

# MARINE RESEARCH INSTITUTE OPPORTUNITY SITE



PORT OF LOS ANGELES  
CITY DOCK NO. 1





The nation's leading container port, the Port of Los Angeles, is building the premier address for marine research – City Dock No. 1.

As we celebrate our Centennial anniversary in 2007, we are planning for our next 100 years by offering a unique opportunity to expand marine research activities at an ideally located world renown site. Currently, the Port of Los Angeles is home to the Southern California Marine Institute, a strategic alliance of twelve major universities in southern California engaged in marine science research and education, ocean monitoring and public outreach and awareness.

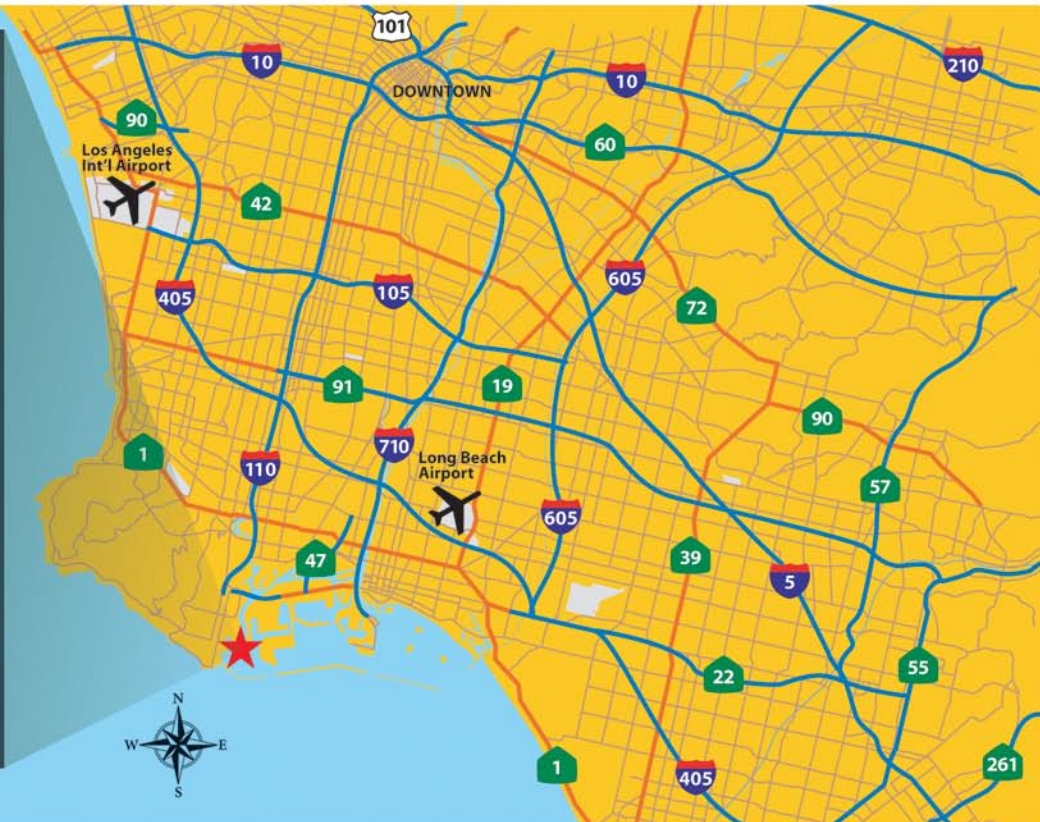
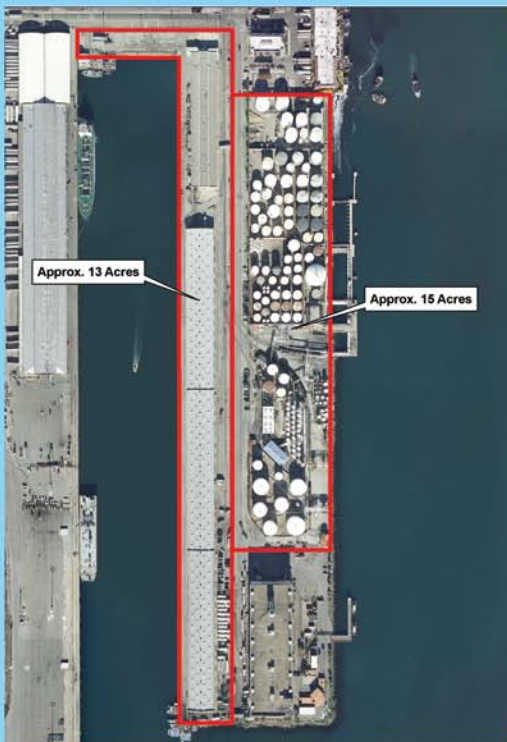
City Dock No. 1 will provide an enhanced location for marine research activities. Facilities envisioned at this site include academic marine research laboratories, government laboratories and support activities for at-sea programs, a research and development park and business incubator for emerging marine environmental companies and educational support facilities creating outreach opportunities for K-12 students engaged in marine science studies.

This rich and varied marine environment shares space with an active residential community and one of the world's busiest commercial/industrial ports. The interaction of these three key elements create a natural laboratory and an ideal location to study how the growing needs of society can coexist with a healthy marine environment.

Imagine a campus environment complete with direct access to the Port's Main Channel and the Pacific Ocean a short distance away, vintage maritime buildings adapted for your specific needs, neighbors that include a bustling fish market, and historic Pacific Electric Red Cars that can be used for commuting to work. It all comes together at the Port of Los Angeles' City Dock No. 1.

# City Dock No. 1

- 13 acres of land (approx.) available immediately with an additional 15 future acres on the Main Channel
- 180,000 sf of shed space at Berths 57-60
- 265,000 sf of space at Warehouse 1
- 2,700 linear feet (approx.) of wharf from Berths 56-60 on the East Channel with -35' of water depth at Berth 56 and -40' from Berths 57-60
- 2,000 linear feet (approx.) of water frontage on the Main Channel with -35' of water depth along the Main Channel
- Land use and zoning permit commercial (maritime-related businesses, visitor-serving retail, restaurants), maritime-support uses (such as marine research and educational facilities), recreation (maritime-related museums, community buildings, marinas) and commercial fishing.



## SOUTHERN CALIFORNIA DEMOGRAPHIC INFORMATION

San Pedro is a Mediterranean-style hillside community boasting some of the finest natural beauty in Southern California. With its temperate climate and proximity to beaches, mountains and all the exciting attractions in and around Los Angeles, residents and visitors of all ages and interests can find year-round entertainment and recreation opportunities.

As an active port community going back to the days of Richard Henry Dana, San Pedro has a long tradition in marine and maritime education. The Cabrillo Marine Aquarium, the Los Angeles Maritime Museum, marine/maritime magnets at local high schools and the Port of Los Angeles High School (a charter school with a maritime related curriculum) are among the area's educational assets producing aspiring young researchers. Add to these, local community colleges, several Cal State and University of California schools, and private universities such as the University of Southern California and Occidental College, and you have a rich pool of talent supporting marine research.

In concert with Port revitalization, the San Pedro community is also in the midst of its own renaissance. Thousands of new condominium and apartment units are under construction and, taken along with surrounding communities, housing opportunities are available for a wide variety of income levels. For visiting researchers and personnel, there are several local hotels and joint housing arrangements with local colleges and universities are possible.

San Pedro is a dynamic, diverse and historically rich community. For further information on the community and all it has to offer, please contact the San Pedro Chamber of Commerce at 310-832-7272 or visit [www.sanpedrochamber.com](http://www.sanpedrochamber.com).



Property Information, contact

Michael Galvin II, Director of Real Estate

Port of Los Angeles

(310) 732-3860

[mgalvin@portla.org](mailto:mgalvin@portla.org)

[www.portoflosangeles.org](http://www.portoflosangeles.org)