



# Los Angeles Warehouse No.1



## Redevelopment and Adaptive Re-Use Opportunity



**The most iconic building at the Port of Los Angeles, offering the best views of the LA Waterfront  
Available for redevelopment and adaptive re-use as a commercial and visitor-serving facility**

The Port of Los Angeles (the Port) is pleased to present the LA WAREHOUSE NO. 1 REDEVELOPMENT OPPORTUNITY. This information sheet provides an overview of the redevelopment opportunity and contact information for additional inquiries regarding the upcoming Request For Interest (RFI) process, which is expected to begin in 2020. The opportunity is for the redevelopment, adaptive re-use, operation and maintenance of the LA Municipal Warehouse No. 1 (Warehouse No. 1), located at Berth 60, 2500 Signal Street, San Pedro, California, 90731. For more information and a map, see [other side/next page].



## The Opportunity

LA's original multi-story warehouse is available for redevelopment and adaptive re-use as a commercial and visitor-serving facility. The Port of Los Angeles (Port) is seeking a public-private partnership to re-imagine the most iconic building at *America's Port*®. Potential uses include office, creative office, hospitality, dining, entertainment, food and other marine-related or visitor-serving adaptive commercial uses that preserve Warehouse No.1's historic stature consistent with the Public Trust Doctrine.

## Location

Warehouse No. 1 is located in the Outer Harbor area at the southern end of the Main Channel of the Port. The property features exceptional panoramic views from the roof, including ocean views from Catalina Island to south Orange County, views of the San Gabriel and San Bernardino mountains, the Port's main shipping channel, Vincent Thomas Bridge, and Palos Verdes Peninsula. For more than a century, Warehouse No.1 has been the first building seen by vessels entering the LA Harbor. Warehouse No. 1 is adjacent to *AltaSea at the Port of Los Angeles*, a unique public-private partnership and campus of innovation for ocean-related science, business and education. It is also just down the street from the \$150 million San Pedro Public Market opening in 2021.

## Site Description

- 6 stories tall (68 feet high) with 460,000 square feet (s.f.) of interior space.
- Building footprint of 480 x 152 feet (72,960 s.f.) sits on an overall 122,000-s.f. site.
- Floor heights:
  - Basement: approximately 5 feet below grade; 7'-9"
  - First floor: 14'-6"
  - Remaining floors: 10'-0"

## Historic Use and Designation

Completed in 1917 in response to the opening of the Panama Canal, Warehouse No. 1 served as the Port's only bonded warehouse, a function that was critical to LA's entry into international trade markets. The site remains in constant demand as a popular film production location for movies and TV shows including *Scorpion*, *Veep*, *Lethal Weapon*, *Sneaky Pete*, *Animal Kingdom*, *Rug Rats* and *LA's Finest*. As a symbol of the Port's growth into America's largest trade gateway, Warehouse No.1 is a landmark building, listed in the National Register of Historic Places (#00000386) and recognized as a California State Historical Landmark (No. 2709).

## Contact

Developers with questions should contact Michael Galvin, The Port's Director of Waterfront and Commercial Real Estate at (310) 732-3836, or [mgalvin@portla.org](mailto:mgalvin@portla.org).

