



Parcel 4

Parcel 3

# SAN PEDRO DEVELOPMENT PROJECT

1309, 1319, 1331 S. PACIFIC  
SAN PEDRO, CA 90731

Presented by

Clervil Heraux, BRE#01473077

Advisor

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CalBRE #01473077

15 February 2018

Parcel 2

Parcel 1

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$5,200,000
Lot Size:	31,519 SF
Year Built:	1932
Building Size:	17,632 SF
Zoning:	LAC2
Price / SF:	\$294.92

## PROPERTY OVERVIEW

We are proud to propose a rare development opportunity in the South Bay. With the acquisition of all 4 parcels a developer would have roughly 31,519 square feet of land to use. The ideal project would be similar to that of the mixed use, retail and residential, Pac Arts building located at 303 S. Pacific. South Pacific Ave. has just over 18,000 vehicles traveling north and south daily in this highly populated residential area.

## PROPERTY HIGHLIGHTS

- \* Prime Location and a Rare Opportunity to Develop in San Pedro / South Bay
- \* High Density Population of over 87,000
- \* Traffic counts of 18,000+ daily
- \* Potential to Develop a Mixed Use Retail and Apartment Building with 30 or More Apartments.



# Property Description

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## LOCATION OVERVIEW

Lot: 13 Block: 13 Abbreviated Description: LOT:13 BLK:13 CITY:REGION/CLUSTER: 26/26697  
SUBD:RUDENCINDA TRACT RUDECINDA TRACT LOT 13 BLK 13 City/Muni/Twp: REGION/CLUSTER: 26/26697



# Complete Highlights

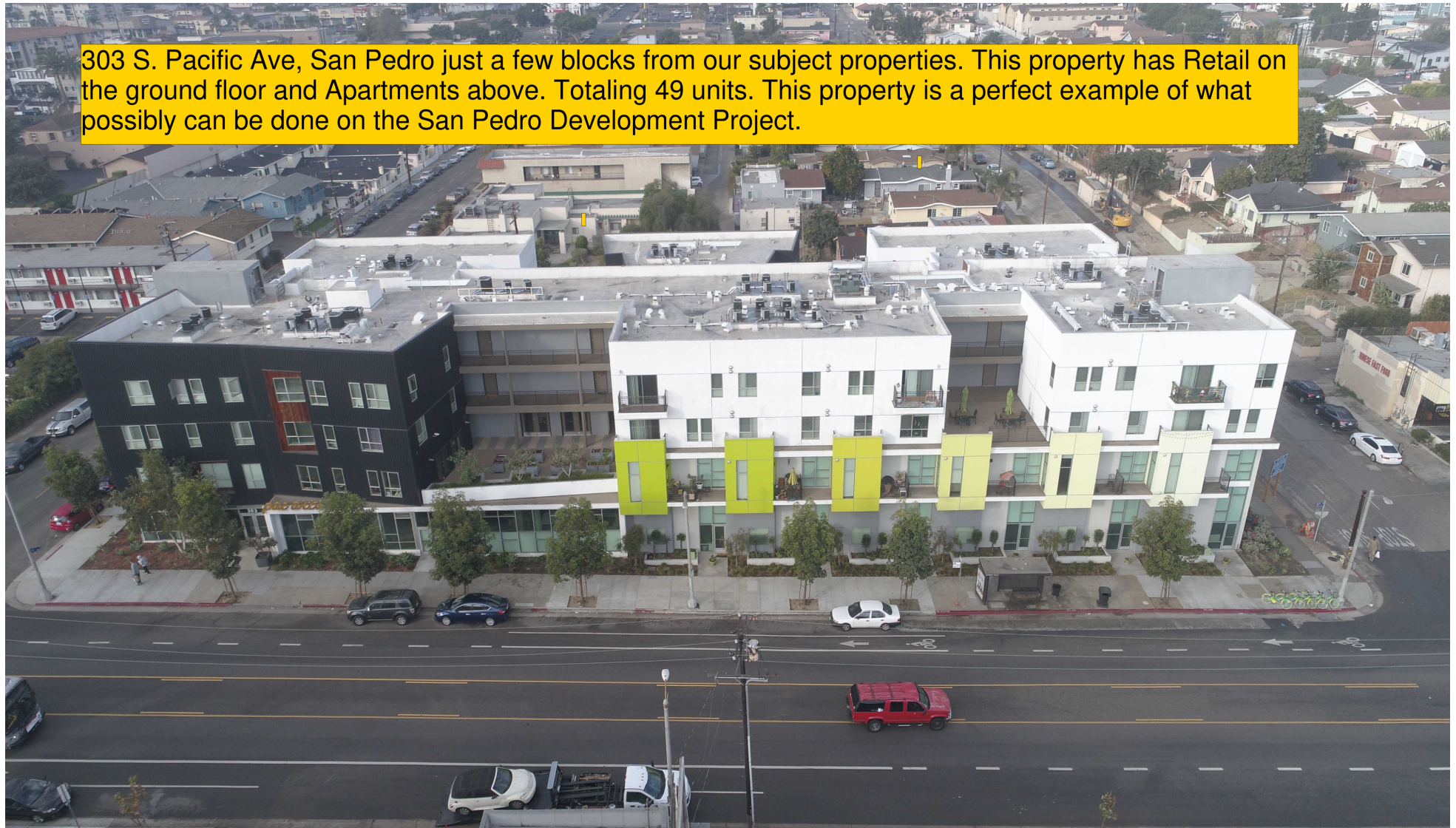
## SALE HIGHLIGHTS

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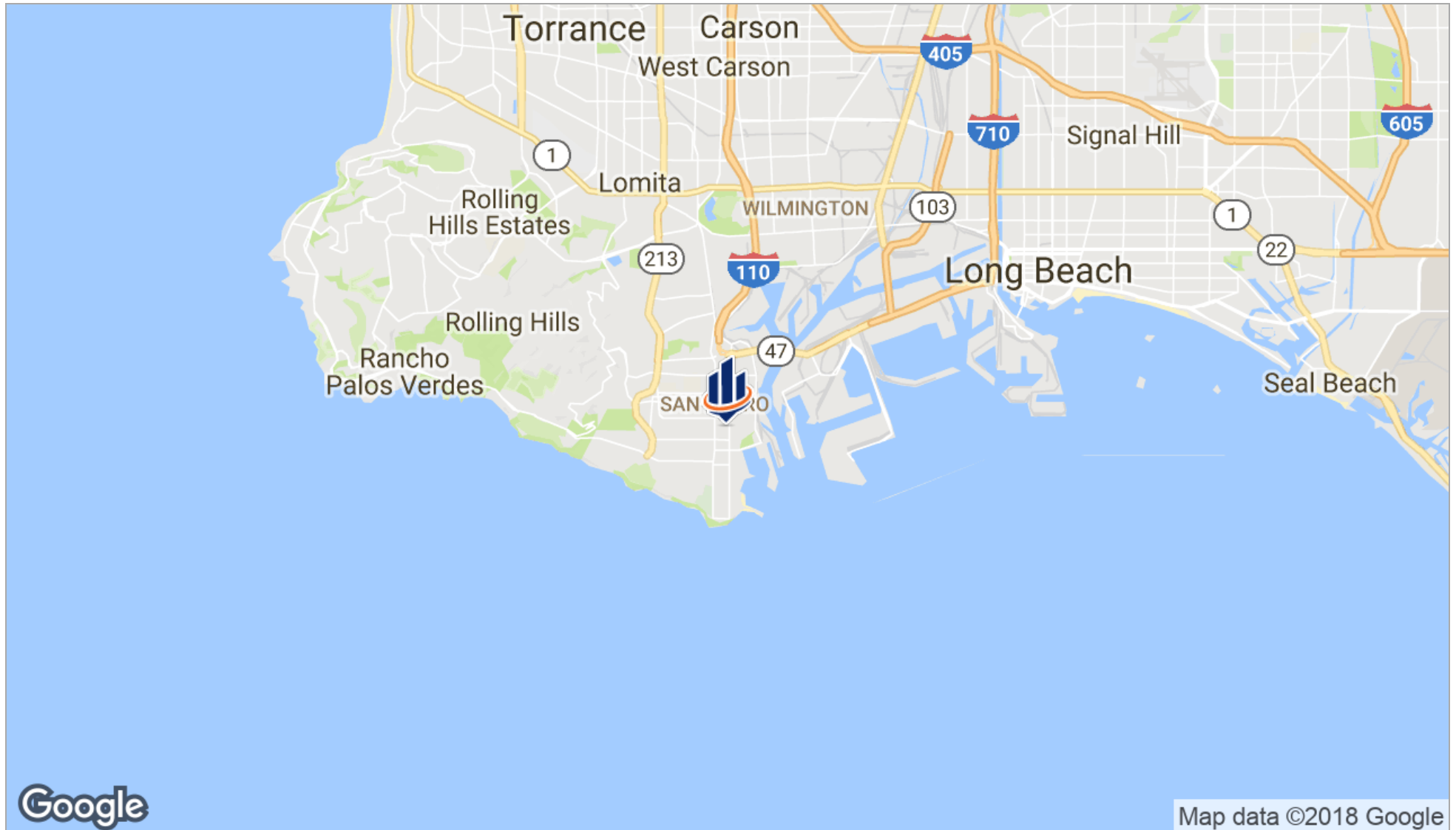


# Additional Photos



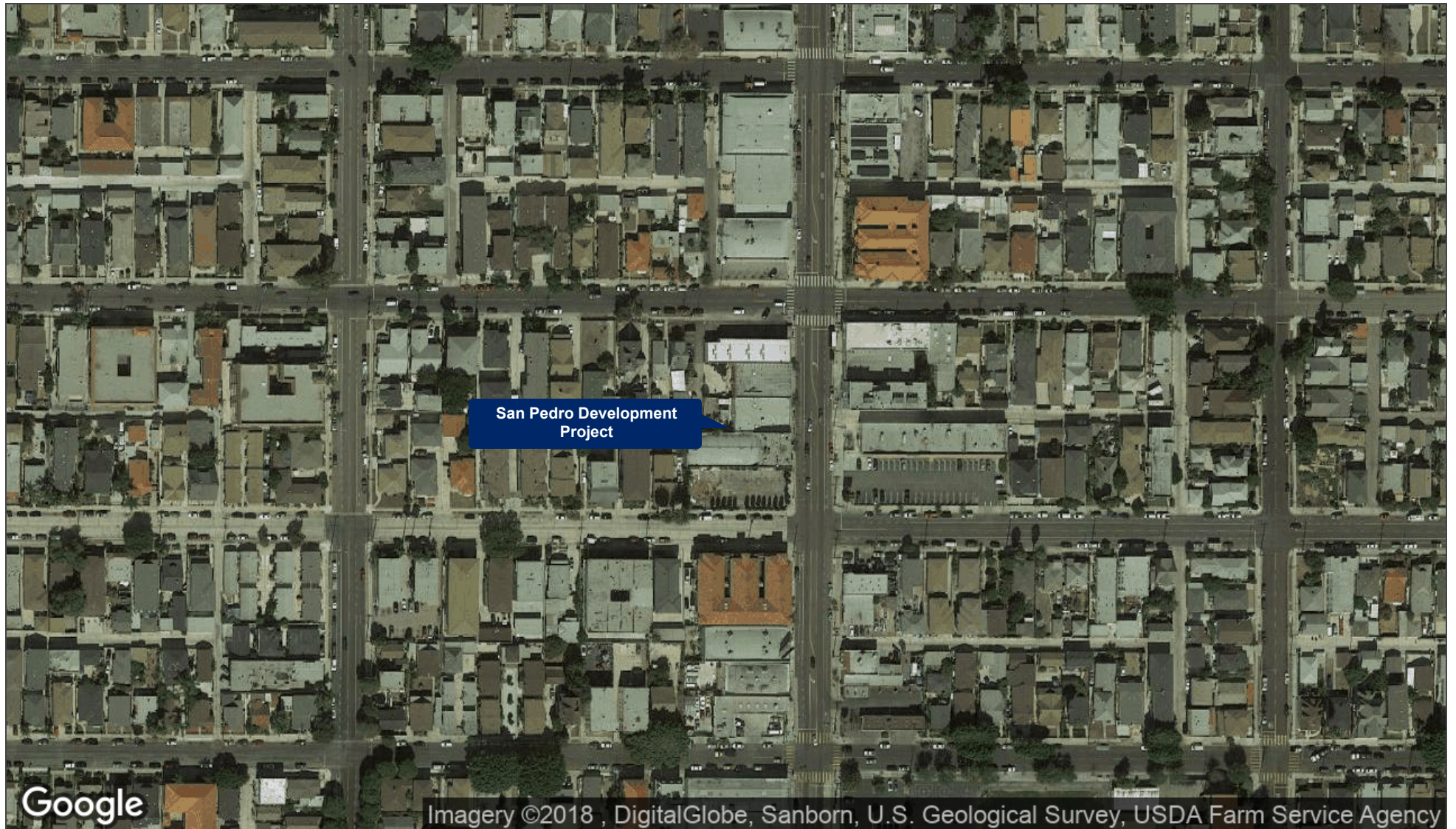
303 S. Pacific Ave, San Pedro just a few blocks from our subject properties. This property has Retail on the ground floor and Apartments above. Totaling 49 units. This property is a perfect example of what possibly can be done on the San Pedro Development Project.

# Location Maps





# Aerial Map





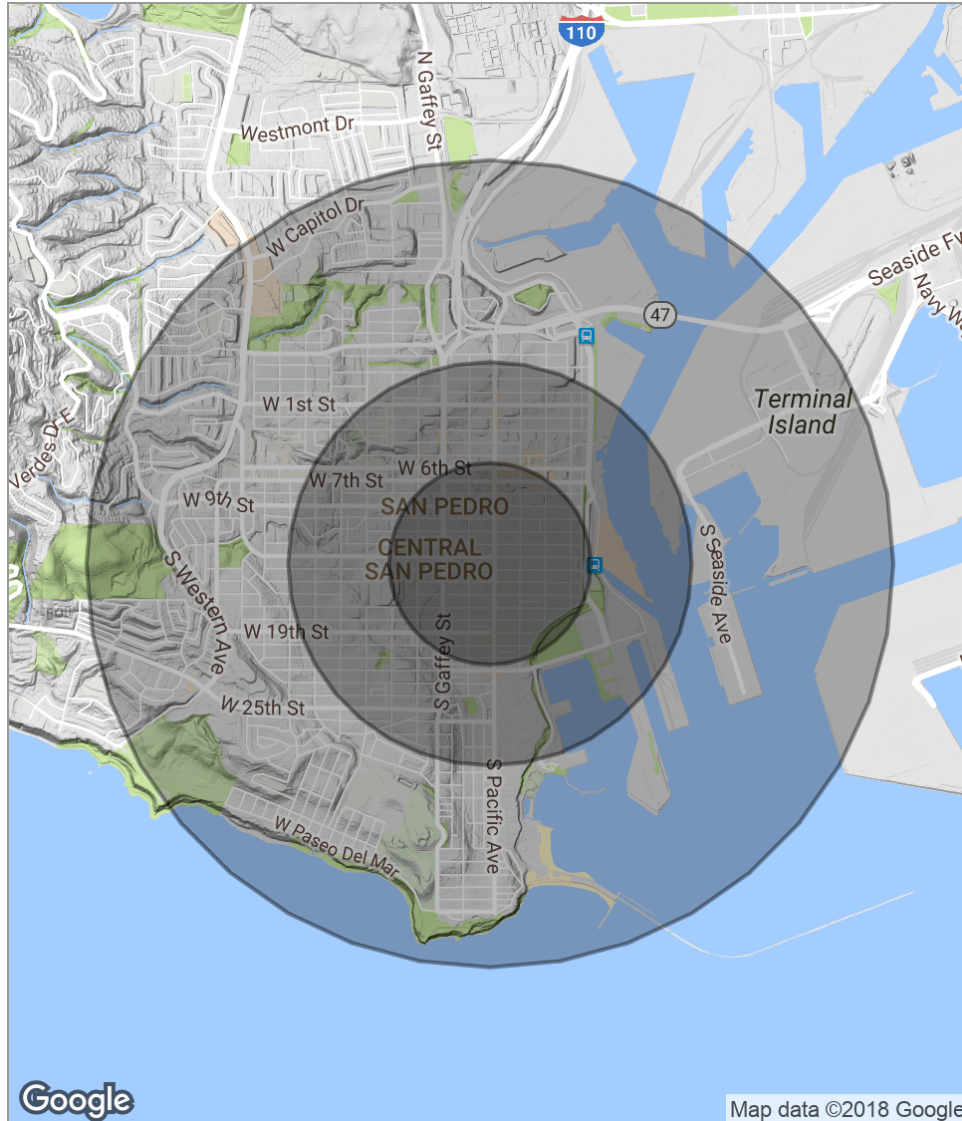
# Demographics Report

	0.5 MILES	1 MILE	2 MILES
Total population	4,306	19,378	75,368
Median age	38.0	35.7	34.5
Median age (male)	37.1	34.7	34.0
Median age (female)	38.1	35.8	34.5
Total households	1,595	6,988	25,604
Total persons per HH	2.7	2.8	2.9
Average HH income	\$78,977	\$69,481	\$67,061
Average house value	\$517,335	\$518,939	\$576,082

*\* Demographic data derived from 2010 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 13 years ago. At that time his focus was in multi-family, 4 unit/+ properties located in Orange County and the surrounding cities. Over the years, under Cameron Irons mentor-ship, Clervil's focus changed from multi-family to the Restaurant industry and now on to Property Management.

Clervil being the head of the Property Management department 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.



# Advisor Bio & Contact 2

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