

### NON-ENDORSEMENT AND DISCLAIMER NOTICE

#### CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2017 Marcus & Millichap. All rights reserved.

#### **NON-ENDORSEMENT NOTICE**

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



#### PRESENTED BY:

#### FILIP NICULETE

Senior Managing Director
Director, National Multi-Housing Group

0: (818) 212-2748

C: (818) 577-9893

E: Filip.Niculete@marcusmillichap.com

License: CA: 01905352

#### **GLEN SCHER**

Senior Vice President Investments
Director, National Multi-Housing Group

0: (818) 212-2808

C: (818) 667-6683

E: <u>Glen.Scher@marcusmillichap.com</u>

License: CA: 01962976





OFFERING SUMMARY

PRICING SUMMARY

3 MARKET OVERVIEW



## THE **OFFERING**

The LAAA Team of Marcus and Millichap is pleased to present 631 W 6th St, San Pedro, CA 90731. This mixed-use development project occupies a 0.32-acre (13,798-square-foot) lot. The nearly RTI plans have a total building area of 29,865 square feet across five stories. The residential section includes 39 units with a mix of 27 studio units (averaging 481 sq ft), 6 one-bedroom units (794 sq ft), and 6 two-bedroom units (1,018 sq ft). Positioned on the ground floor for visibility and accessibility, the commercial portion adds approximately 781 square feet to the project. Parking is provided via a podium structure on the ground and second floors, with approximately 9,500 square feet dedicated to 53 spaces, including ADA, EV-ready, and compact stalls. The project is 98% through the approval process, with a remaining requirement for the buyer to work with the architect to finalize the garage access configuration and complete the permitting process.

### INVESTMENT **HIGHLIGHTS**

- 98% Approved Plans | Mixed Use Development
- 13,798 SF Lot Zoned C2-2D-CPIO
- 39 Apartments + Ground Floor Retail
- 29,865 SF Total Buildable Floor Area
- 100% Market Rate Units



### PROJECT **INFO**

#### **PROJECT ADDRESS:**

631-639 W 6TH St, SAN PEDRO, CA 90731

#### PROJECT DESCRIPTION:

BUILD A NEW 39-UNIT MIXED-USE ON THE VACANT LAND. AND THE COMMERCIAL PROGRAM IS RETAIL. BY RIGHT PROJECT NO ENTITLEMENT REQUIRED.

FIVE STORY BUILDING WITH A GROUND FLOOR AND SECOND FLOOR PARKING PODIUM AND THREE RESEIDENTIAL FLOOR ABOVE.

#### **LEGAL DESCRIPTION:**

ASSESSOR PARCEL NUMBER	7451036006 / 7451036007
LOT	10
TRACT	ARCADIA PARK TRACT
ZONING	C2-2D-CPIO
GENERAL PLAN LAND USE	COMMUNITY COMMERCIAL
CPIO	SAN PEDRO
SUBAREA	CENTRAL COMMERCIAL C
REDEVELOPMENT PROJECT AREA	PACIFIC CORRIDOR

#### **CONSTRUCTION TYPE:**

TYPE IA (PODIUM) + TYPE IIIA (RESIDENTIAL)

#### # OF STORY:

2- STORY TYPE IA + 3-STORY TYPE IIIA

#### TYPES OF CONSTRUCTION:

TYPE IA (GROUND FL + 2ND FLOOR) + TYPE IIIA (3RD, 4TH, 5TH FLOOR)



### ZONING ANALYSIS

TOTAL LOT AREA	13,798.7 SQFT
ADDITIONAL ALLEY AREA (HALF OF ALLEY)	(120+65+10) X 10 = 1,950 SQFT
TOTAL LOT AREA + HALF ALLEY	15,748.7 SQFT
BUILDABLE AREA	15,748.7 SQFT
BASE ZONE ALLOWABLE FAR	3:1
PROPOSED FAR (ZONING CODE)	1.88 : 1
MAX ALLOWABLE FLOOR AREA	41,396.1 SQFT
PROPOSED FLOOR AREA (ZONING CODE)	29,865.28 SQFT
ZONING ALLOWABLE HEIGHT	75' - 0"
PROPOSED HEIGHT (ZONING CODE)	52' - 6 1/2"
PROPOSED HEIGHT (BUILDING CODE)	52' - 0"

UNIT DENSITY	
AREA / UNIT (R4)	400 SF / UNIT
BASE ZONE ALLOWABLE UNIT	15,748.7 / 400 = 39.4 = 39 UNIT
PROPOSED UNIT	39 UNIT

#### **FLOOR DESIGNATION**

LEVEL	STUDIO (480 SF)	1 BED (493 SF)	1 BED (753 SF)	1 BED (835 SF)	2 BED (1,015 SF)	2 BED (1,022 SF)	TOTAL
3RD FL	8	1	1	1	1	1	13
4TH FL	8	1	1	1	1	1	13
5TH FL	8	1	1	1	1	1	13
TOTAL	24	3	3	3	3	3	39

#### **UNIT TABULATION**

UNIT TYPE	AREA (SF)	# OF UNIT	UNIT#
STUDIO	480 SF	24	302~5 / 402~5 / 502~5, 309~12 / 409~12 / 509~12
STUDIO	493 SF	3	308 / 408 / 508
1 BED + 1 BATH (1)	753 SF	3	301 / 401 / 501
1 BED + 1 BATH (2)	835 SF	3	313 / 413 / 513
2 BED + 2 BATH (1)	1,015 SF	3	307 / 407 / 507
2 BED + 2 BATH (2)	1,022 SF	3	306 / 406 / 506
TOTAL		39	

#### **ZONING FLOOR TABULATION**

GROUND FLOOR COMMERCIAL RESIDENTIAL	781.25 650.21
2ND FLOOR COMMON RESIDENTIAL	531.82 514.49
3RD FLOOR COMMON RESIDENTIAL	875.24 8248.59
4TH FLOOR COMMON RESIDENTIAL	875.24 8248.59
5TH FLOOR COMMON RESIDENTIAL	875.24 8264.60
TOTAL	29865.28

### PARKING INFO

#### **PARKING**

TYPE	RESIDENTIAL	TOTAL	COMMERCIAL	TOTAL
REQUIRED	ADA: 2 EVCS: 5 EV READY: 15 STANDARD: 17 COMPACT: 9	48	ADA:1 EVCS:1	2
PROVIDED	ADA: 2 EVCS: 5 EV READY: 15 STANDARD: 18 COMPACT: 11	51	ADA:1 EVCS:1	2

TOTAL: 53 PARKING STALLS PROVIDED UNASSIGNED PARKING NO GUEST PARKING REQUIRED NOR PROVIDED

#### **BICYCLE PARKING**

	RESII	DENTIAL	COMMERCIAL		
TYPE	SHORT TERM	LONG TERM	SHORT TERM	LONG TERM	
REQUIRED	4	35	2	2	
PROVIDED	4	38	2	2	

\*LONG-TERM REQUIREMENT 1-25 UNIT : 1 SPACE PER UNIT 26-100 UNIT : 1SPACE PER 1.5 UNITS CALCULATION : (1X25) + (14/1.5) = 34.33 -> 35

\* SHORT-TERM REQUIREMENT 1-25 UNIT : 1 SPACE PER 10 UNIT 26-100 UNIT : 1SPACE PER 15 UNITS CALCULATION : (25/10) + (14\*0.066) = 3.425 -> 4



### PRICING SUMMARY

Price \$1,900,000

Lot Size (Acres) 0.32

Lot Size (SF) 13,799

Price/Land SF \$138

Proposed Units 39

Price/Buildable \$47,718

Zonning C2-2D-CPIO







# SAN PEDRO, CA

#### Under The Radar LA Oeanfront Community

With world-famous neighbors like Long Beach and Rancho Palos Verdes, many folks don't notice the Los Angeles Harbor community of San Pedro. Twenty-two miles south of downtown LA, this oceanfront community sports large marinas and oceanfront parks with breathtaking views of Catalina Island. San Pedro isn't a tourist hub like the other LA beach communities, so locals enjoy these outdoor spaces to themselves with very little foot traffic. Also, unlike its neighbors, San Pedro has one of the best home values in LA, with well-built and updated midsize homes starting around \$600,000 and oceanfront views that don't break the bank. The neighborhood is only about 12 square miles and gets little outside traffic, but residents can easily get to nearby cities like Long Beach and Torrance for work. They can also easily walk or drive to downtown San Pedro, where there's a mix of 100-year-old buildings and new shops and bars that aren't overrun with visitors.

#### Rocky coastline parks with views of Catalina Island

Along with small greenspaces throughout the neighborhood blocks, San Pedro residents enjoy parks and beaches lining the oceanfront. San Pedro's oceanfront isn't a tourist destination, so locals enjoy quiet beaches or greenspaces with room to run, depending on their chosen speed for the day. Cabrilla Beach is a small white-sand beach facing LA Harbor, but locals enjoy hikes on the natural rocky shoreline on the neighborhood's south-facing coast. At the peninsula of the neighborhood, Point Fermin Park offers unbeatable views of Catalina Island. On a hot summer day, folks take their little ones to cool off and learn about Southern California's marine life at the Cabrillo Aquarium.

#### Downtown San Pedro

Folks get their necessities along South Gaffey Street, running down the center of the community, but they do most of their shopping and dining in downtown San Pedro, west of South Pacific Avenue between 5th and 8th street. Many downtown buildings are over 100 years old, and an influx of new shops, pubs and breweries has brought some liveliness to this charming environment. Many locals can walk to downtown, but there's lots of street parking for those driving from across the neighborhood.



### W 631-637 W 6TH ST

SAN PEDRO, CA 90731

PRESENTED BY:

### FILIP NICULETE

Senior Managing Director
Director, National Multi-Housing Group

0: (818) 212-2748

C: (818) 577-9893

E: Filip.Niculete@marcusmillichap.com

License: CA: 01905352

#### **GLEN SCHER**

Senior Vice President Investments
Director, National Multi-Housing Group

0: (818) 212-2808

C: (818) 667-6683

E: Glen.Scher@marcusmillichap.com

License: CA: 01962976

Marcus & Millichap