

# Vivo On Harbor

HARBOR BLVD & FIFTH ST | 511 S HARBOR BLVD | SAN PEDRO, CA

RI

**Under  
Construction  
Now**

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1,488 SF of Interior  
Space plus 910 SF  
of Patio

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End Cap Restaurant  
Available with  
Waterfront View

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Complete 2024



PROPOSED RENDERING



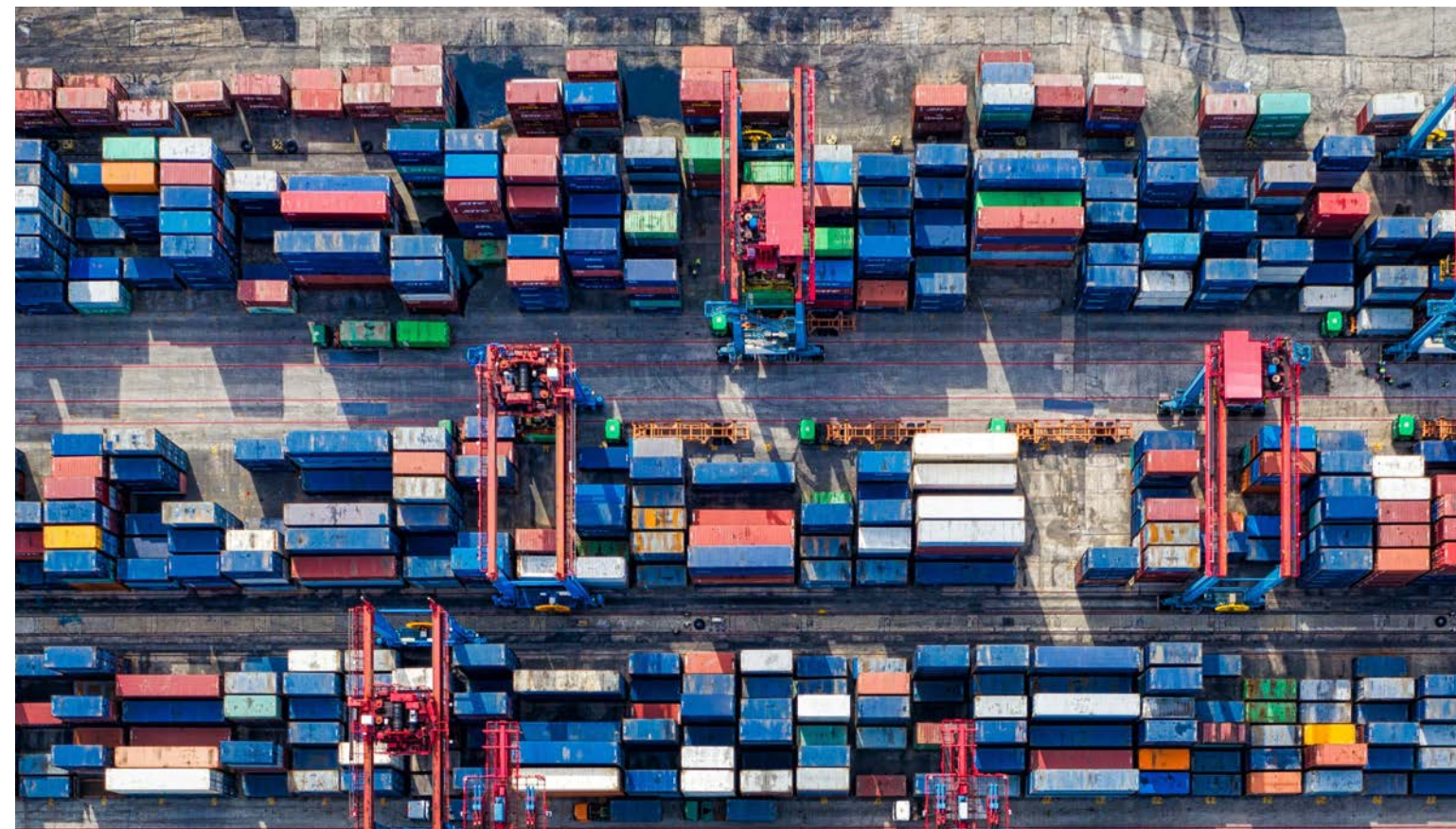
# Property Overview/ And San Pedro's Development.

- + **VIVO ON HARBOR** is a mixed-use, mid-rise residential development in San Pedro consisting of 137 units of new, waterfront-facing apartments
- + Located in San Pedro's historic downtown shopping district and waterfront
- + San Pedro is experiencing tremendous growth with over 1,200 new residents and 700 units opening in 18 months
- + 1,488 SF plus a 910 SF patio with waterfront view available
- + Project and tenant to open Fall of 2024
- + Major growth in immediate vicinity

DOWNTOWN SAN PEDRO DEVELOPMENT	
Residential Units	Planned
Commercial SF	± 3,790 units
	over 550,000 SF





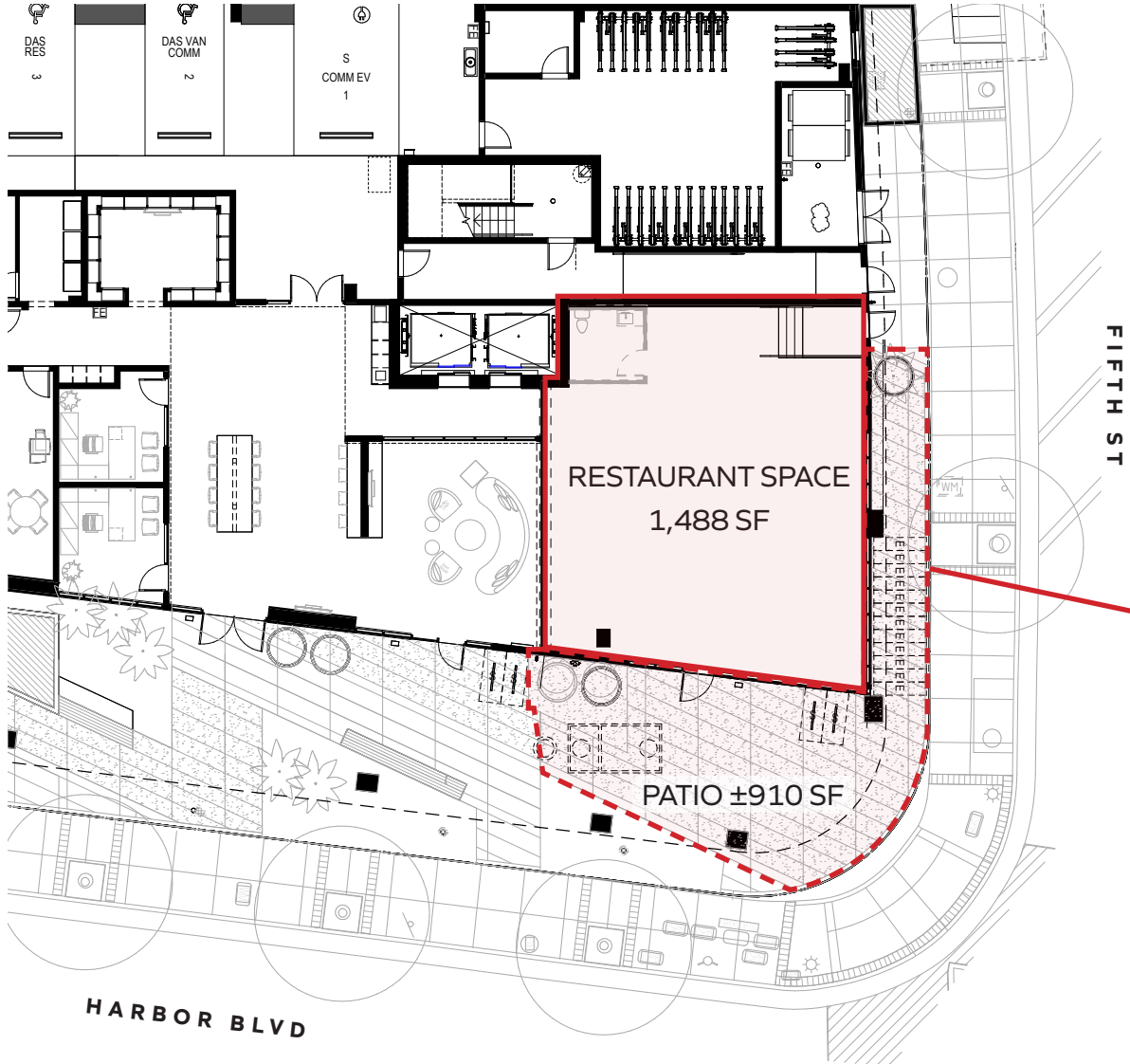




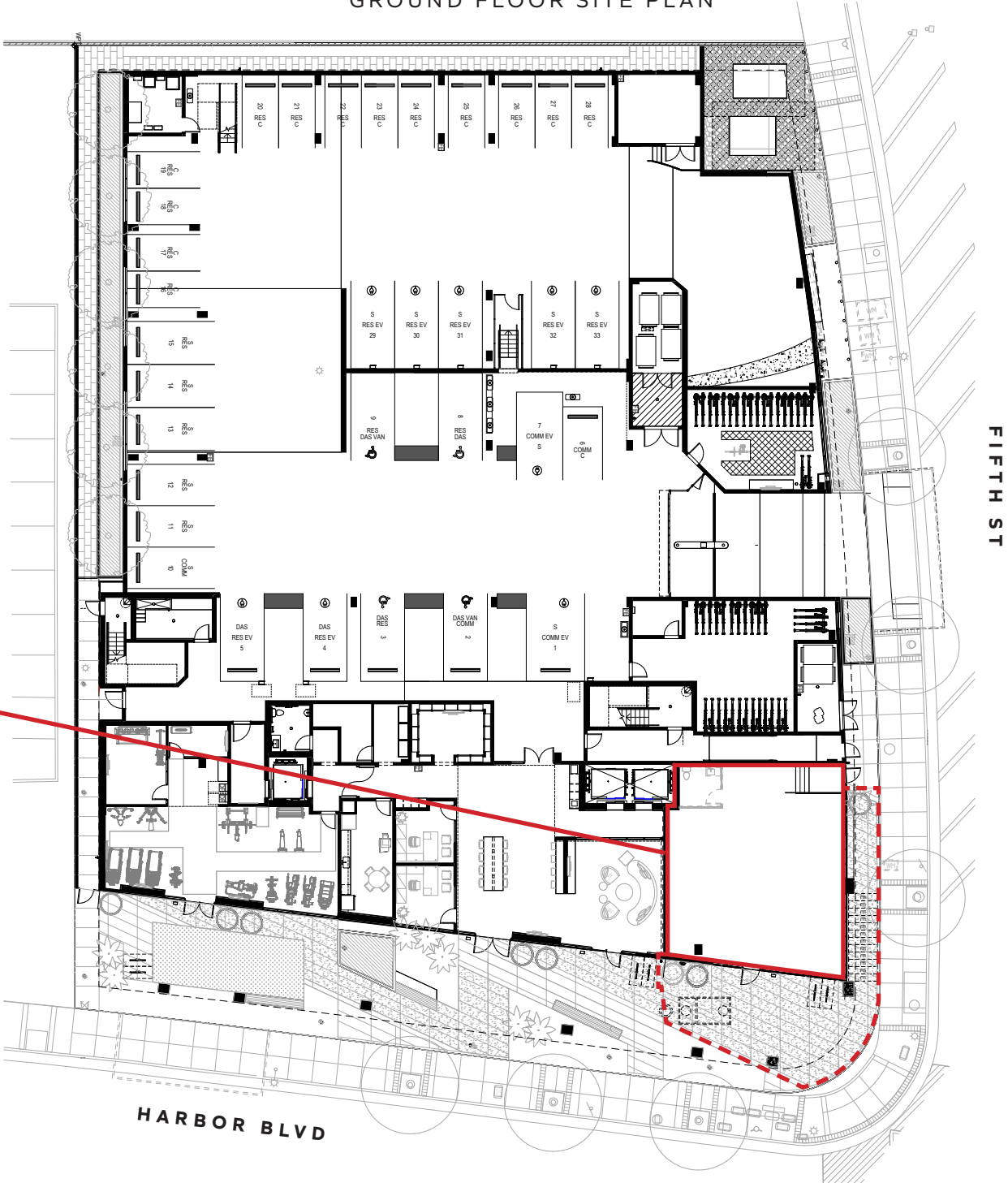
# Site Plan.

END CAP/RESTAURANT  
1,488 SF INTERIOR SPACE  
910 SF PATIO

PROJECT AND TENANT TO  
OPEN FALL 2024



GROUND FLOOR SITE PLAN



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.





# Demographics.

	1 mile	3 miles	5 miles
Total Population	25,944	111,082	217,728
Daytime Population	26,134	96,104	206,791
# of Workers	11,440	37,233	89,823
Median Age	32.6	37.2	37.2
Average Income	\$73,972	\$120,819	\$121,512
Median Income	\$46,985	\$80,666	\$82,112
Average Disposable Income	\$57,061	\$87,105	\$87,663
Median Disposable Income	\$40,250	\$65,655	\$66,771



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