

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

# *pacific view shopping center*

1440 W 25TH ST, SAN PEDRO, CA 90732



**FOR LEASE**

*Second Gen Restaurant Available | Grocery Anchored Center*



# leasing highlights



**Suite 1436**

**1 SPACE AVAILABLE**



**\$3.15 PSF**

**ASKING RENT**



**\$0.83 PSF**

**NNN**



**±900 SF**

**SIZE**



**High Visibility Area**

**OVER 53,000 VEHICLES PER DAY**



**Join Popular Tenants Like**

**VONS, MALAGA BANK, & SEASIDE BISTRO**

**VONS**



**MALAGA  
BANK**







SUITE 1436

*space available*

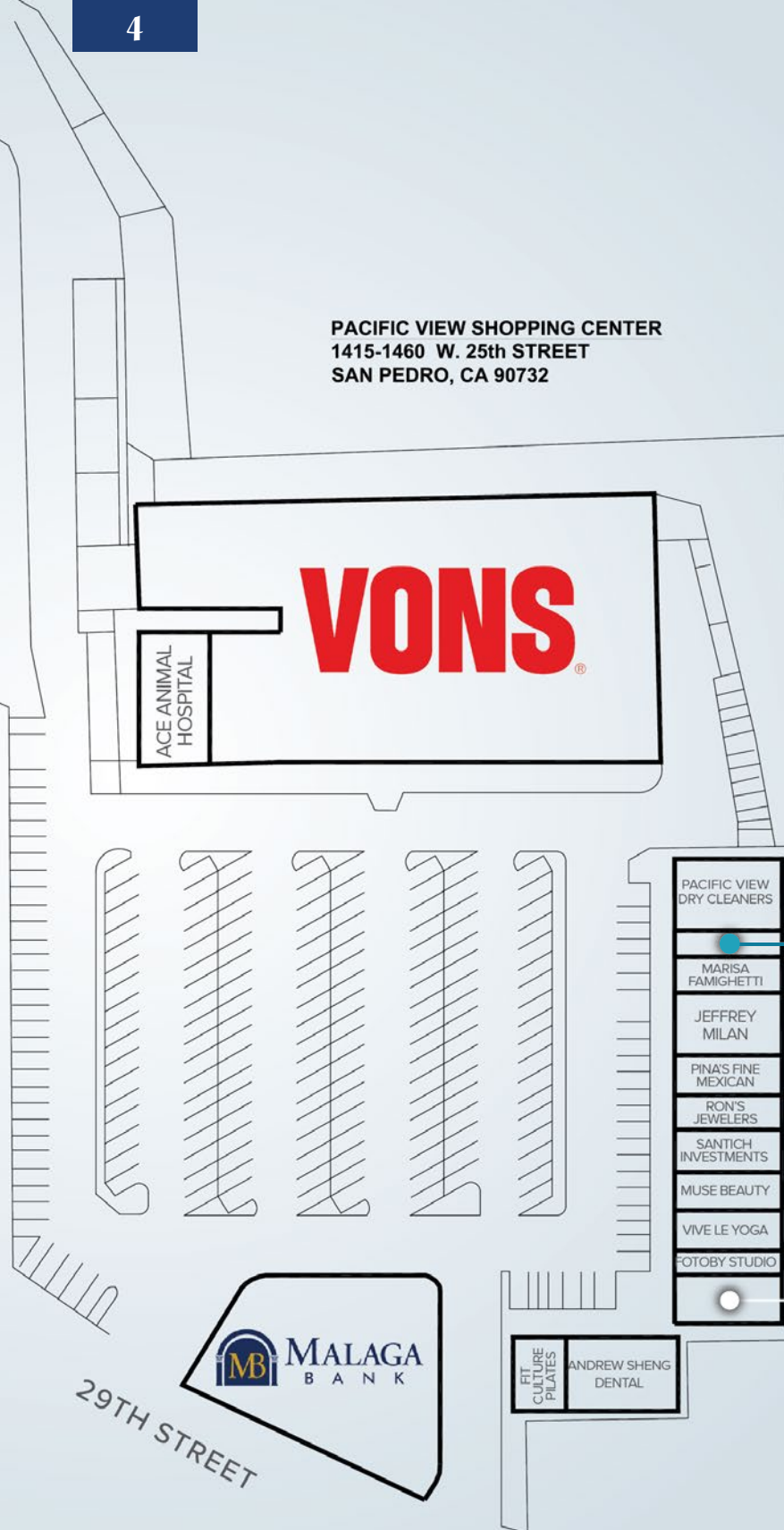




WESTERN AVENUE

4

PACIFIC VIEW SHOPPING CENTER  
1415-1460 W. 25th STREET  
SAN PEDRO, CA 90732



**AVAILABLE**

UNIT	TENANT	SF
1416	Fit Culture Pilates	1,200
1418	Andrew Sheng Dental	2,400
1420	Seaside Bistro	1,500
1421	Fotoby Studio	900
1422	Vive Le Yoga	1,200
1424	Muse Beauty LA	960
1424-B	Santich Investments	840
1426	-	840
1428	Ron's Jewelers	1,200
1430	Pina's Fine Mexican Restaurant	1,200
1432	Jeffrey Milan	1,118
1434	Nail Pro & Spa	872
1434-A	Marisa Famighetti	1,200
1436	AVAILABLE	900
1438	Pacific View Dry Cleaners	2,100
1440	Von's	35,600
1450	Ace Animal Hospital	2,800
1460	Malaga Bank	4,994







DEANE DANA FRIENDSHIP PARK AND NATURE CENTER

AVERILL PARK

18,814  
1 MILE POPULATION

DENSE RESIDENTIAL AREA



LELAND STREET ELEMENTARY  
2,677 STUDENTS

S WESTERN AVE  
+ 38,000 VPD

SAN PEDRO ELKS LODG

Smart & Final

CAPE TERRACE  
120 TOWNHOMES

LELAND STREET ELEMENTARY  
464 STUDENTS



AVAILABLE

18,814  
1 MILE POPULATION

S PACIFIC AVE + 22,000 VPD

ACE Hardware

W 25TH ST + 15,000 VPD



CHASE



FORT MACARTHUR



WHITE POINT ELEMENTARY  
291 STUDENTS







DEANE DANA FRIENDSHIP PARK AND NATURE CENTER

CAPE TERRACE  
120 TOWNHOMES



Smart & Final



Mobil

VONS

ACE  
Hardware

MALAGA  
BANK

AVAILABLE

S WESTERN AVE ± 38,000 VPD

SAN PEDRO CHIROPRACTIC CLINIC

W 25TH ST ± 15,000 VPD

Seaside Bistro  
BREAKFAST LUNCH DINNER



**A HISTORIC  
& COASTAL  
DESTINATION**

**HOME TO  
NORTH AMERICA'S  
LARGEST PORT**

**20 MILES SOUTH  
OF DOWNTOWN  
LOS ANGELES**

**±5,000 HOUSING  
DEVELOPMENTS  
IN THE AREA**

San Pedro, a bustling port town, is experiencing a surge in both residential and commercial development including West Harbor—a waterfront hub for dining, retail, and entertainment—and Alta Sea—an innovative campus driving marine research and blue technology.



The city is evolving into a science and tech-focused destination. Anchored by the busiest port in North America, the area is poised to become a unique visitor-serving destination, blending maritime heritage with cutting-edge innovation.

## *DEMOGRAPHICS*

*consumer spending*

*population*

*avg hh income*

**1**  
MILE

**\$294.1M**

**18,814**

**\$125,825**

**3**  
MILE

**\$1.2B**

**90,974**

**\$114,957**

**5**  
MILE

**\$2.1B**

**159,410**

**\$111,873**



**FOR LEASE**

# *pacific view shopping center*

**1440 W 25TH ST, SAN PEDRO, CA 90732**

## **EXCLUSIVE LEASING AGENTS**

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FVP & NATIONAL DIRECTOR | LEASING

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**HUNTER LAMBERT**

ASSOCIATE | SHOPPING CENTERS

(310) 601-7705

[hunter.lambert@matthews.com](mailto:hunter.lambert@matthews.com)

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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