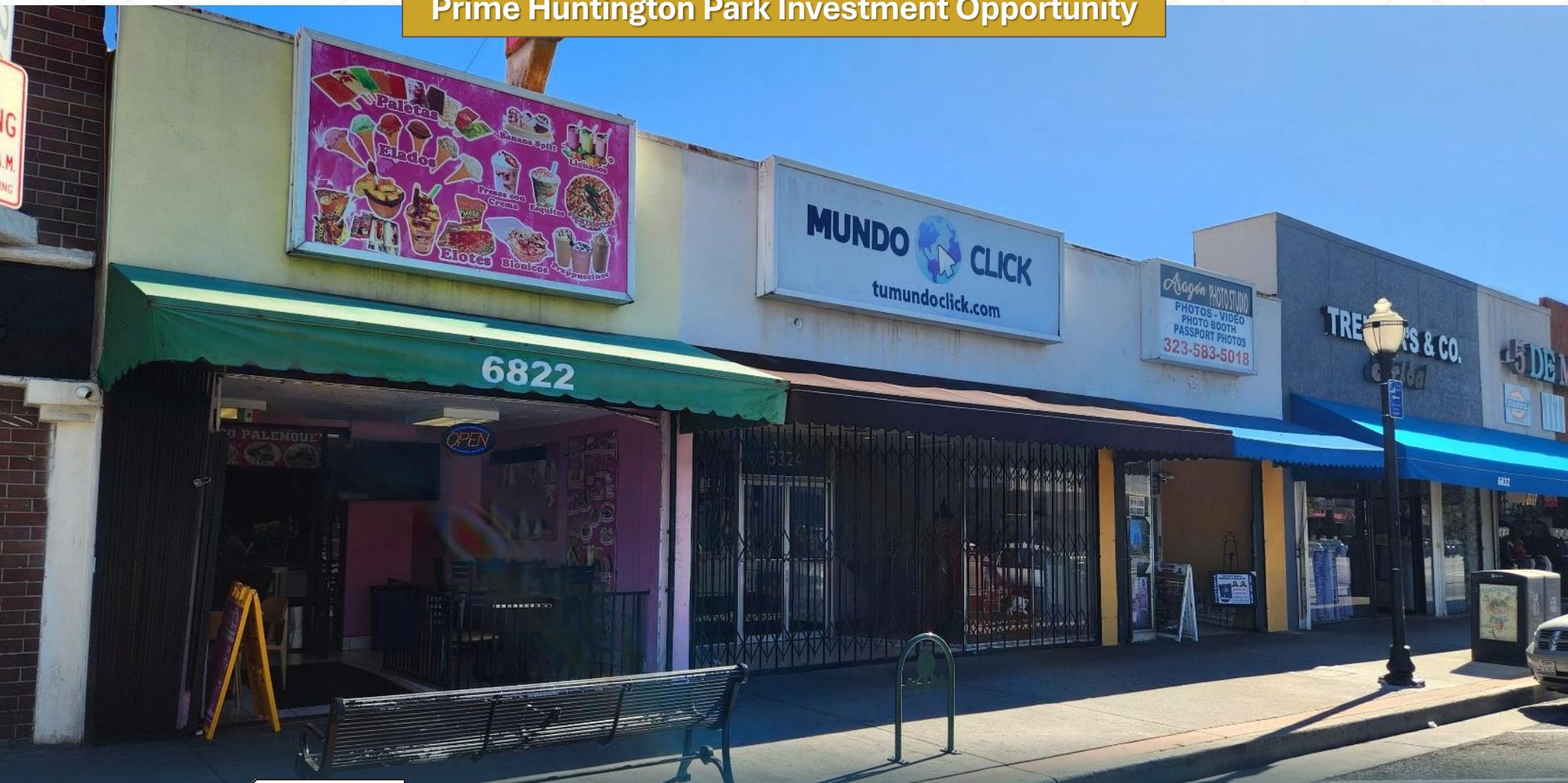


6822 PACIFIC BOULEVARD

Prime Huntington Park Investment Opportunity



Huntington Park, CA

High-Visibility Storefront | Investment Opportunity

6822 PACIFIC BOULEVARD | HUNTINGTON PARK, CA

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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

The background image is an aerial photograph of a city street. In the foreground, there is a large, modern-looking building with a grey roof and white walls. To its left is a smaller building with a decorative arched entrance. Further down the street, there are several other buildings, including a church with a prominent steeple. The street is lined with trees and parked cars. In the background, there is a dense residential area with many houses and a range of mountains under a blue sky with white clouds.

Executive Summary

6822 PACIFIC BOULEVARD

Property Summary

Price:	\$1,650,000
Year Built:	1938
SF (w/mezz)	7,700
Price per SF (w/mezz):	\$214.29
SF (per title)	5,700
Price per SF (per title):	\$289.47
Lot Size (SF):	8,589
Floors:	1 + Mezz
Parking:	On-Site in Rear
Zoning:	HP-CBD
APN:	6322-017-012
Current Cap Rate:	7.9%
Proforma Cap Rate:	7.9%

6822 PACIFIC BOULEVARD



El Primo	Lexis Shoes
JS Footwear	Mystique

Milano

Romero's Beauty
Salon

Denim Plus

Crystal Furniture

J&J Western Wear

El Norteno Family
Store

Gala Gowns & Co

Pacific Sports Wear

One Captures

Chic Fashion#2

Ilusiones Vertigo



Lexis Shoes

JS Footwear

Mystique

3 Hermanos

Don Roberto Jewelers

24/7 Fashion

Curry Boys Black Noise

Las Plebes 3 Diamantes

Tierra Mia Coffee

Cafe Sociedad Latina

Couture z bridal

Glamour Lab LA

Trender's & Co.

SUBJECT

PACIFIC BOULEVARD

SATURN AVE

Omar'S Beauty Salon

Cincodemayo

Channel's Bridal

Investment Overview

6822 Pacific Boulevard is a stabilized retail investment located along one of Huntington Park's most established and heavily trafficked commercial corridors. Positioned just north of the intersection of Pacific Boulevard and Saturn Avenue, and approximately one block from the high-volume intersection of Pacific Boulevard and Florence Avenue, the property benefits from constant vehicle and pedestrian traffic in the core of the city's primary retail district.

The ±7,700 square foot retail building sits on an ±8,589 square foot lot zoned HP-CBD and features approximately 57 feet of frontage along Pacific Boulevard. The property enjoys excellent visibility and exposure to more than 20,000 cars per day, complemented by strong foot traffic generated by the dense surrounding retail, transit-oriented environment, and nearby national and regional brands.

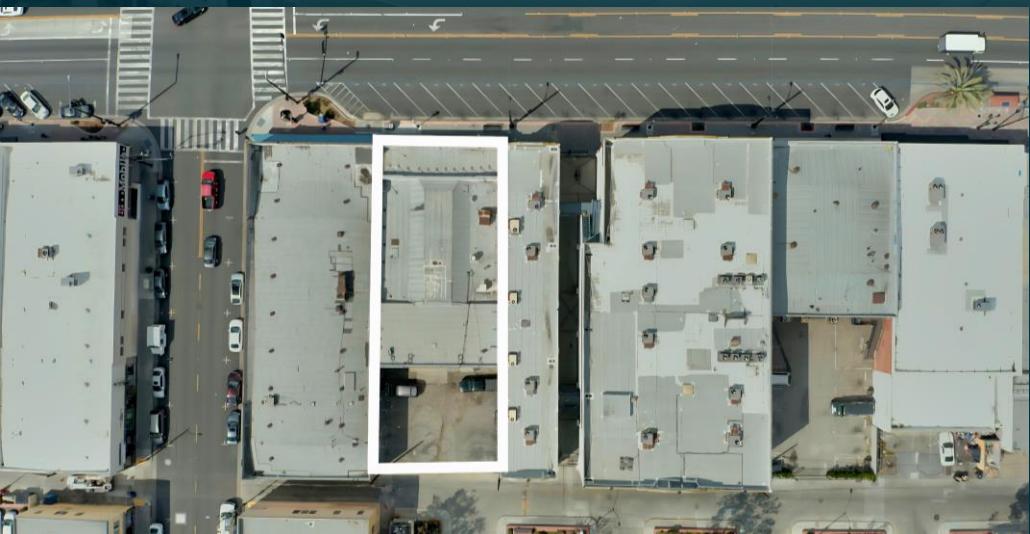
The asset is fully occupied by a complementary mix of long-standing, neighborhood-serving tenants. The tenant lineup includes an ice cream and snack shop that has operated at the location for approximately 20 years, a custom clothing store that has been established in the immediate area for more than 10 years, and a photo shop that has remained in place since 1986. The long operating histories of the tenants reflect the durability of the location and provide stable, in-place income for investors.

The property is supported by rear on-site parking with direct access to a large municipal parking lot, in addition to ample street parking along Pacific Boulevard and surrounding streets, enhancing accessibility and tenant performance.

The location offers strong regional connectivity, with convenient access to the 110, 10, 710, and 105 freeways. The surrounding trade area is densely populated, with over 50,000 residents within a one-mile radius and more than 450,000 residents within three miles. Nearby retailers include 7-Eleven, Dollar Tree, JCPenney, Verizon, AT&T, and Tierra Mia Coffee, further reinforcing Pacific Boulevard as a dominant retail destination.

With its fully leased configuration, long-term tenant presence, strong traffic counts, and infill location in a supply-constrained submarket, 6822 Pacific Boulevard represents an attractive retail investment opportunity with stable cash flow and long-term demand just minutes from Downtown Los Angeles.

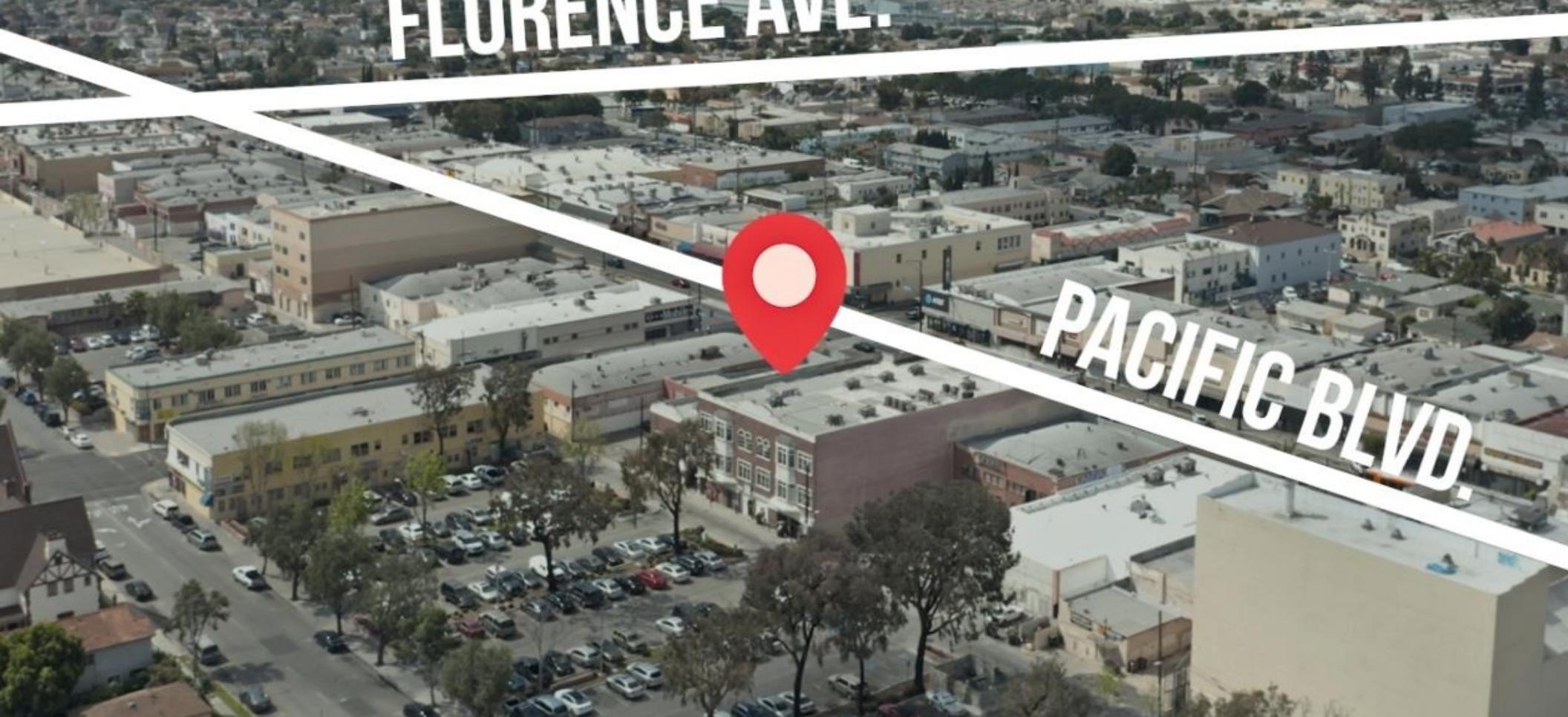




6822 PACIFIC BOULEVARD

FLORENCE AVE.

PACIFIC BLVD.



Financial Overview

6822 PACIFIC BOULEVARD

Financial Analysis

Price:	\$1,650,000
Year Built:	1938
SF (w/mezz)	7,700
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Zoning:	HP-CBD
APN:	6322-017-012
Current Cap Rate:	7.9%
Proforma Cap Rate:	7.9%

	Actual	Proforma
Gross Rent	\$160,200	\$167,148
TOTALS	\$160,200	\$167,148
ANNUALIZED INCOME		
	Actual	Proforma
Gross Potential Rent	\$160,200	\$167,148
Less: Vacancy	(\$0)	(\$6,686)
Effective Gross Income	\$160,200	\$160,462
Less: Expenses	(\$30,001)	(\$30,009)
Net Operating Income	\$130,199	\$130,453
ANNUALIZED EXPENSES		
	Actual	Proforma
Property Taxes	\$22,275	\$22,275
Insurance	\$2,500	\$2,500
Water	\$420	\$420
Electricity	TENANT	TENANT
Trash	TENANT	TENANT
Management	\$4,806	\$4,814
Total Expenses	\$30,001	\$30,009
Expenses Per RSF	\$5.26	\$5.26

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Proforma Monthly Rent	Rent/SF	Increases	Lease Type
6822*	Ice Cream	1,300	11/1/18	6/7/28	\$4,550.00	\$3.50	\$4,823.00	\$3.71	6%	GROSS
6824**	Clothing	5,100	2/1/26	1/31/31	\$5,100.00	\$1.00	\$5,406.00	\$1.06	6%	GROSS
6828	Photographic Business	1,300	1/1/86	10/31/27	\$3,700.00	\$2.85	\$3,700.00	\$2.85		GROSS
Total Square Feet		7,700					\$13,350.00			

* Tenant has been at this location for over 20 years. / Landlord has not enforced the yearly rent increase.

** Tenant SF includes an additional 2,000SF mezzanine not showing on title

(1) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF EACH UNIT. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF FOR EACH/ALL UNITS!!!

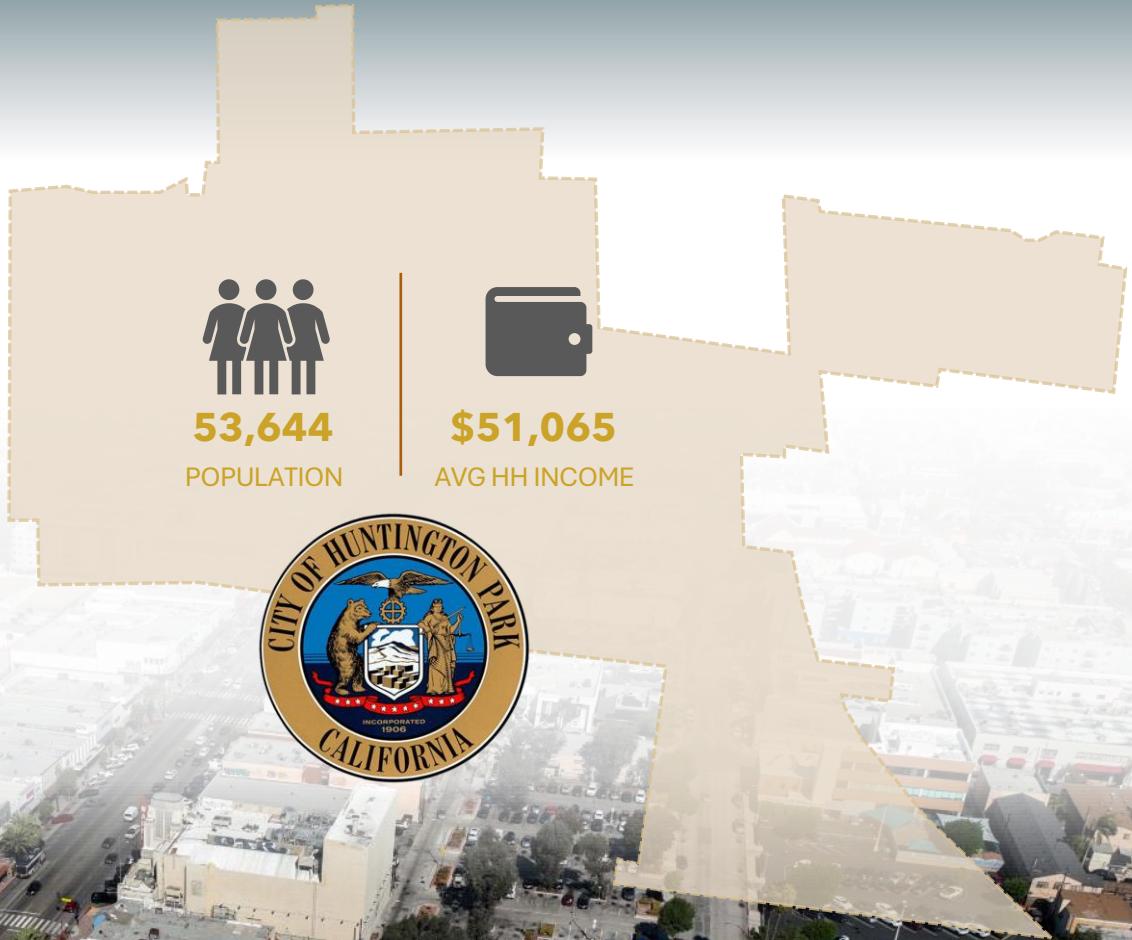
The background image is an aerial photograph of a city, likely Long Beach, California. It shows a dense urban area with numerous houses, apartment complexes, and larger commercial buildings. In the far distance, a large industrial or port facility is visible, characterized by numerous shipping containers stacked in rows. The sky is blue with some scattered white clouds.

Location Overview

6822 PACIFIC BOULEVARD

Huntington Park

Huntington Park maintains one of the most vibrant and established downtown shopping districts catering to Latino shoppers in the greater Los Angeles region. For decades, this bustling retail corridor—centered along Pacific Boulevard—has served as a major commercial and cultural hub for the Hispanic community across Los Angeles County. The area is home to a dynamic mix of national and local retailers, restaurants, and service-based businesses that reflect the community's strong entrepreneurial spirit and deep cultural roots.



Huntington Park Retail Map



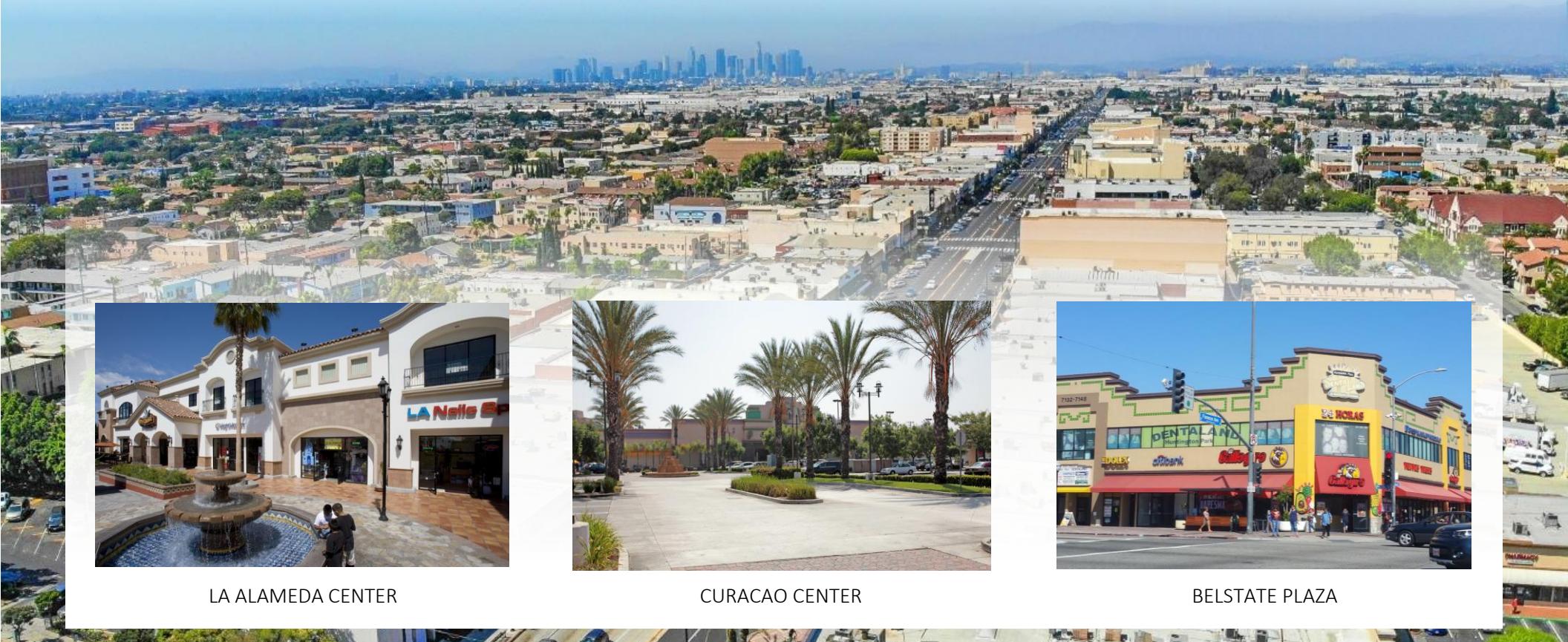
Huntington Park Retail Profile

Pacific Blvd

The city has more than 600 retail businesses in their downtown area. Lively business activity is enhanced with a large population of new and repeat customers.

The steady growth in sales tax signifies the city's prominence as a regional merchandising center.

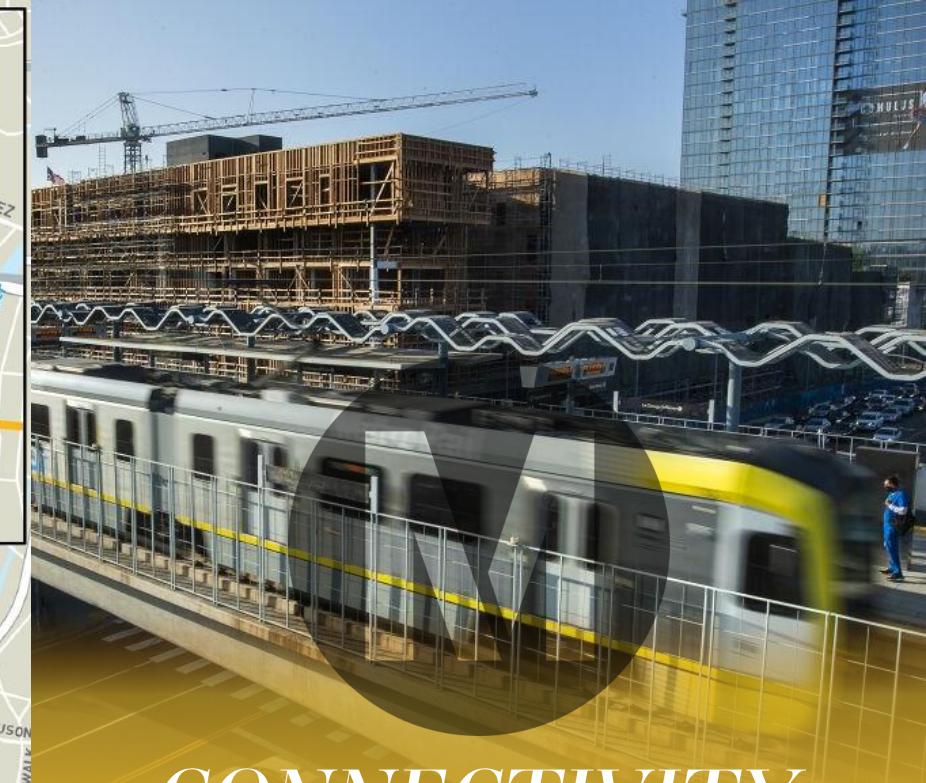
The well-defined downtown focuses on pedestrian shopping along Pacific Boulevard and adjacent streets. This stretch of Pacific Boulevard in downtown Huntington Park is a major commercial district serving the city's largely working-class residents, as well as those of neighboring cities such as Bell, Cudahy, and South Gate.



LA ALAMEDA CENTER

CURACAO CENTER

BELSTATE PLAZA



CONNECTIVITY

The West Santa Ana Branch Transit Corridor (WSAB) project is a 19-mile corridor that Metro is evaluating for a new light rail transit line that would connect southeast LA County to downtown Los Angeles.

Metro's plan for better transit includes a new light rail transit (LRT) line to southeast LA County. This project would connect Artesia, Cerritos, Bellflower, Paramount, Downey, South Gate, Cudahy, Bell, Huntington Park, Vernon, unincorporated Florence-Firestone and downtown Los Angeles. Connecting this area to Metro's rail network will provide alternatives to driving and create more access to opportunity.

TOP EMPLOYERS



AltaMed



TODD RUTKIN, INC.



Area Economy

Named for prominent industrialist Henry E. Huntington, Huntington Park was incorporated in 1906 as a streetcar suburb for workers in the rapidly expanding industries to the southeast of downtown Los Angeles. Today, about 30% of its residents still work at factories in nearby Vernon and Commerce. The City has a variety of business activity and is not dependent on one large source tax revenue. Huntington Park has a varied manufacturing and industrial base that adds to the relative stability of the unemployment rate which has aided in the discernible trend toward steady residential growth.

6822 PACIFIC BOULEVARD

Huntington Park, CA

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