



*Excess Properties*

For Sale/Lease



## 1701 N GAFFEY ST | SAN PEDRO, CA

- Target anchored outparcel opportunity
- Within miles of the Port of Los Angeles which is the busiest in the United States
- Strong demographics with an Average Household Income of approx. \$89,235 within 2 miles

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### **Size**

± 4,500 SF Outparcel

### **Traffic Counts**

I-110 : 87,000 CPD

N Gaffey St : 18,350 CPD



# Aerials











## Key Area Retailers

Target

Starbucks

Home Depot

### Area Profile

	1 Mile Radius	3 Mile Radius	5 Mile Radius
 Estimated Population	13,265	173,973	321,160
 Daytime Population	12,565	143,538	315,808
 Total Housing Units	5,035	58,783	106,389
 Median Age	42	36	38
 Average Household Income	\$107,205	\$91,177	\$102,160
 Median Household Income	\$86,758	\$61,140	\$70,734

### Top Tapestry Lifestyle Segments 3 Mile Radius



#### CITY LIGHTS

**18.9%**

We're urban dwellers that value equality, both in terms of social welfare and equal opportunity. We range from single to married-couple families that may or may not have children. We rent and own in racially- and ethnically-diverse neighborhoods. Most of us have some college education and we earn good incomes.



#### INTERNATIONAL MARKETPLACE

**17.7%**

We live in culturally-diverse, densely-populated, urban and suburban neighborhoods in New York, New Jersey, or California. Most of us are young, Hispanic families. Some of us have children. We visit theme parks, go to the beach, play soccer, and eat fast food.



#### LAS CASAS

**16.1%**

We live in family-oriented, multigenerational households. We buy products for our children and we value convenience. We enjoy the latest trends and fashions. We're young and frequently rent, but we're stable. Our communities are more impacted by new immigrants than local moves.