

# COMMERCIAL FACILITY FOR LEASE

*Heavy Traffic Retail or Office Space*



*Rent Reduced!*

538 W 5TH STREET, SAN PEDRO, CA 90731

**538 W 5TH STREET  
SAN PEDRO, CA 90731**

- High visibility commercial lease opportunity
- Ideal for retail or office use
- Open space to make your own!
- Situated just west of Pacific Avenue
- Abundant on-site surface parking
- Prime location in the vibrant San Pedro Arts, Culture, and Entertainment (SPACE) District
- Downtown San Pedro Historic Core
- Close to art galleries, studios, retail stores, luxury apartments/live-work complexes, and cultural venues

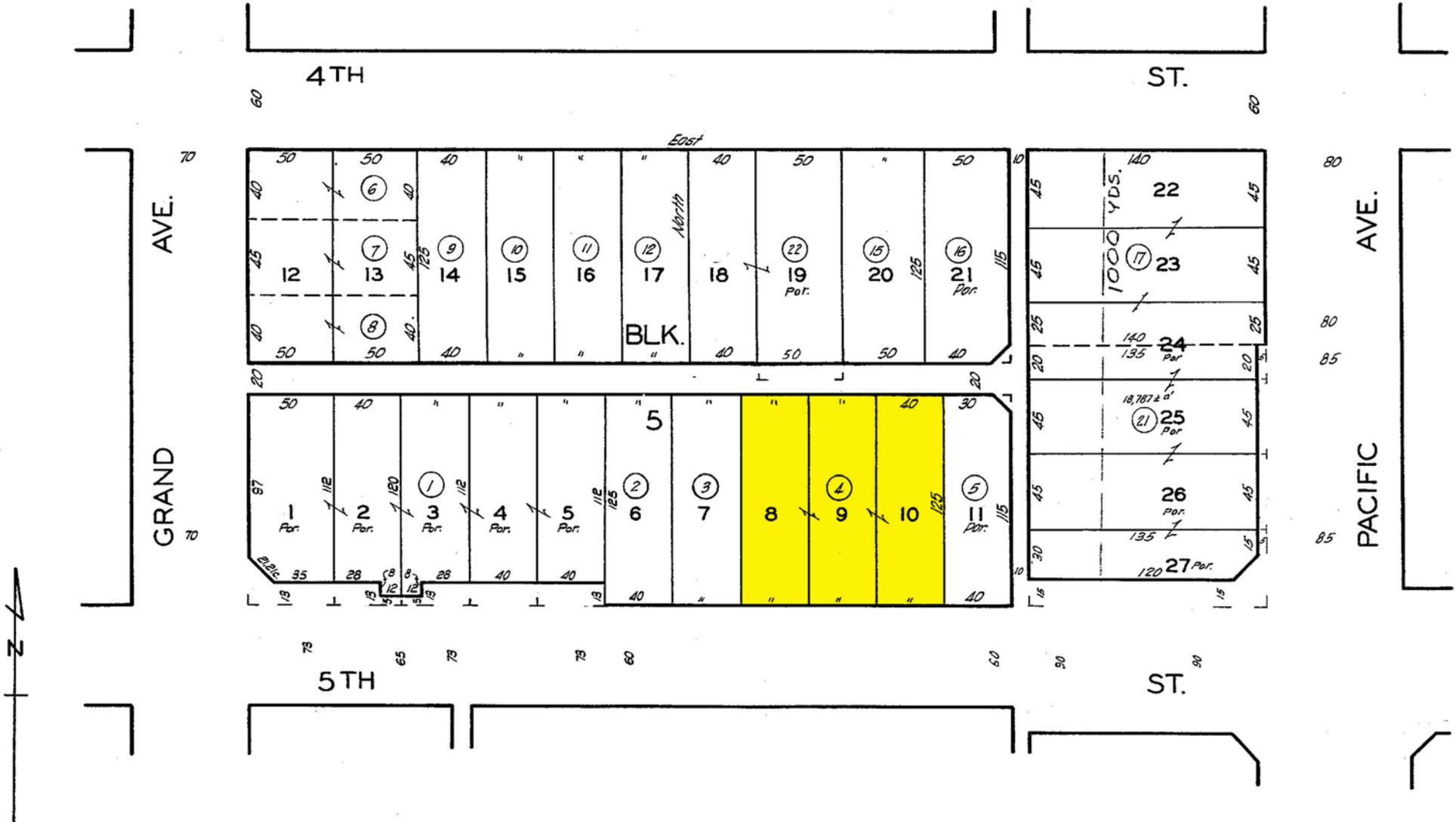
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Available Area:	6,800± SF
Total Building Area:	7,358± SF
Total Land Area:	15,000± SF
Year Built:	1950
Parking:	20± Vehicles
Zone:	LA C2-1VL-CPIO
Assessor's Parcel #:	7451-027-004
Traffic Count:	13,432 Vehicles Per Day (2025)

**Lease Rental: \$9,520 Per Month**  
**(\$1.40 Per SF NNN) NNN = \$0.22 Per SF Per Month**



# PLAT MAP



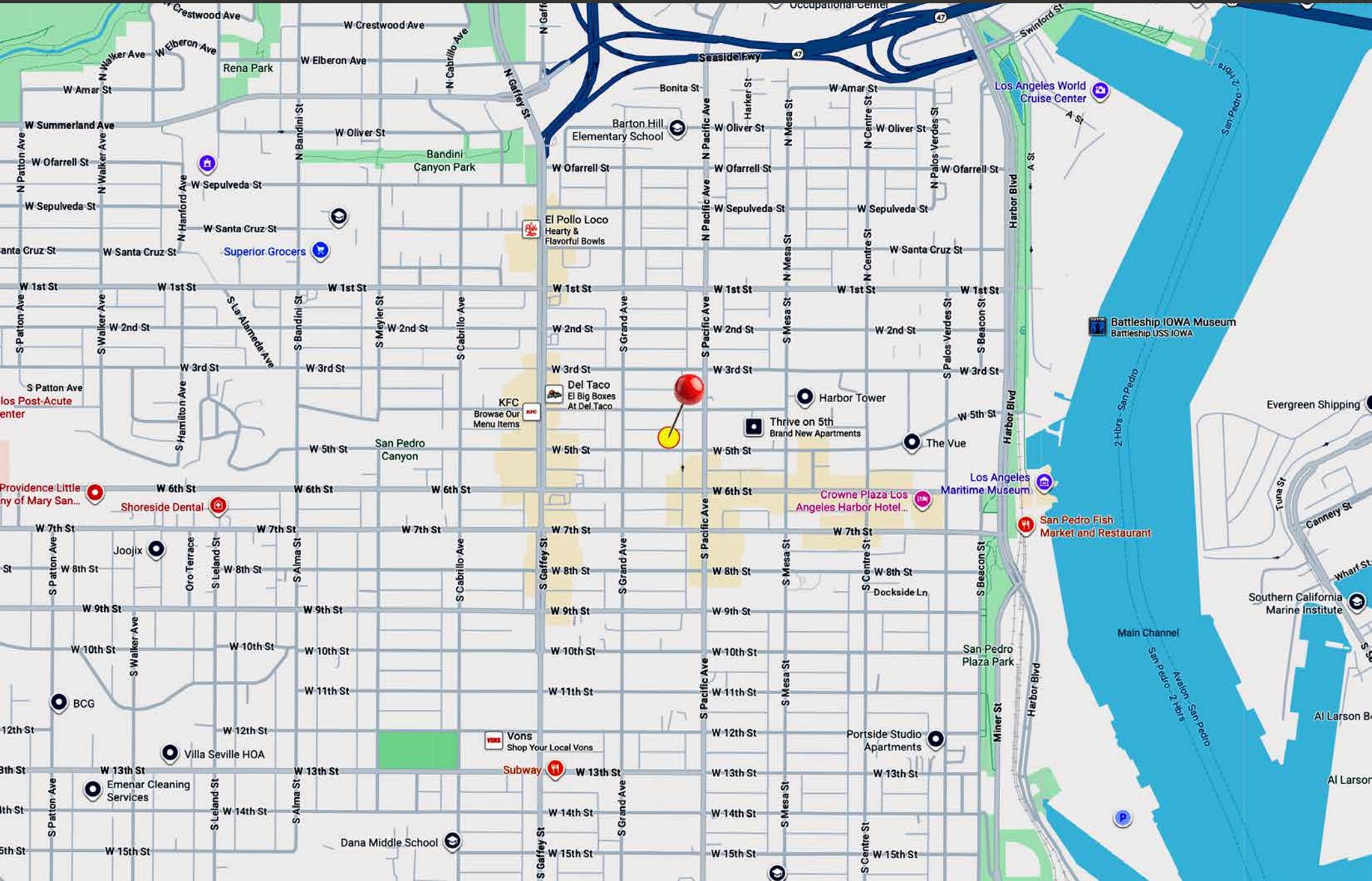
ARCADIA PARK TRACT

M.B. 3-83

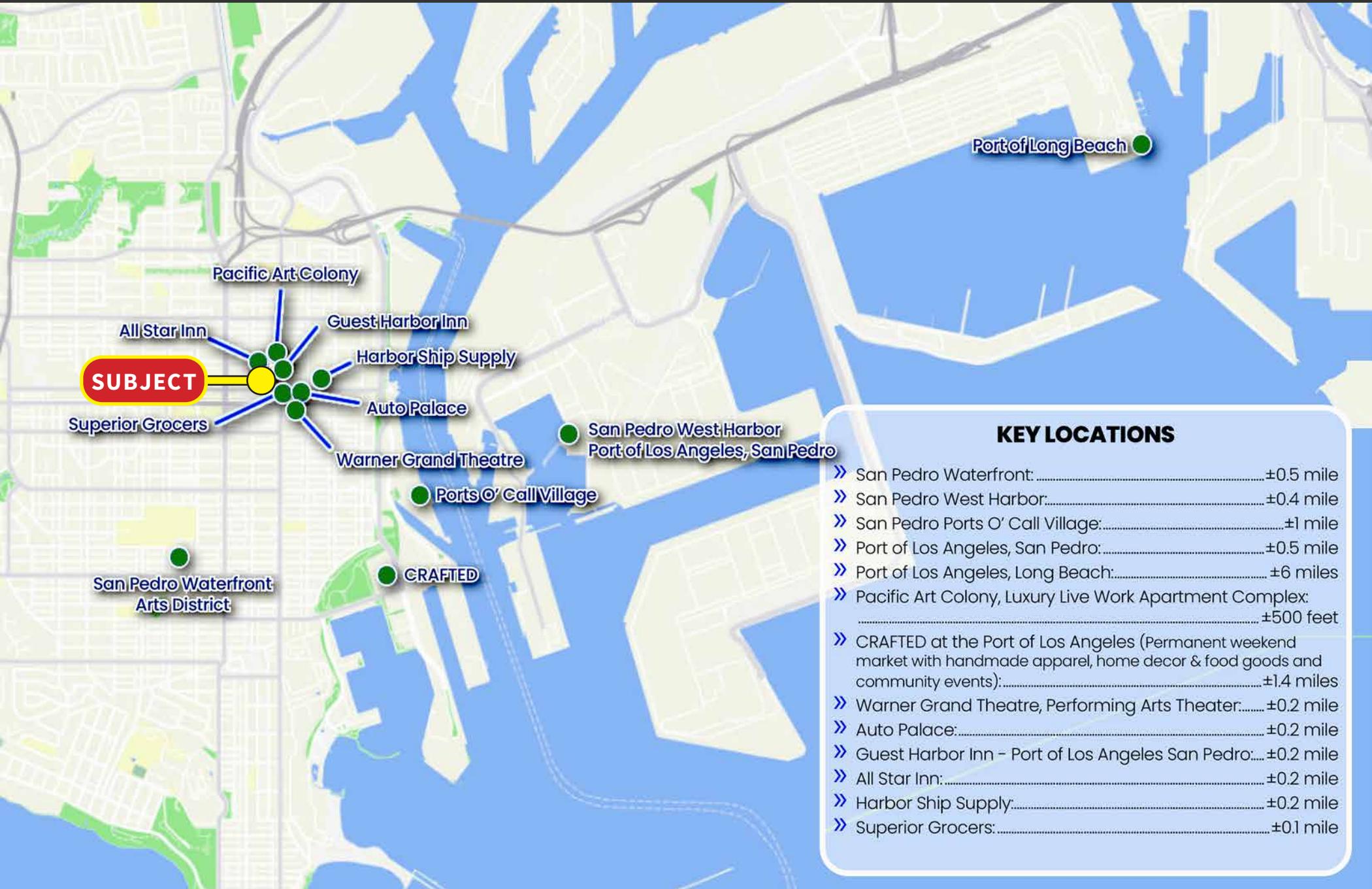
# AERIAL PHOTO



# AREA MAP

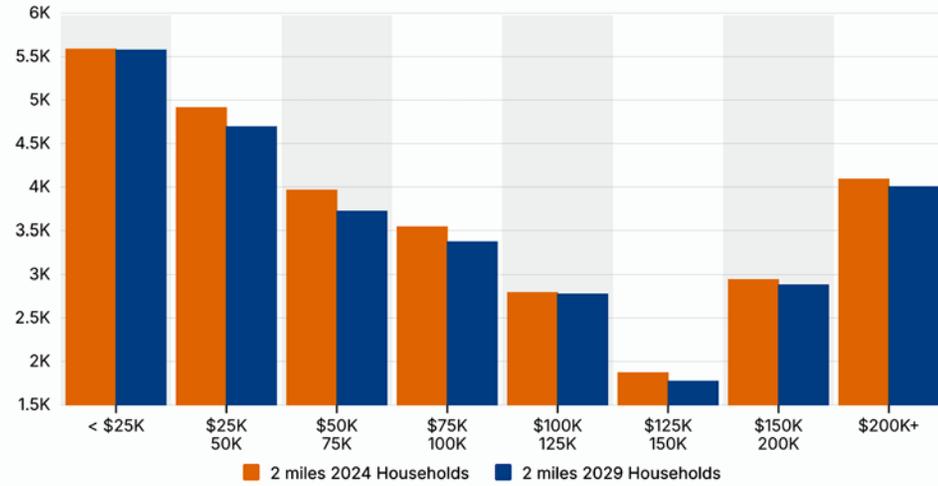


# NEIGHBORHOOD AMENITIES

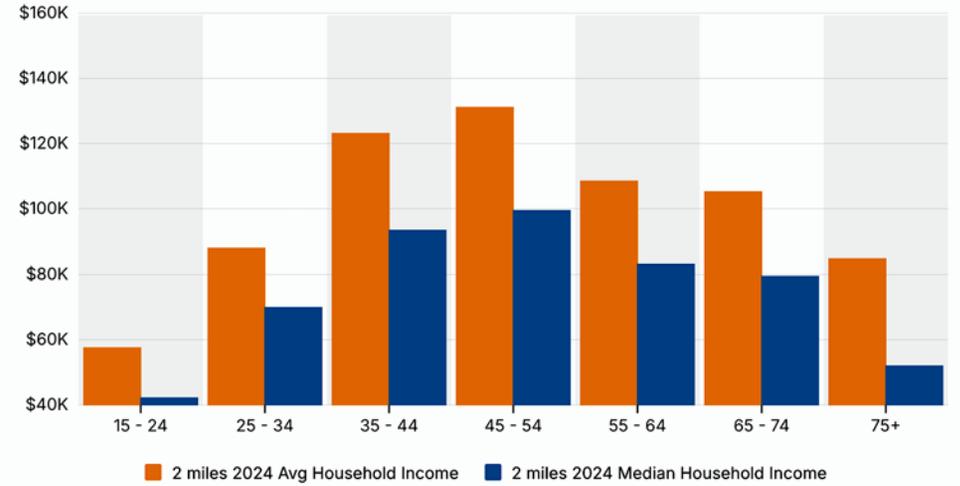


# NEIGHBORHOOD DEMOGRAPHICS

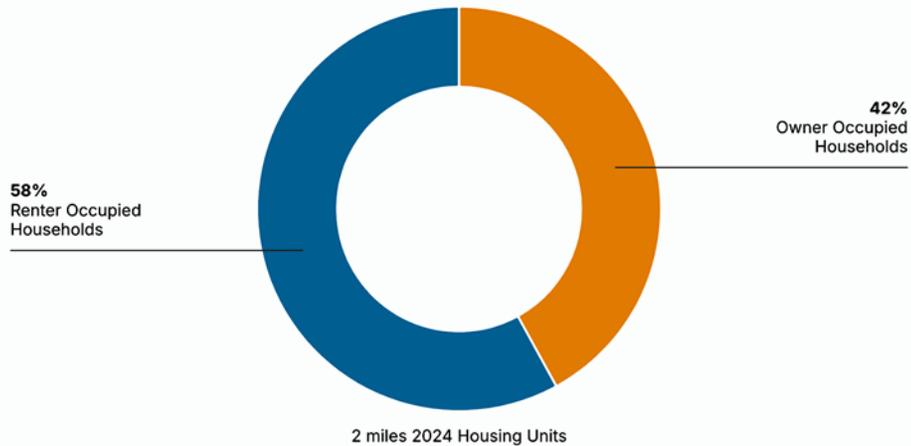
Household Income



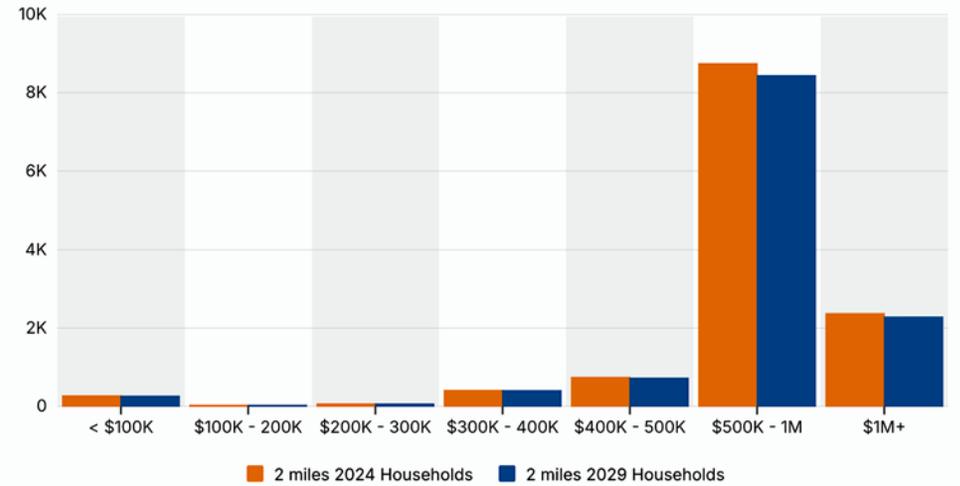
Household Income By Age



Housing Occupancy



Home Values



# FOR LEASE

*San Pedro Arts, Culture, and Entertainment (SPACE) District*

## Rent Reduced!

### COMMERCIAL FACILITY FOR LEASE

### 6,800± SF OF SPACE

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties or Compass.

This Brochure was prepared by Major Properties and Compass. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



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