

**PACIFIC DINER**

**Real American Style Restaurant**



**Bashir Tariq 951-269-3000**

[BashirTariq@msn.com](mailto:BashirTariq@msn.com) DRE# 01851484



# OFFERING SUMMARY

## Location

### Pacific Diner

3821 S. Pacific Ave  
San Pedro CA 90731

## Offering Summary

<b>Price</b>	<b>\$990,000</b>
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 DINER COMPLETELY REMODELED IN LATE 2024. PRIME LOCATION, MINUTES AWAY FROM PACIFIC OCEAN

Pacific Diner Restaurant presents an excellent opportunity to acquire a well-located restaurant business in the heart of San Pedro, California. Positioned on busy Pacific Avenue, the restaurant benefits from strong daily traffic, established surrounding residential neighborhoods, and proximity to commercial and port related activity. The restaurant is positioned as a classic American diner with breakfast, brunch, lunch, takeout, and casual dine-in service with indoor dining, and outdoor style seating, takeout, delivery, and customer-friendly amenities.

Pacific Diner operates as a neighborhood diner with a casual, comfortable, and approachable dining experience. The current operating model appears to emphasize breakfast and lunch hours. A qualified buyer may explore operational improvements including expanded hours, updated menu engineering, catering, online ordering, delivery optimization, social media marketing, and local business partnerships.

- 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
- This opportunity is ideal for Owner-operators, Family restaurant operators, Restaurant entrepreneurs. Investors seeking an established location. Buyers looking to convert to a new concept or franchise or buyer seeking to enter the San Pedro restaurant market with an existing restaurant identity and established customer recognition.



# INTERIOR VIEWS



# INTERIOR VIEWS



# INTERIOR VIEWS



# EXTERIOR VIEWS



# AERIAL OVERVIEW



# AERIAL OVERVIEW



# AERIAL OVERVIEW



# DEMOGRAPHICS

		3 miles	5 miles	10 miles
<b>POPULATION</b>				
	2025 Population	71,632	112,189	735,038
	Median Age	41.5	42	41.1
	Bachelors' Degree Higher Education	27%	31%	35%
<b>INCOME</b>				
	Average House Income	\$113,135	\$123,662	\$121,823
<b>HOUSING</b>				
	Median Home Value	\$842,058	\$921,504	\$881,566
	Median Home Year Built	1959	1964	1964
<b>HOUSEHOLDS</b>				
	2025 Households	26,967	40,252	260,939
	Average Household Size	2.5	2.6	2.6
	Average Household Vehicles	2	2	2
<b>HOUSING OCCUPANCY</b>				
	Owner Occupied Households	46%		
	Renter Occupied Households	54%		
<b>DAYTIME EMPLOYMENT</b>				
	Employees	19,783	30,443	312,051
	Businesses	2,484	3,912	39,236
<b>TRAFFIC</b>				
	Collection Street	Cross Street	Traffic	Year
	S Pacific Ave	W 38th St N	3,343	2025
	S Pacific Ave	W 36th St N	5,874	2025
	S Pacific Ave	Shepard St S	3,057	2025
	S Pacific Ave	W 38th St S	3,615	2025

## SNAPSHOT



**112,189**

POPULATION 5 mile



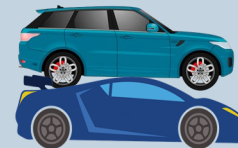
**\$123,662**

INCOME 5 mile



**\$921,504**

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.

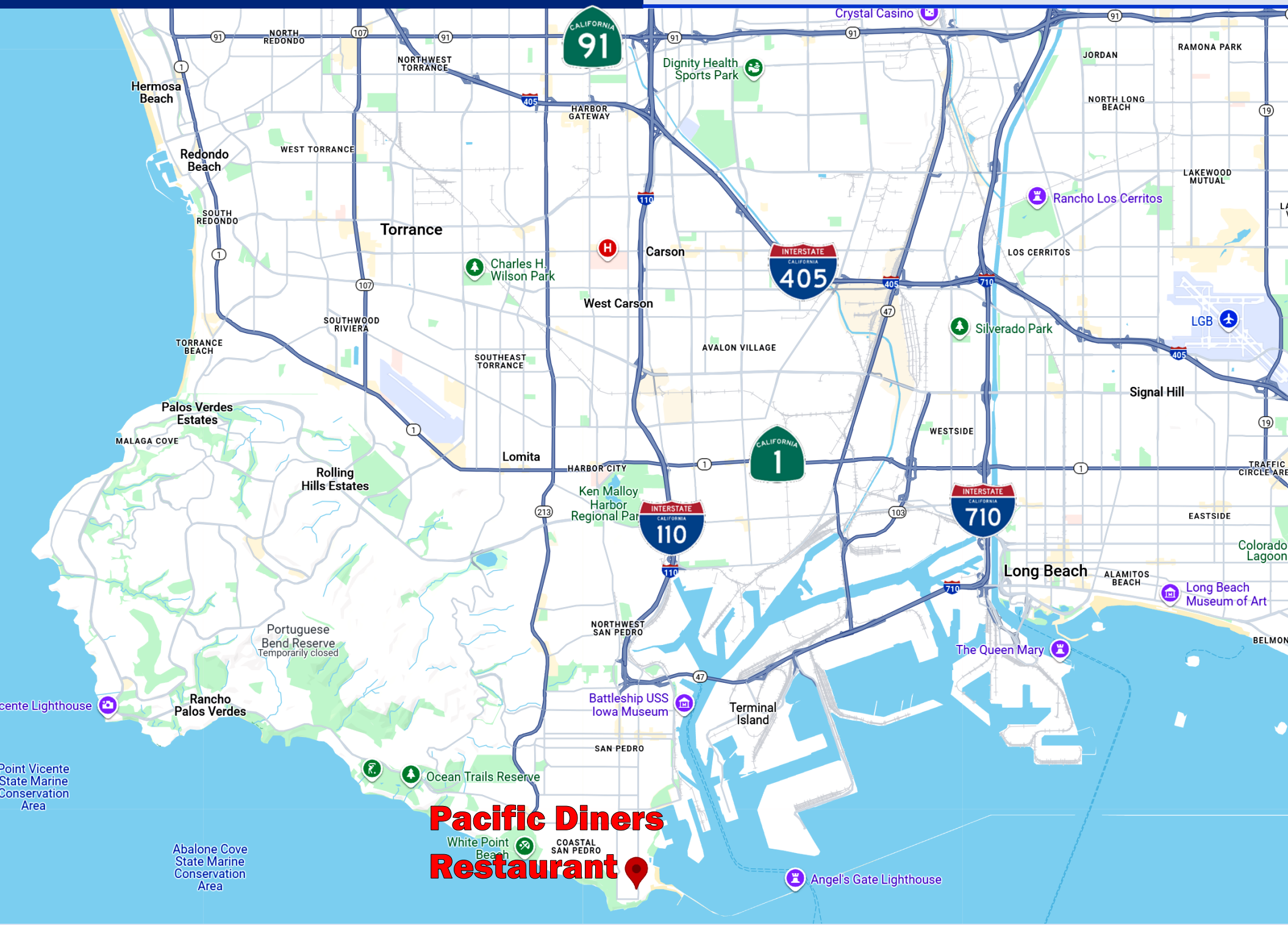
**Battleship USS Iowa** is the only Naval Ship Museum open for tours in Los Angeles. Experiences and tours that are conveniently located at the L.A. Waterfront. Battleship IOWA served our country proudly in WWII, Korea, and the Cold War. Today, this historic U.S. Navy ship is an iconic Los Angeles landmark, 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.

## THINGS TO SEE & DO IN THE CITY AND VICINITY



# REGINAL MAP



**Pacific Diners  
Restaurant**

Abalone Cove  
State Marine  
Conservation  
Area

Point Vicente  
State Marine  
Conservation  
Area

Point Vicente  
Lighthouse

Rancho  
Palos Verdes

Portuguese  
Bend Reserve  
Temporarily closed

Rolling  
Hills Estates

Palos Verdes  
Estates

MALAGA COVE

Hermosa  
Beach

Redondo  
Beach

Torrance

Carson

West Carson

Lomita

HARBOR CITY

Ken Malloy  
Harbor  
Regional Park

NORTHWEST  
SAN PEDRO

SAN PEDRO

Terminal  
Island

COASTAL  
SAN PEDRO

Dignity Health  
Sports Park

Charles H.  
Wilson Park

AVALON VILLAGE

Silverado Park

WESTSIDE

Long Beach

ALAMITOS  
BEACH

The Queen Mary

Long Beach  
Museum of Art

Crystal Casino

JORDAN

RAMONA PARK

NORTH LONG  
BEACH

LAKWOOD  
MUTUAL

Rancho Los Cerritos

LOS CERRITOS

LAKWOOD  
MUTUAL

LGB

Signal Hill

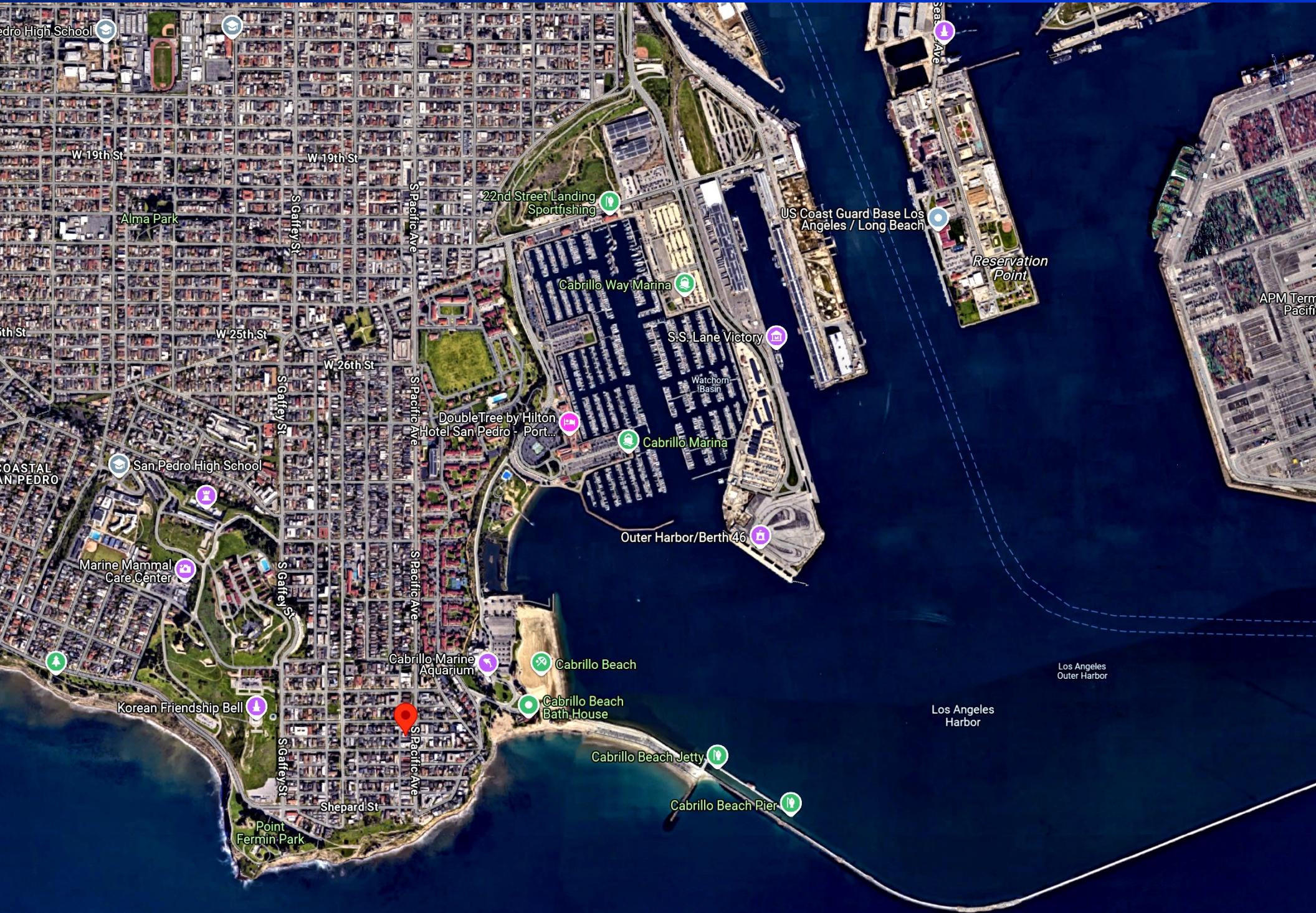
EASTSIDE

Colorado  
Lagoon

BELMONT

Angel's Gate Lighthouse

# AERIAL OVERVIEW



# Confidentiality & Disclaimer

## Presented By:



### Bashir Tariq

DRE# 01851484 | C21 Corp DRE# 01849354

#### C21 Commercial Director:

**Business Sales and Commercial Real Estate**

15335 Fairfield Ranch Rd, Suite 100, Chino Hills CA 91709

Direct: 951-269-3000 | [BashirTariq@msn.com](mailto:BashirTariq@msn.com)



Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

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# BASHIR TARIQ

## 951-269-3000

BashirTariq@msn.com

### DIRECTOR

#### Business Sales and Commercial Real Estate

#### C 21 Commercial | Masters

CA-DRE# 01851484

15335 Fairfield Ranch Rd, Suite 100, Chino Hills, CA 91709



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