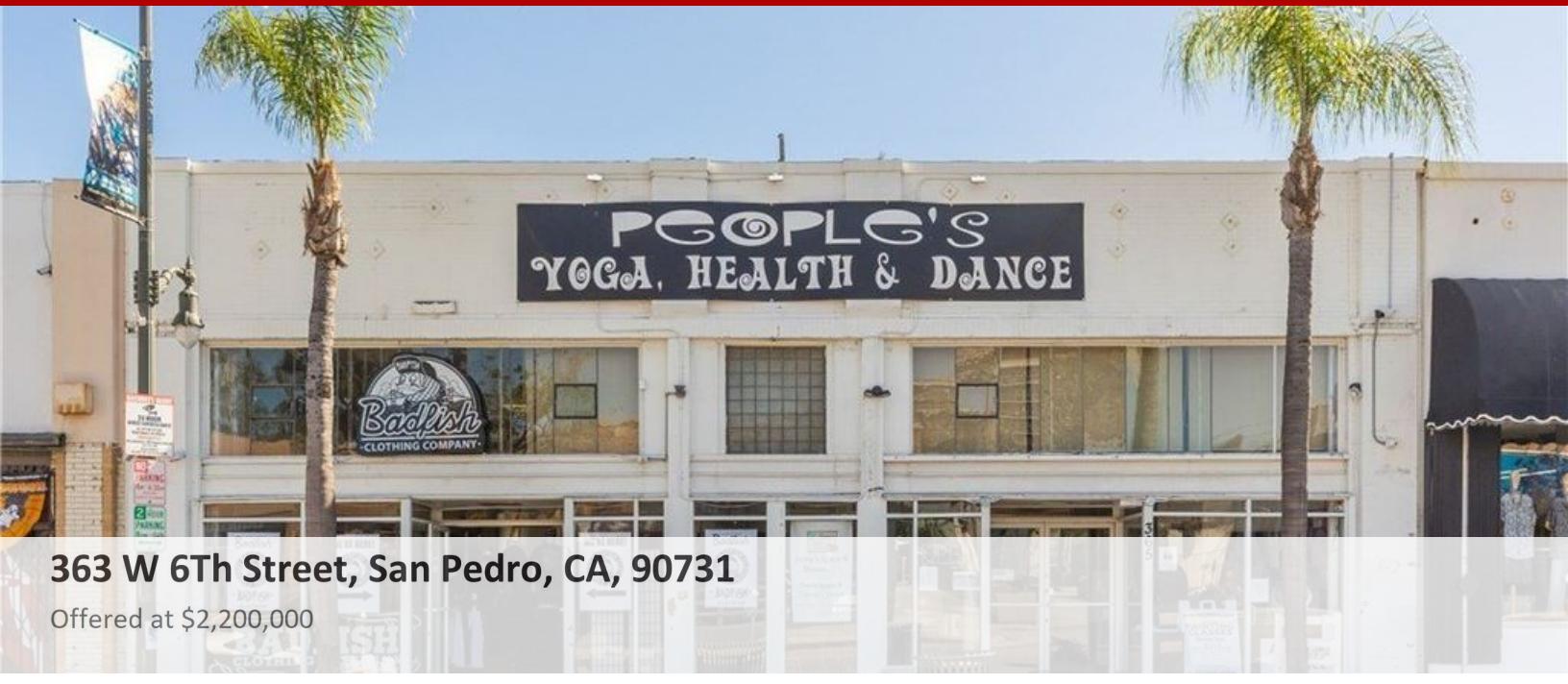


# Commercial Sale - San Pedro, CA



**363 W 6Th Street, San Pedro, CA, 90731**

Offered at \$2,200,000

Want commercial storefront property in the heart one of the best city redevelopment processes in recent time? San Pedro now has 3,000 housing starts in the design and/or construction phase, with a concentration in their downtown area. DTSP (downtown San Pedro) is enjoying a wonderful revival with new restaurants, fabulous foot traffic and the start of the West Harbor waterfront development. This commercial space at 363 W. 6th St. is located right in the middle of it with surrounding popular restaurants and local retail. This two-story property with ample basement space could be the perfect spot for a number of uses to contribute to this vibrant area. This property offers a total of 12,600 sf of space (est.), with 5,610 sf on the main storefront space (2 actual storefronts with 20 foot ceilings) and downstairs basement space and mezzanine office space. Tax roles show square footage of 5,275. The property was once home to a J.C. Penny retail store. Currently, a local clothier rents half of the main space (one storefront) while the owner also leases additional space for miscellaneous events. There are six parking spots in the back off a common alley. There are two 220V lines to the property. Property is in a Tax Opportunity Zone. Seller reserves right to enter into a 1031 exchange. Buyer to verify square footage. Virtual tour and floor plan shown below.

0 Bedrooms

0 Bathrooms

12,613 sqft

Built: 1922



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vip@assist2sell.com

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