

# EXCLUSIVE LISTING

371 W 21st St, San Pedro, CA 90731

11,000 SF Flat Industrial Lot near the Marina, Great Coastal Location!



## SUMMARY

Subject Property:	371 W 21st Street San Pedro, CA 90731
Price:	\$1,500,000
Price/SF:	\$135
Lot Size:	11,055 SF
APN#:	7456-034-001
Zoning:	MR1-1XL-CPIO

## Property Highlights

- Great Industrial Lot in Coastal San Pedro Location
- Development potential or great storage lot
- Flat lot, 11,000 SF, Utilities on site
- Close proximity to brand new West Harbor Development in Ports O' Call Village
- View of Port of Los Angeles' Main Channel
- Walking distance to the Holiday Harbor Marina, Cabrillo Beach Yacht Club, Carillo Beach Yacht and Boat Yard, 22nd Street Park, San Pedro Fish Market, and Cabrillo Way Marina.
- Industrial development potential with 1.5 FAR- build up to +/-17,000 SF and 30 Foot height by right.



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FORT MACARTHUR



CABRILLO MARINE AQUARIUM



371 W 21ST ST

Walk Score  
**74**

## Very Walkable

Most errands can be accomplished on foot.

Bike Score  
**80**

## Very Bikeable

Mostly flat, excellent bike lanes.



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22ND STREET PARK



PORT OF LOS ANGELES



CABRILLO MARINA



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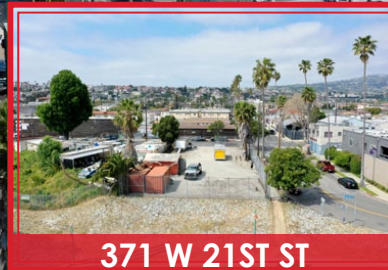
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GROWTH INVESTMENT GROUP



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