

# PACIFIC DINER Real American Style Restaurant

**Newly Remodeled  
in late 2024**



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CA-DRE# 01463387 NV LIC# BUSB.7238, S.201495



# OFFERING SUMMARY

## Location

### Pacific Diner

3821 S. Pacific Ave  
San Pedro CA 90731

## Offering Summary

Price	\$1,190,000
Building Size	2,500 SF
Patio Seating	1,500 SF
Storage Space	500 SF
Lot Size	6,250 SF
Year Renovated	2024
Seating Capacity	165 inside and patio seatings
	Around \$80,000 remodeling in 2024

## Lease Term

Lease Term	20 years
Rent	\$6,000 CAM charges included

## Remodeled in late 2024



## INVESTMENT HIGHLIGHTS

### PACIFIC DINERS COMPLETELY REMODELED IN LATE 2024. PRIME LOCATION, MINUTES AWAY FROM PACIFIC OCEAN

- Pacific Diners; Real American Style Restaurant, serves breakfast and brunch selections, wide range of vegetarian and non-vegetarian dishes and omelets
- Omelet and Pancake lovers paradise. Guests can enjoy welcoming atmosphere, eating inside or outdoor seating, delicious meals
- Pacific Diners also offers, sandwiches, burgers, soups, salads and gourmet drinks. Welcoming spot to relax and enjoy meals
- Great spot for families, groups and individuals. Guests can enjoy TV screens, wi-fi, happy hours, take out and reservations. Pacific Diners can accommodate all
- Pacific Diners was completely remodeled in late 2024, added new seatings, paint, refreshed inside outside and added several other improvements
- Pacific Diners is open from 7am to 2pm. New owner can extend the hours, add diner menu and increase profits
- Great location, business is still increasing after the remodeling. Sales prior to the remodeling exceeded \$1.5 million



## EXTERIOR - INTERIOR VIEWS



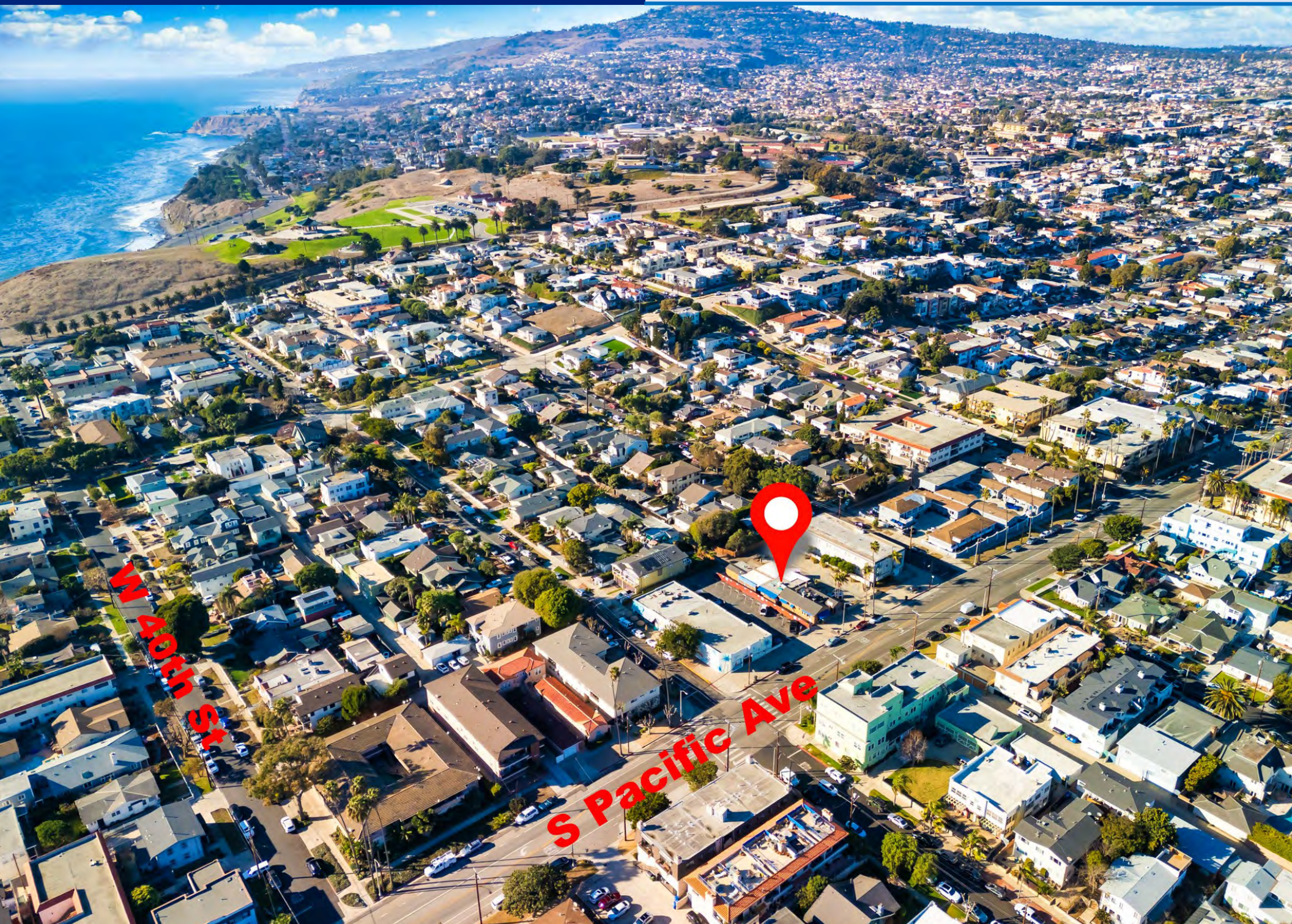
## EXTERIOR - INTERIOR VIEWS



## EXTERIOR - INTERIOR VIEWS



## AERIAL OVERVIEW



## EXTERIOR - INTERIOR VIEWS



## EXTERIOR - INTERIOR VIEWS



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	70,615	109,522	714,085
	Median Age	40.4	40.9	39.9
	Bachelors' Degree Higher Education	28%	31%	36%
INCOME				
	Average House Income	\$203,107	\$114,708	\$108,587
HOUSING				
	Median Home Value	\$783,526	\$841,077	\$813,941
	Median Home Year Built	1959	1963	1963
HOUSEHOLDS				
	2024 Households	27,022	40,065	259,338
	Average Household Size	2.5	2.6	2.6
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	46%		
	Renter Occupied Households	54%		
TRAFFIC				
	S. Pacific Ave and W 38th St N	3,343	2022	
	S Pacific Ave and W 36th St N	5,855	2022	
DAYTIME EMPLOYMENT				
	Employees	20,402	31,347	331,550
	Businesses	2,455	3,915	39,497

SNAPSHOT



109,522

POPULATION 5 mile



\$114,708

INCOME 5 mile



\$841,077

HOME VALUE 5 mile



3,343

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

# AREA OVERVIEW

## SAN PEDRO

**San Pedro** (/sæn ˈpiːdrou/ san PEE-droh;<sup>[4][5][6][7]</sup> Spanish for 'Saint Peter') is a neighborhood located within the South Bay and Harbor region of the city of Los Angeles, California, United States. Formerly a separate city, it consolidated with Los Angeles in 1909. The Port of Los Angeles, a major international seaport, is partially located within San Pedro. The district has grown from being dominated by the fishing industry, to a working-class community within the city of Los Angeles, to an increasingly dense and diverse community.

**San Pedro, Wilmington**, and Terminal Island are the locations of the Port of Los Angeles. The Vincent Thomas Bridge is a 1,500-foot-long (457 m) suspension bridge linking San Pedro with Terminal Island and named after California Assemblyman Vincent Thomas. (It is the fourth longest suspension bridge in California.) Nearby is the Battleship *Iowa* museum and attraction, 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). Ports O' Call Village, a tourist destination, which provided shopping venues, waterfront eateries, was demolished in 2019 to make way for West Harbor, a major waterfront food hall and park under development, slated to open in 2024.

**Battleship USS Iowa** is the only Naval Ship Museum open for tours in Los Angeles. Experiences and tours that are conveniently located at the L.A. Waterfront. Battleship IOWA served our country proudly in WWII, Korea, and the Cold War. Today, this historic U.S. Navy ship is an iconic Los Angeles landmark, considered one of the region's best outdoor museums for families and visitors of all ages.

**Ports and freight** The Port of Los Angeles is a seaport located in San Pedro Bay and together with the neighboring Port of Long Beach, is promoted as "America's Port" and consistently ranked as the top one and two busiest ports in the Western Hemisphere. The port has 25 cargo terminals, 82 container cranes, 8 container terminals, and 113 miles (182 km) of on-dock rail within 7,500 acres (3,000 ha) of land and water with 43 miles (69 km) of waterfront. The port's top three trading partners were China (including Hong Kong), Japan, and Vietnam. The World Cruise Center offers cruises up and down the Pacific Coast and beyond aboard cruise lines such as Royal Caribbean and Crystal Cruises, as well as a ferry to Catalina Island via the Catalina Express.



AERIAL OVERVIEW



# REGINAL MAP



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