

# FREE-STANDING SAN PEDRO RETAIL AVAILABLE

POTENTIALLY UP TO  
**±10,000 SF**

Divisible to Many Sizes

**233 N. HARBOR BLVD**  
**SAN PEDRO, CA 90731**



PORT OF LOS ANGELES

PACIFIC OCEAN

SAN PEDRO PUBLIC MARKET

DOWNTOWN HARBOR

DOWNTOWN  
SAN PEDRO

**HARBOR  
BEACON  
CENTER**

3RD STREET

2ND STREET

1ST STREET

HARBOR BLVD.

BEACON STREET

PALOS VERDES STREET

AVAILABLE

**CBRE**





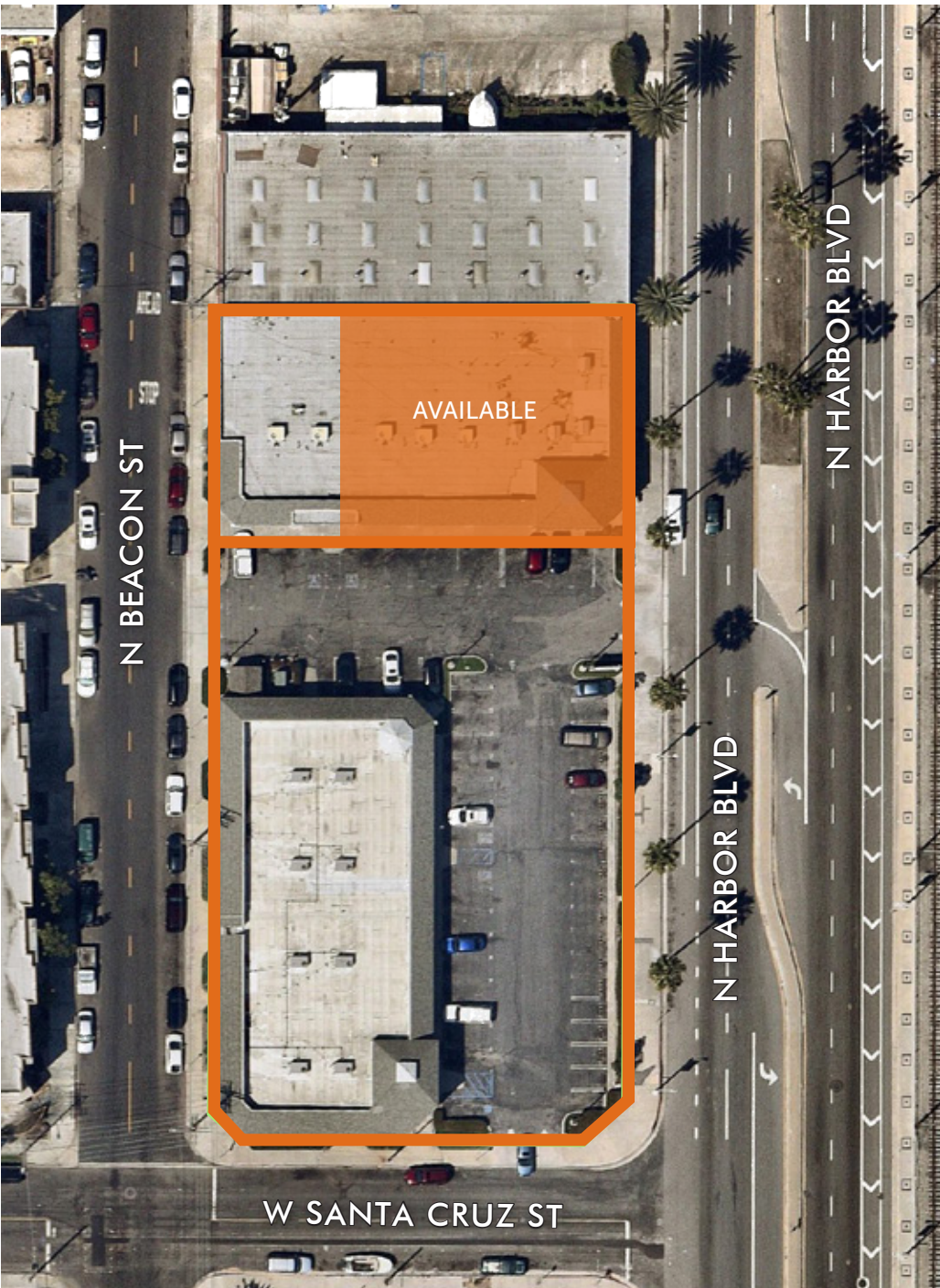
**HARBOR**  
BEACON  
**CENTER**







# PROPERTY HIGHLIGHTS



## ASKING RATE:

\$2.75 NNN

## SQUARE FEET:

±1,000 - 10,000 SF Available

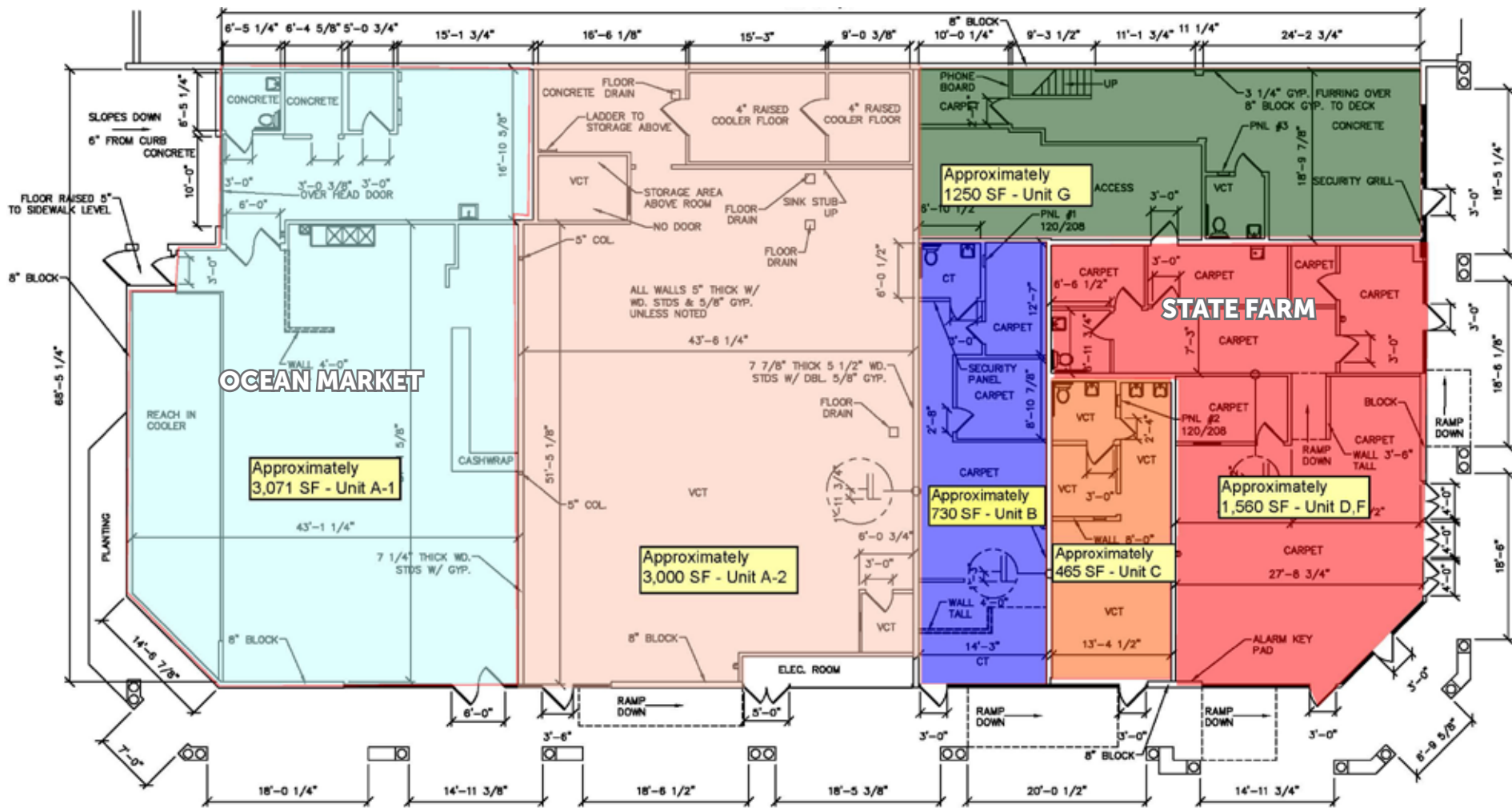
Some SF scenarios subject to approval of relocation of tenants)

- Harbor Beacon Center is situated directly on San Pedro's major thoroughfare, Harbor Blvd, between the World Cruise Center and the Battleship USS Iowa Museum, minutes from the 47, 101, and 710 Freeways
- Across the street is the Harbor Blvd Parkway Promenade, part of the San Pedro Waterfront development program which consists of a series of waterfront development and community enhancement projects covering 400 acres of existing Port of Los Angeles property, including miles of public promenade and walking paths, and acres of open space and scenic views
- Highly visible retail space
- Great signage possibilities
- High ceilings
- The property boasts ±65 feet of frontage on Harbor Blvd
- Great access - Northbound Harbor Blvd offers a convenient left hand turn lane directly into the parking lot of the property
- Abundant onsite parking - ±58 spaces
- Multiple ingress/egress points
- Anchored by West Marine

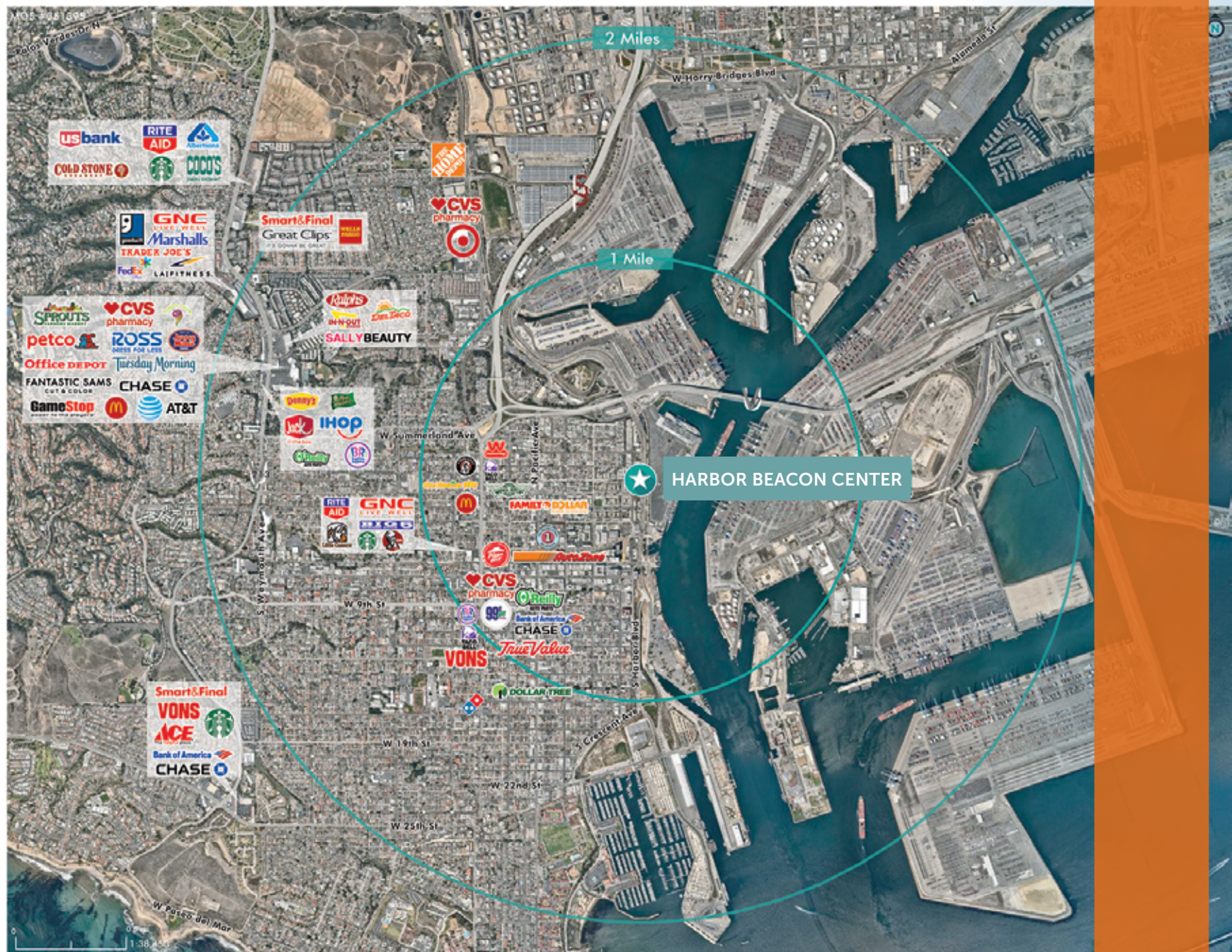
# FLOOR PLAN

**TOTAL SQUARE FOOTAGE**  
**±10,076 SF**

**PLEASE DO NOT DISTURB EXISTING TENANTS WITH LEASES IN PLACE (STATE FARM & OCEAN MARKET)**









# 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

### 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

### Grocery:

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

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

Baramée 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



# SAN PEDRO

San Pedro is home to the Port of Los Angeles. It was annexed in 1909 and is a major seaport of the area and is regarded as one of the largest and busiest deep-water ports in the nation. The district has grown from being dominated by the fishing industry to become a well rounded community within the City of Los Angeles.

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, just a short walk from the Property.

A famous San Pedro landmark is the Vincent Thomas Bridge, a 1,500-foot suspension bridge linking San Pedro with Terminal Island. It is 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.

One mile from Harbor Beacon Center is 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 are able to explore the attractions within driving and walking distance of Harbor Beacon Center, 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.



NORTH WESTERN  
EXPOSURE

PACIFIC OCEAN

ROLLING HILLS

CENTRAL  
SAN PEDRO

DOWNTOWN  
SAN PEDRO

203-233  
— NORTH —  
**HARBOR**  
BOULEVARD

DOWNTOWN  
HARBOR

W. 2ND STREET  
S. PALO VERDES ST.

S. BEACON STREET

S. HARBOR BLVD.

W. 1ST STREET  
W. SANTA CRUZ ST.

HARBOR BLVD PARKWAY PROMENADE  
N. HARBOR BLVD.



PORT OF LOS ANGELES

BATTLESHIP USS IOWA MUSEUM





"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

# 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. 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. Ports O' Call Village/ San Pedro Public Market is an approximate seven minute walk from Harbor Beacon Center.

source: portoflosangeles.org





# PLAY DINE SHOP EXPLORE

## DISCOVER THE LA WATERFRONT



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. Port of Los Angeles Waterfront Red Car Line
19. Multiculturalism Statue
20. World Cruise Center
21. USS IOWA Battleship
22. Fireboat Ralph J. Scott/Fire Station 112
23. Los Angeles Port Police Headquarters
24. Port of Los Angeles Administration Building
25. Liberty Hill
26. John S. Gibson Park Memorials
27. Downtown Harbor (Under construction)
28. Warner Grand Theater
29. Downtown Artist and Restaurant District
30. San Pedro City Hall
31. Los Angeles Fire Department Museum
32. Los Angeles Maritime Museum
33. Ports O'Call Village A.K.A San Pedro Public Market
34. Tallships® Ery & Irving Johnson
35. Vinegar Hill Historic District
36. U.S. Post Office, San Pedro
37. Muller House Museum
38. Site of Timms Point/Timms Landing
39. CRAFTED at the Port of Los Angeles
40. 22nd St. Park
41. Cabrillo Way Marina
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 and Premier Sportfishing
49. Cabrillo Beach Bathhouse & Outer Cabrillo Beach
50. Juan Rodriguez Cabrillo Statue
51. Cabrillo Marine Aquarium & Inner Cabrillo Beach
52. Stephen M. White Statue
53. Point Fermin Lighthouse
54. Korean Bell/Angels Gate Cultural Center
55. Fort MacArthur Military Museum/Battery Osgood Farley

## THE LA WATERFRONT

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.lawaterfront.org](http://source.lawaterfront.org)



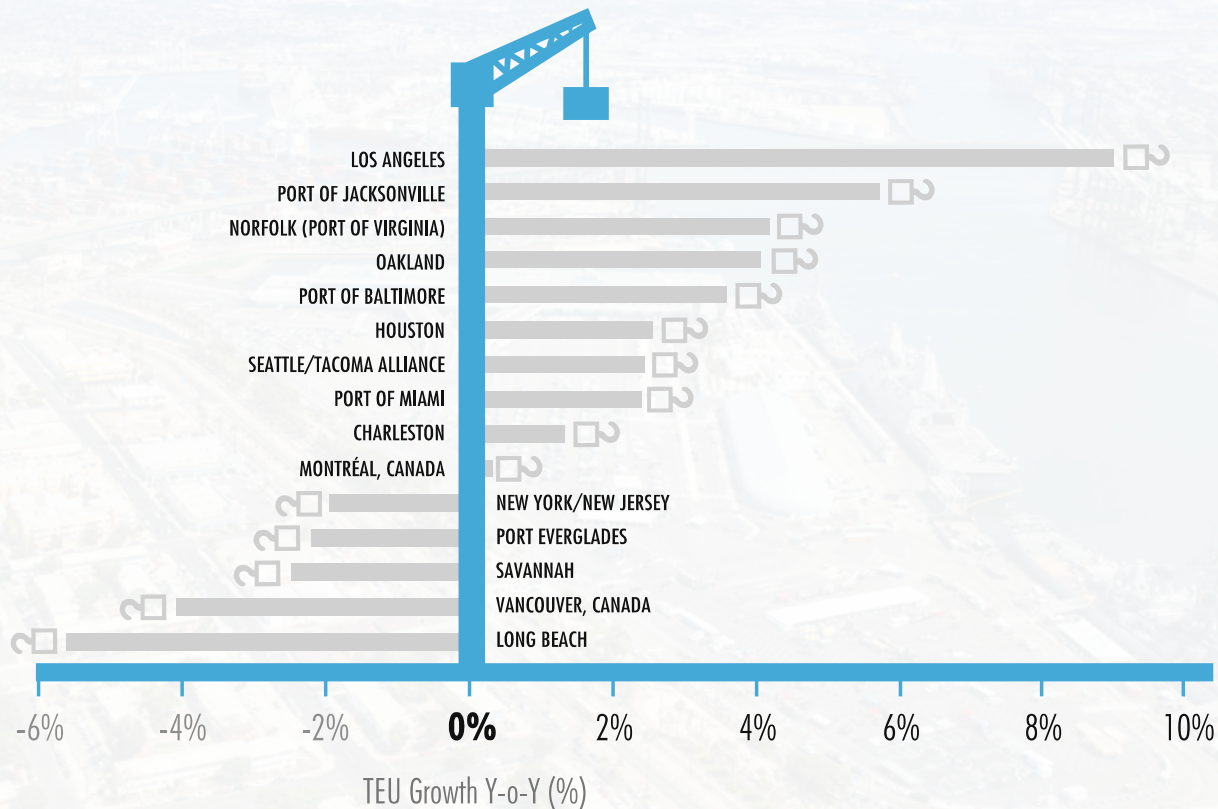


# LOS ANGELES OVERVIEW

**THE PORT OF LOS ANGELES**, also called America's Port, is a port complex that occupies 7,500 acres of land and water along 43 miles of waterfront and adjoins the separate Port of Long Beach. The port is located in San Pedro Bay in the San Pedro and Wilmington neighborhoods of Los Angeles, approximately 20 miles south of Downtown Los Angeles. A department of the City of Los Angeles, the Port of Los Angeles employs nearly 896,000 people throughout the LA County Region and 3.6 million worldwide. Around \$1.2 billion worth of cargo comes in and out each day at the LA Port. The cargo coming into the port represents 43% of all cargo coming into the United States.

SOURCE: <https://en.wikipedia.org>

NORTH AMERICAN PORTS 2016 TEU VOLUME GROWTH



## PORT FACTS

Total TEU Volume 2016 (000s)	8,856
Y-o-Y Change	8.5%
Total Cranes /Neo-Panamax Cranes	79/69
Channel Depth (feet)	53
Container Terminals	8
Leading Trading Partners	China, Japan, South Korea, Taiwan, Thailand
Rail Operators	Union Pacific, BNSF

## OVERALL SEAPORTS AND LOGISTICS RANKING

	PORT
1	Los Angeles
2	Long Beach
3	New York/New Jersey
4	Seattle/Tacoma Alliance
5	Norfolk (Port of Virginia)
6	Savannah
7	Houston
8	Vancouver, Canada
9	Oakland
10	Charleston
11	Montreal, Canada
12	Baltimore
13	Miami
14	Jacksonville
15	Et. Lauderdale /Port Everglades)



PACIFIC OCEAN

## HARBOR BEACON CENTER

## CONTACT

**NEAL GOLUB**

+1 310 550 2667

neal.golub@cbre.com

Lic. 01023733

AVAILABLE

**CBRE**

CBRE, INC.

Broker Lic. 00409987

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