

FOR SALE / LEASE

6122-6130 PACIFIC BLVD

HUNTINGTON PARK, CA 90255



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CBRE

HIGHLIGHTS



Building Size ±19,400 SF



Land Size
Building: ±14,300 SF
Parking Lot: ±20,302 SF
Total: ±34,602 SF



Sale Price \$4,250,000



Lease Rate Upon Request



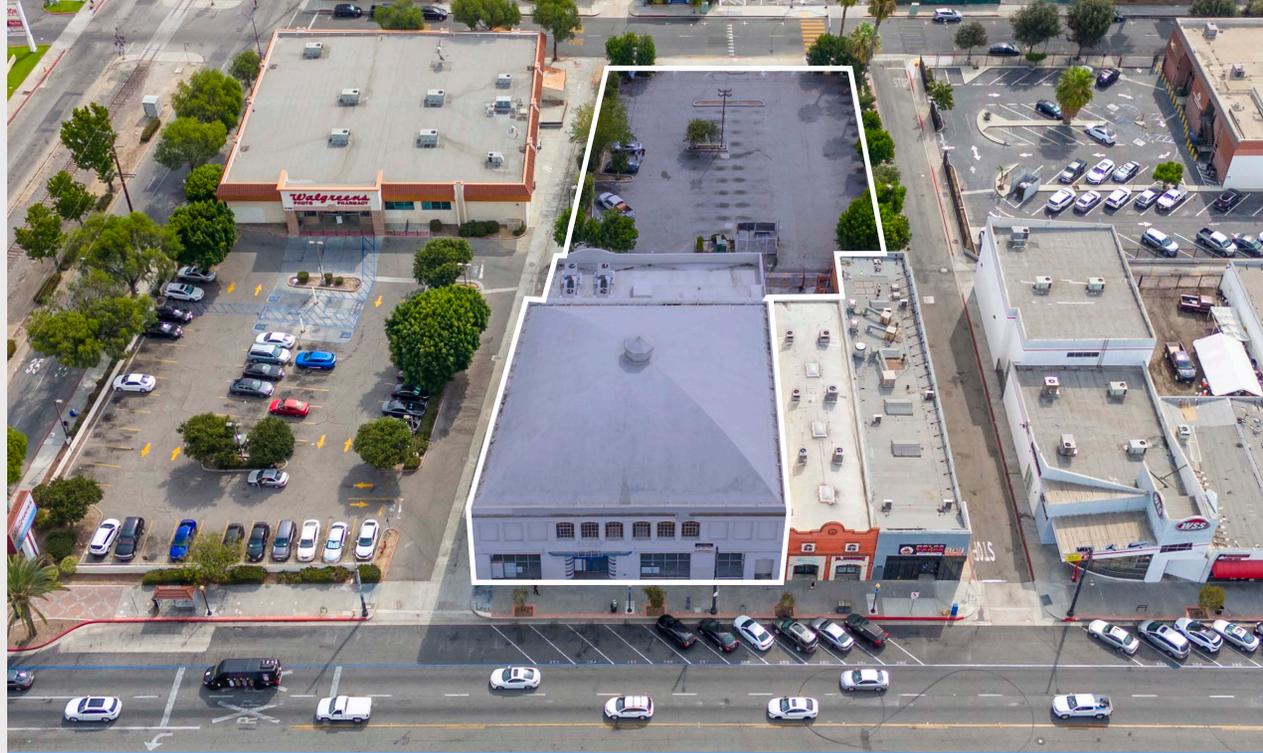
Zoning HPCBD



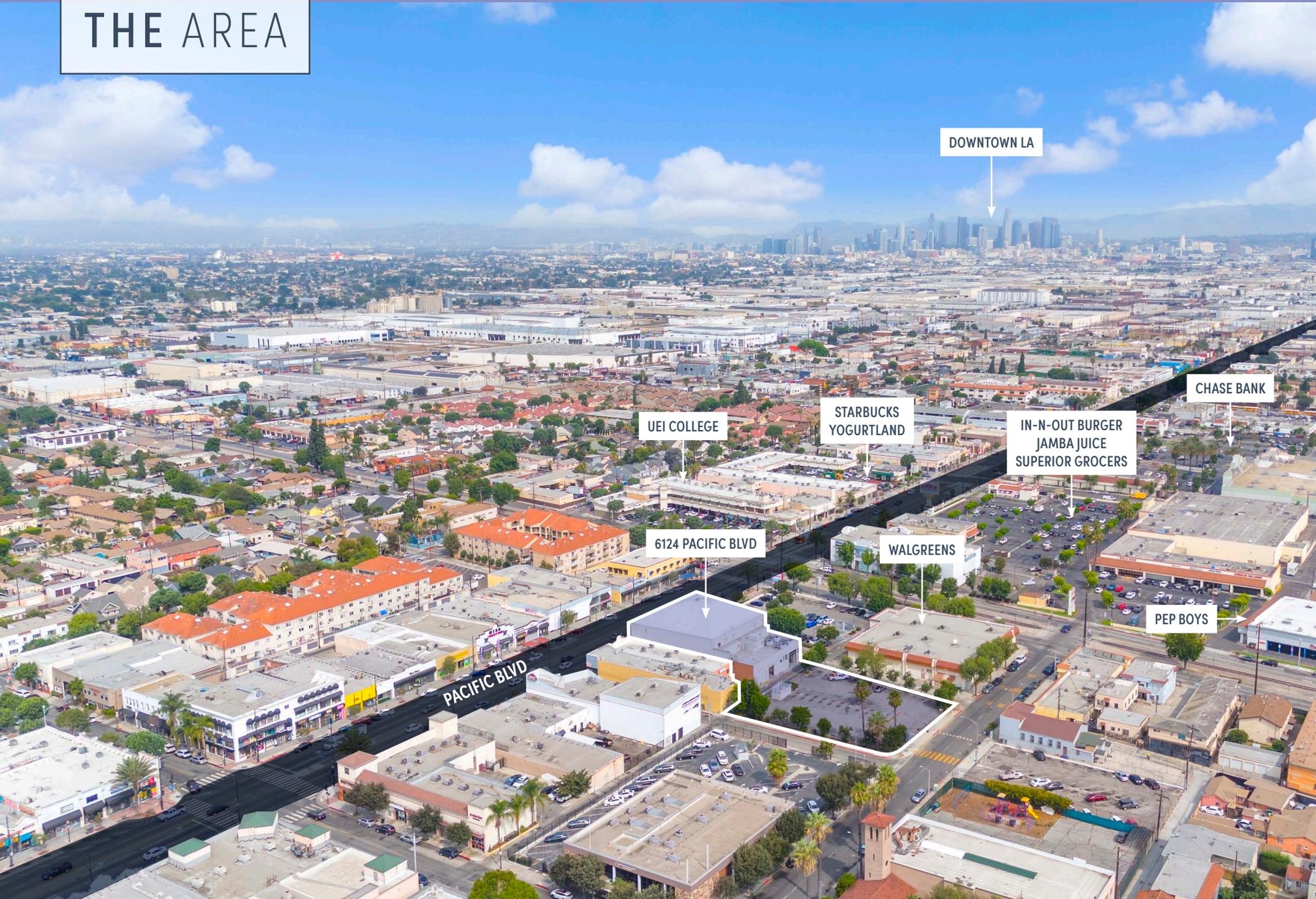
APN
Building: 6320-021-007
Parking Lot: 6320-021-011



Improvements
Newly Replaced Roof
40 Ton HVAC
1,200 AMPs of Power



THE AREA



DOWNTOWN LA

CHASE BANK

IN-N-OUT BURGER
JAMBA JUICE
SUPERIOR GROCERS

STARBUCKS
YOGURTLAND

UEI COLLEGE

WALGREENS

6124 PACIFIC BLVD

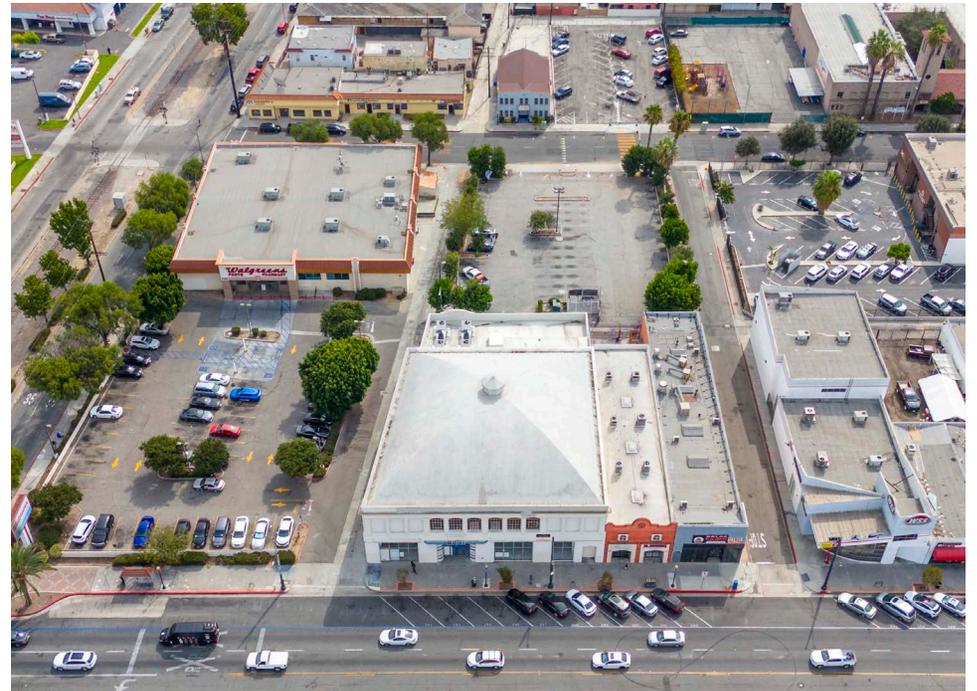
PEP BOYS

PACIFIC BLVD



RETAIL OPPORTUNITY—FOR SALE / LEASE!

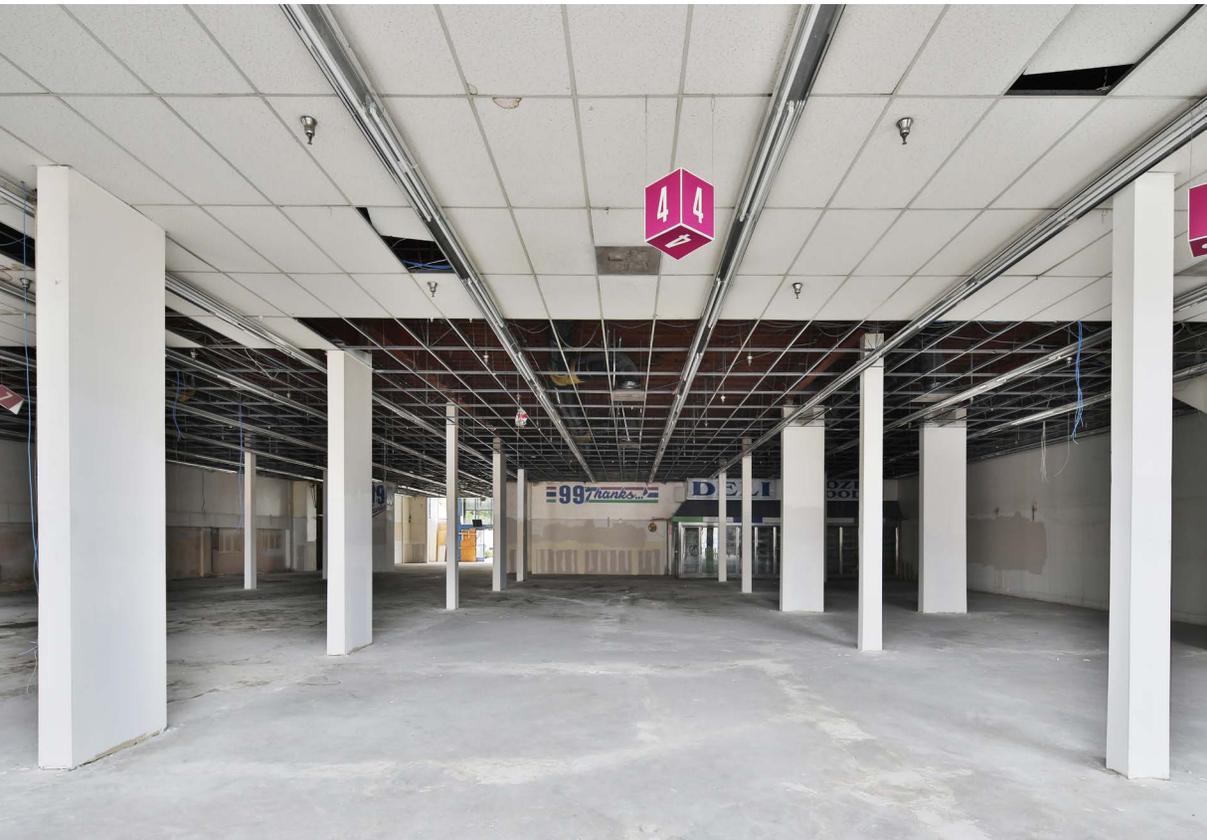
Situated in the heart of Huntington Park's high-traffic retail corridor, this is a ±19,400 SF freestanding retail opportunity with strong exposure and abundant on-site parking. Formerly a 99 Cents store, this two-story building features 51 exclusive parking spaces and is surrounded by national co-tenancy including Target, Raising Canes, In-N-Out, Bank of America, Chase Bank, AT&T, T-Mobile, JCPenney, Foot Locker, and Ross Dress for Less.



INTERIOR



CEILING HEIGHT: ±16 FEET



SECOND FLOOR



PARKING



DEVELOPMENT POTENTIAL



Floor to Area Ratio (FAR): 4:1

Up to 84 Feet High

Build Up to 32 Units

Parking Lot Land SF: 20,302 SF

Building Land SF: 14,300 SF



THE AREA



HARBOR FREIGHT

TARGET
RAISING CANE'S
FARMER BOYS
TESLA SUPERCHARGER

THE HOME DEPOT
STARBUCKS

SUPERIOR GROCERS

PEP BOYS

IN-N-OUT BURGER

JAMBA JUICE

WALGREENS

STARBUCKS

YOGURTLAND

6124 PACIFIC BLVD

UEI COLLEGE

PACIFIC BLVD

HUNTINGTON PARK

21,164
RESIDENTS



34.0
MEDIAN AGE



74.9%
RENT



22.3%
OWN



11,581

TOTAL
HOUSEHOLDS

\$76k

AVERAGE HOUSEHOLD
INCOME

\$631k

MEDIAN VALUE OF
OWNER OCCUPIED
HOUSING UNITS

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	39,722	389,361	1,089,112
2029 Population - Five Year Projection	38,714	380,248	1,075,303
2020 Population - Census	41,443	407,488	1,124,531
2010 Population - Census	43,996	415,273	1,112,032
2020-2024 Annual Population Growth Rate	-0.80%	-0.86%	-0.61%
2024-2029 Annual Population Growth Rate	-0.51%	-0.47%	-0.25%



HOUSEHOLDS

2024 Households - Current Year Estimate	11,581	102,115	311,362
2029 Households - Five Year Projection	11,566	102,163	316,550
2020 Households - Census	11,590	102,215	305,800
2010 Households - Census	11,207	96,940	278,597
2020-2024 Compound Annual Household Growth Rate	-0.01%	-0.02%	0.34%
2024-2029 Annual Household Growth Rate	-0.03%	0.01%	0.33%
2024 Average Household Size	3.39	3.78	3.38



EDUCATION

2024 Population 25 and Over	25,848	242,846	701,330
HS and Associates Degrees	11,689	109,039	319,878
Bachelor's Degree or Higher	2,624	22,678	109,054



HOUSING INCOME

	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$75,687	\$79,587	\$83,465
2029 Average Household Income	\$86,479	\$89,931	\$94,546
2024 Median Household Income	\$58,239	\$62,203	\$62,539
2029 Median Household Income	\$66,535	\$70,325	\$71,858
2024 Per Capita Income	\$22,081	\$20,932	\$24,071
2029 Per Capita Income	\$25,845	\$24,237	\$28,042



HOUSING UNITS

2024 Housing Units	11,915	105,131	330,570
2024 Vacant Housing Units	334	3,016	19,208
2024 Occupied Housing Units	11,581	102,115	311,362
2024 Owner Occupied Housing Units	2,654	31,168	90,559
2024 Renter Occupied Housing Units	8,927	70,947	220,803



PLACE OF WORK

2024 Businesses	2,021	10,665	41,427
2024 Employees	18,390	100,595	415,652

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CBRE

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