

\$1,100,000 - 3445 Pacific Avenue, San Pedro

MLS® #PW25140677

\$1,100,000

6 Bedroom, 3.00 Bathroom,
Residential Income on 0 Acres

N/A, San Pedro,

Prime Triplex Just 2 Blocks from Cabrillo

Beach — Ideal for Investors or
Owner-Occupants!

Don't miss this rare opportunity to own a well-maintained triplex in the highly desirable Point Fermin neighborhood of San Pedro, just two blocks from beautiful Cabrillo Beach! This income-generating property features three spacious 2-bedroom, 1-bath units, each with in-unit laundry hookups, dual-pane vinyl windows, and two parking spaces (one garage + one driveway per unit). The front unit enjoys a large private patio that spans the width of the building and offers sweeping views toward the beach, including a peek-a-boo ocean view—perfect for relaxing or entertaining. The top-floor "owner's unit" is move-in ready, featuring an updated kitchen and bathroom, laminate wood flooring, custom paint, and crown molding, with plenty of natural light. A spacious shared backyard offers room for barbecuing, lounging, and outdoor gatherings. Two units are currently tenant-occupied at below-market rents, while the top rear "owner's unit" is ready for immediate occupancy — ideal for an owner-user or to increase rental income. Current gross scheduled income (once the "owner's unit" is rented) is \$73,476/year, with pro forma potential of approximately \$96,000/year based on market rents. Property is subject to LA City Rent Control. Enjoy unbeatable proximity to Cabrillo Beach and its many amenities, including picnic areas,



volleyball courts, bike rentals, the Cabrillo Marine Aquarium, and endless coastal recreation. An excellent opportunity for investors or those looking to live near the ocean while earning passive income!

Built in 1962

Essential Information

MLS® #	PW25140677
Price	\$1,100,000
Bedrooms	6
Bathrooms	3.00
Acres	0.11
Year Built	1962
Type	Residential Income
Sub-Type	Triplex
Status	Closed
Listing Agent	Timothy Majka
Listing Office	Keller Williams Coastal Prop.

Community Information

Address	3445 Pacific Avenue
Area	181 - Point Fermin
Subdivision	N/A
City	San Pedro
County	Los Angeles
Zip Code	90731

Amenities

Parking Spaces	6
Parking	Driveway, Garage
# of Garages	3
Garages	Driveway, Garage
View	Neighborhood, Panoramic, Peek-A-Boo
Pool	None

Exterior

Lot Description	Back Yard, Lawn, Yard
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Interior

Appliances	Gas Range
Heating	Wall Furnace
# of Stories	3
Stories	Multi/Split

Additional Information

Date Listed	June 23rd, 2025
Days on Market	22
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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