

FOR SALE

MULTI-TENANT RETAIL



**Ashwill
Associates**
COMMERCIAL REAL ESTATE

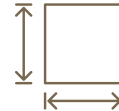


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PROPERTY OVERVIEW



BUILDING SIZE:
8,177 SF



LOT SIZE:
18,245 SF (0.42 ACRES)



PARKING SPACES:
15



APN:
6212-002-053



YEAR BUILT:
2011



SALE PRICE
\$2,650,000 (\$324/SF)



**+33,000 AVERAGE
CARS PER DAY**

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PROPERTY HIGHLIGHTS

ADDRESS: 3006 E. FLORENCE AVE.,
HUNTINGTON PARK, CA

OF UNITS: 8

ELECTRICAL METERS: 9

GAS METERS: 8

WATER METER: 1

ZONING: C-G

- **Prime Location:** Situated on a major thoroughfare with high visibility and traffic counts.
- **Flexible Zoning:** Zoning supports a wide range of uses including: retail, food/drink, dance studio, barbershop, medical/professional offices.
- **Diverse Tenant Mix:** project has a diverse mix of established businesses that cater to the local community.
- **Low Vacancy Risk:** 100% occupied, guaranteeing immediate rental income.

RENT ROLL CURRENT

UNIT	TENANT	% OF BUILDING	UNIT SIZE	MONTHLY RENT	ANNUAL RENT	RENT SF/MO.	RENT SF/YR.	TYPE	COMMENCEMENT	EXPIRATION	OPTIONS	INCREASES
101	DANIELA H CLOTHING	12%	940	\$3,000.00	\$36,000.00	\$3.19	\$38.30	MG	1/1/25	1/1/26	-	-
102	MIA PIZZERIA	12%	960	\$1,928.50	\$23,142.00	\$2.01	\$24.11	MG	3/1/23	2/28/28	ONE @ FMV	3%
103	MIA PIZZERIA -21 COFFEE	12%	960	\$1,928.50	\$23,142.00	\$2.01	\$24.11	MG	3/1/23	2/28/28	ONE @ FMV	3%
104	TAX	12%	960	\$1,920.00	\$23,040.00	\$2.00	\$24.00	MG	3/1/23	M2M	-	-
105	PRETTY GLOW SPOT	12%	940	\$2,185.00	\$26,220.00	\$2.32	\$27.89	MG	7/1/23	6/30/28	-	3%
106	PRETTY GLOW SPOT	12%	960	\$2,185.00	\$26,220.00	\$2.28	\$27.31	MG	7/1/23	6/30/28	-	3%
107	FINESTTMERCH LLC	12%	960	\$2,076.00	\$24,912.00	\$2.16	\$25.95	MG	7/1/23	7/31/28	-	3%
108	FINESTTMERCH LLC	15%	1,157	\$2,076.00	\$24,912.00	\$1.79	\$21.53	MG	7/1/23	7/31/28	-	3%
TOTAL/AVERAGES:		100.00%	7,837	\$17,299.00	\$207,588.00	\$2.22	\$26.65					

EXPENSE ANALYSIS

	2024 BUDGET	MONTHLY PRICE/SF
PROPERTY TAXES	\$40,658	\$0.43
INSURANCE	\$5,228	\$0.06
UTILITIES	\$8,468	\$0.09
LANDSCAPING	\$5,595	\$0.06
PEST CONTROL	\$425	\$0.00
INTERNET/CABLE	\$1,068	\$0.01
REPAIRS & MAINTENANCE	\$7,700	\$0.08
ESTIMATED MANAGEMENT FEE	\$5,500	\$0.06
TOTAL EXPENSES	\$74,642	\$0.79

INVESTMENT SUMMARY

\$2,650,000	\$132,946
PRICE	NOI
\$324	5.02%
PRICE/SF	CAP RATE



CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS



375,578
2024 POPULATION



\$91,647
AVERAGE HOUSEHOLD INCOME



94,789
TOTAL EMPLOYEES



9,733
OF BUSINESSES

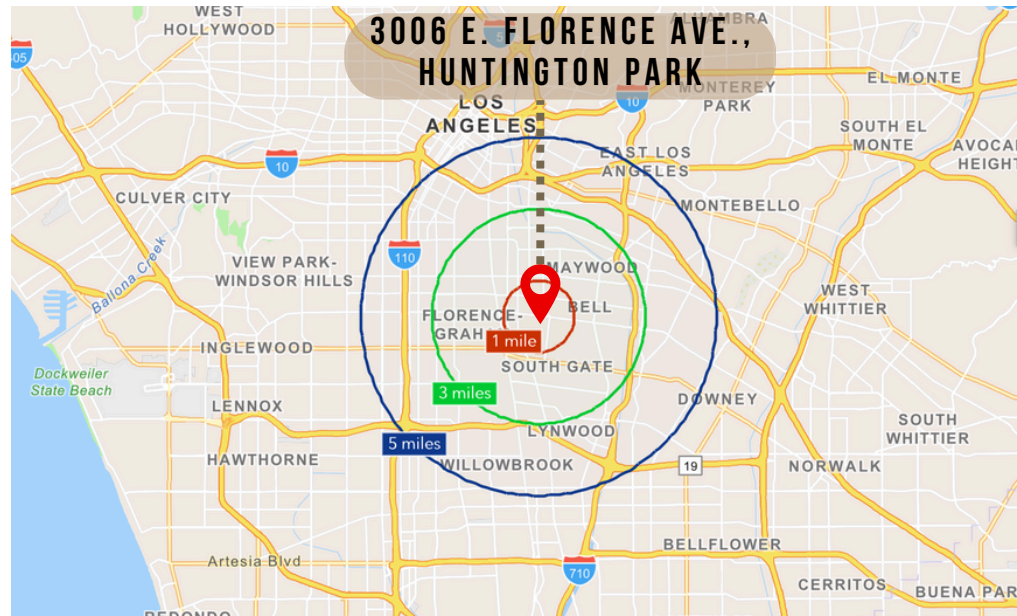


+ 17 MIN DRIVE
- TO LOS ANGELES

HUNTINGTON PARK, CALIFORNIA

Huntington Park is a dynamic, working-class city located in Southeast Los Angeles County, just 6 miles south of Downtown Los Angeles. Known for its dense population, strong Hispanic cultural roots, and vibrant local economy, the city is a hub for retail, services, and small businesses.

With a population of over 51,000 residents within 3 square miles, Huntington Park ranks among the most densely populated cities in California. The community features a robust customer base for neighborhood retail and enjoys consistent foot and vehicle traffic, particularly along commercial corridors like Florence Avenue and Pacific Boulevard.





EXCLUSIVELY LISTED BY:



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