

# **\$1,095,000 - 902 S Mesa Street, San Pedro**

MLS® #SB25233743

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## **\$1,095,000**

12 Bedroom, 5.00 Bathroom,  
Residential Income on 0 Acres

N/A, San Pedro,

Huge 4 unit property 2 blocks outside of Downtown San Pedro on 10,000 square feet of buildable land and a 26% upside to rents. Four 3 bed units, 1 with 2 baths and 3 with 1 bath averaging 1100 square feet each. Existing building is situated on one side of a huge flat 10,000 square foot corner lot with access on three sides from streets and alley. Potential for sizable new construction ADUs on this lot in addition to the existing structure. Very well priced at only \$249/sq ft and 12.6X GRM on actual rents with a 26% upside to a market GRM of 10 and cap rate of 5.7% before any ADUs. One unit recently renovated and re-leased at \$2350 in 2025. Separately metered for electricity and gas. Tons of space for parking

Only 2 blocks from the massive 42 acre West Harbor LA Waterfront development with over a mile of waterfront access and 375,000 square feet of retail, dining, and entertainment slated to open in 2026. 2 blocks from Downtown San Pedro with art galleries, restaurants, boutiques, and other retail  
Only a few blocks from Cabrillo Marina and Cabrillo Beach.

Built in 1919

## **Essential Information**

MLS® #	SB25233743
Price	\$1,095,000



Bedrooms	12
Bathrooms	5.00
Acres	0.23
Year Built	1919
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Listing Agent	Anthony Walker
Listing Office	Buckingham Investments, Inc

### **Community Information**

Address	902 S Mesa Street
Area	185 - Plaza
Subdivision	N/A
City	San Pedro
County	Los Angeles
Zip Code	90731

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	10
Parking	Gravel
Garages	Gravel
Pool	None

### **Exterior**

Lot Description	Rectangular Lot
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### **Interior**

# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	September 11th, 2025
Days on Market	3
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 20th, 2026 at 7:56pm PST.

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