18. Multiculturalism Statue
19. World Cruise Center
20. USS IOWA Battleship
21. Fireboat Ralph J. Scott/Fire Station 112
22. Los Angeles Port Police Headquarters
23. Port of Los Angeles Administration Building
24. Liberty Hill
25. John S. Gibson Park Memorials
26. Downtown Harbor
27. Warner Grand Theater
28. Downtown Artist and Restaurant District
29. San Pedro City Hall
30. Los Angeles Fire Department Museum
31. Los Angeles Maritime Museum
32. Ports O'Call Village
33. Tallships' Exy & Irving Johnson
34. Vinegar Hill Historic District
35. U.S. Post Office, San Pedro
36. Muller House Museum
37. Site of Timms Point/Timms Landing
38. CRAFTED at the Port of Los Angeles
39. Brouwerij West
40. 22nd St. Park
41. 22nd Street Landing - Dining and Sport Fishing
42. Japanese American Fishing Village Memorial
43. Municipal Warehouse No.1
44. Cabrillo Marina
45. S.S. Lane Victory (Victory Ship)
46. Cabrillo Fishing Pier
47. Angels Gate Lighthouse (No pedestrian access)
48. World-Famous Whale Watching Tours
49. Cabrillo Beach Bathhouse & Outer Cabrillo Beach
50. Juan Rodriguez Cabrillo Statue
51. Doubletree Hotel
52. Cabrillo Marine Aquarium & Inner Cabrillo Beach
53. Stephen M. White Statue
54. Point Fermin Lighthouse
55. Korean Bell/Angels Gate Cultural Center
56. Fort MacArthur Military Museum/Battery Osgood Farley



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PROPERTY PHOTOS



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SAN PEDRO



San Pedro is the proud winner of the 2017 Curbed Cup meaning it was declared Los Angeles' 2017 "Best Neighborhood" by Curbed Los Angeles.

AREA INFORMATION

San Pedro is regarded as one of the largest and busiest deep-water ports in the nation. The community of San Pedro has many outstanding places to visit including fabulous beaches bordering the Pacific Ocean, the Port of Los Angeles, parks, historical monuments, museums, aquariums, restaurants, shopping, and the historical downtown area which is full of culture.

There's something for everyone in San Pedro from Crafted where local artists, crafters and food vendors sell their goods throughout the year to Brouwerji West, a production brewery and tasting room that has become a local favorite, to the famous landmark Vincent Thomas Bridge, a 1,500-foot suspension bridge linking San Pedro with Terminal Island, the third longest suspension bridge in California. Nearby is the Los Angeles Maritime Museum, the largest maritime museum in California, and the museum ship SS Lane Victory, a fully operational victory ship of World War II and National Historic Landmark and the Ports O' Call Village, a New England-style seaside village overlooking the Port of Los Angeles. It's a meandering promenade of cobblestone streets encompassing 15 acres of shops, restaurants and attractions. Boat excursions around the bay, day trips to Catalina Island and helicopter tours depart from here.

Residents and tourists can also explore other attractions, including the beautiful Cabrillo Beach and Cabrillo Aquarium. The Aquarium showcases California marine life and includes an Aquatic Nursery, Ocean Outreach display, and an Exploration Center.

San Pedro is currently experiencing a massive revitalization. There has been a recent injection of significant capital into the area from private and public sources. Some of the improvements taking shape currently include the SpaceX Big Falcon Rocket development and manufacturing facility on Terminal Island and the redevelopment of the Ports O'Call Public Marketplace. The Harbor Blvd. Roadway Improvement Project is expected to be complete in 2018 at a total project cost of \$14.8 million, paid by the Port of Los Angeles, including \$4.9 million in grant funding from Los Angeles County Metropolitan Transportation Authority (Metro).



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Of course, the biggest and most exciting development is happening at the waterfront! The Port of Los Angeles is investing \$1.2 billion in the San Pedro Waterfront redevelopment. Stretching from the Vincent Thomas Bridge to Cabrillo Beach this covers more than 400 acres. The focal point of this major capital improvement project includes the \$38.5 million Downtown Harbor and Promenade located between 5th and 6th streets. As the leading trade gateway in North America, the Port of Los Angeles has always been an economic engine of Southern California and a major contributor to the national economy, with about 1.6 million jobs across the United States connected to our cargo trade and operations.

SAN PEDRO PUBLIC MARKET

Building the San Pedro Public Market is a key component in the ongoing, broader plan to revitalize and reenergize the LA Waterfront, and improve ocean-side access for both locals and tourists. The first phase of the proposed \$150 million revitalization project will include 16 acres of restaurants, shopping, fresh food markets and creative office space, outdoor gathering areas, as well as a half a mile of waterfront promenade and open-air amphitheater. The developer of the private investment project is the San Pedro Public Market LLC, a partnership of The Ratkovich Company of Los Angeles and Jerico Development of San Pedro. The name change from Ports O' Call Village to the San Pedro Public Market was revealed by the developers last Spring.

THE LA WATERFRONT

It consists of a series of waterfront development and community enhancement projects blanketing more than 400 acres of existing Port of Los Angeles property in the harbor communities of San Pedro and Wilmington. This area has changed dramatically over the last decade, and there is still more to come. The Port of Los Angeles remains committed to supporting projects that provide additional open space and encourage public access.

source: portoflosangeles.org



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AREA TRANSFORMATION



GATEWAY PLAZA



IOWA PLAZA



MARKET PLAZA



CONCERT VENUE



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AREA TRANSFORMATION



AMPHITHEATER



MARKETPLACE



PLAYGROUND



RESTAURANTS



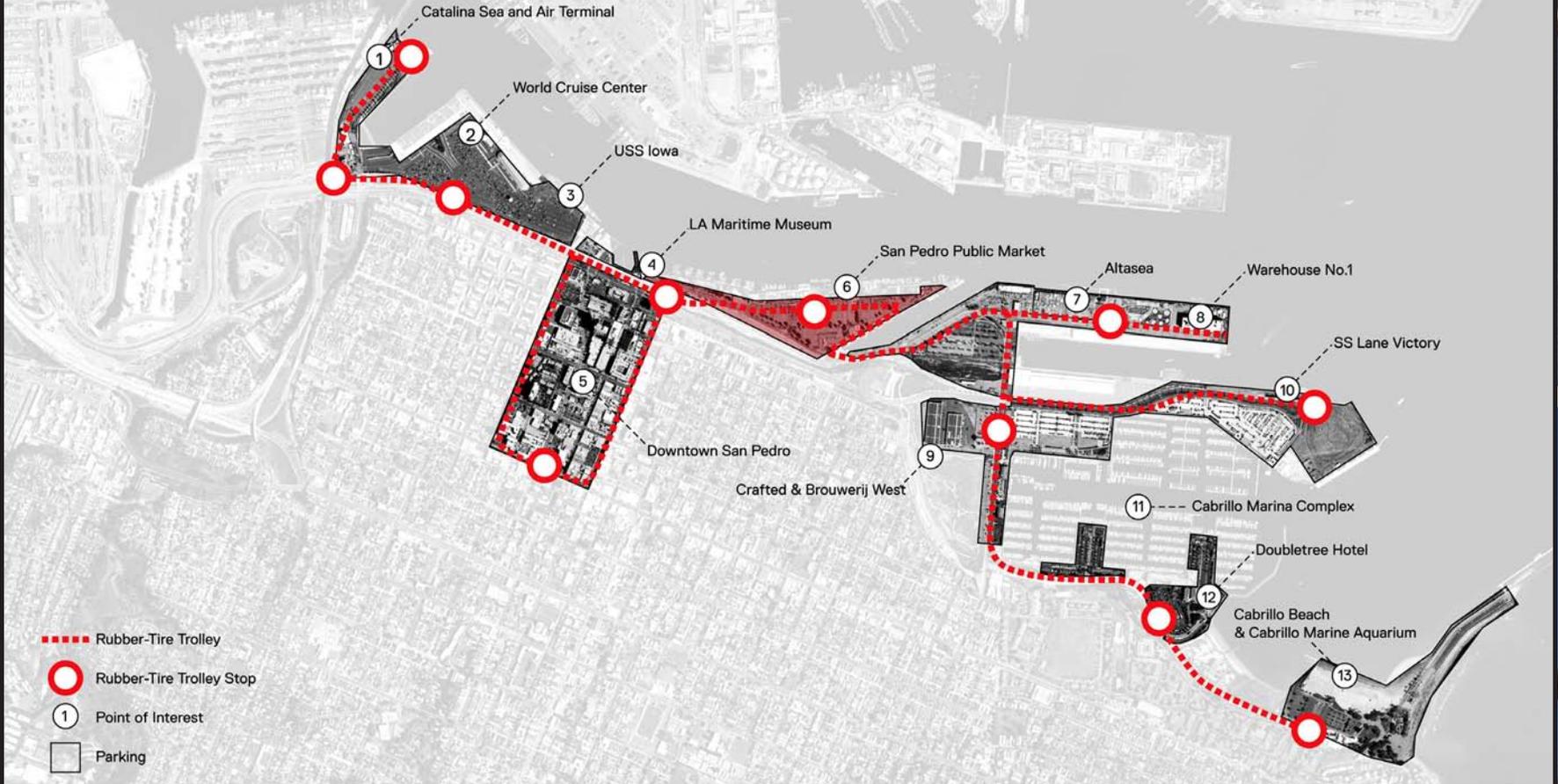
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Harbor Network Diagram



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ALTASEA

Modeled on the public-private research partnerships which transformed life sciences and software, AltaSea is a research and business campus dedicated to ocean-based, commercial solutions to global issues like food scarcity and energy. Gifts by the Annenberg, Crail-Johnson, Roy + Patricia Disney, Conrad N. Hilton, and Rosalinde & Arthur Gilbert foundations spearheaded this institution. The campus, called The Science Hub at AltaSea, will facilitate under one roof the development and testing of ocean exploration technologies and space for academics and businesses to collaborate. Gensler, one of the world’s leading architecture and design firms, has completed its design of the 35-acre campus, including an education center open to the public. Architectural Digest calls this “one of the most exciting new projects” in Los Angeles.

SPACEX ROCKET AND VESSELS MANUFACTURING FACILITY

The Board of Harbor Commissions and the City Council have approved WW Marine Composites’ (Space X)30-year lease for a 9-acre production and development site for specialized transportation vessels. The new facility would be located at the now vacant Southwest Marine shipyard, and anchored by a 105-foot-tall, 203,000 square foot structure. The barges to serve as launch pads would be built on this site, as well as the assembly of rockets manufactured in Hawthorne. One vessel includes Space X’s Big Falcon Rocket, the massive interplanetary vehicle capable of reaching Mars. SpaceX’s business plan to reduce intercontinental travel to under 30 minutes relies on departures and arrivals via ocean barges.



ALTASEA



SPACE X ROCKET



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SAN PEDRO

amenities

Entertainment:

Palos Verdes Bowl
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
The Queen Mary
Aquarium of the Pacific
White Point Nature Preserve
Trump National Golf Club Los Angeles
AMC Rolling Hills 20
Starlight Terrace Cinemas

Good Eats:

San Pedro Fish Market and Restaurant
Ports O' Call Waterfront Dining
Raffaello Ristorante
J.Trani's Ristorante
The Whale & Ale
7th Street Chop House
Green Onion Mexican Restaurant
Think Cafe
Rex's Cafe
Happy Diner
Babouch Moroccan Restaurant
Brite Spot Mexican Restaurant
Pan-Pacific Restaurant

Baramee Thai Restaurant
Maria's Mexican Restaurant
Gaffey St. Diner
Big Nick's Pizza
Lighthouse Cafe
Grinder Restaurants - San Pedro
Jolly Burrito Grill
Pinas Cafe
Alaska Seafood Restaurant
San Pedro Cafe
Punto Cubano Restaurant
Jackson's Place

Grocery:

Sprouts Farmers Market
Ralphs
Vons
Numero Uno Markets
A1 Imported Groceries
Top Valu Market
Smart & Final



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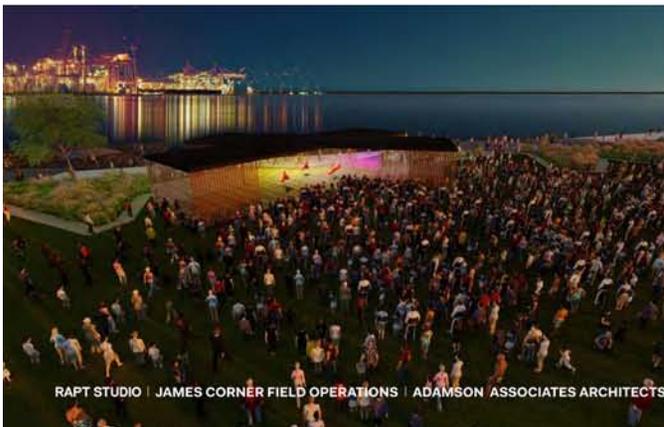
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"The San Pedro Public Market will be the crown jewel of the LA Waterfront, reflecting the history, charm, flavor and spirit of the people who have called this town home for generations."

-Los Angeles City Councilmember Joe Buscaino