

# 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** Upon Request



**Lease Rate** Upon Request



**Zoning** HPCBD



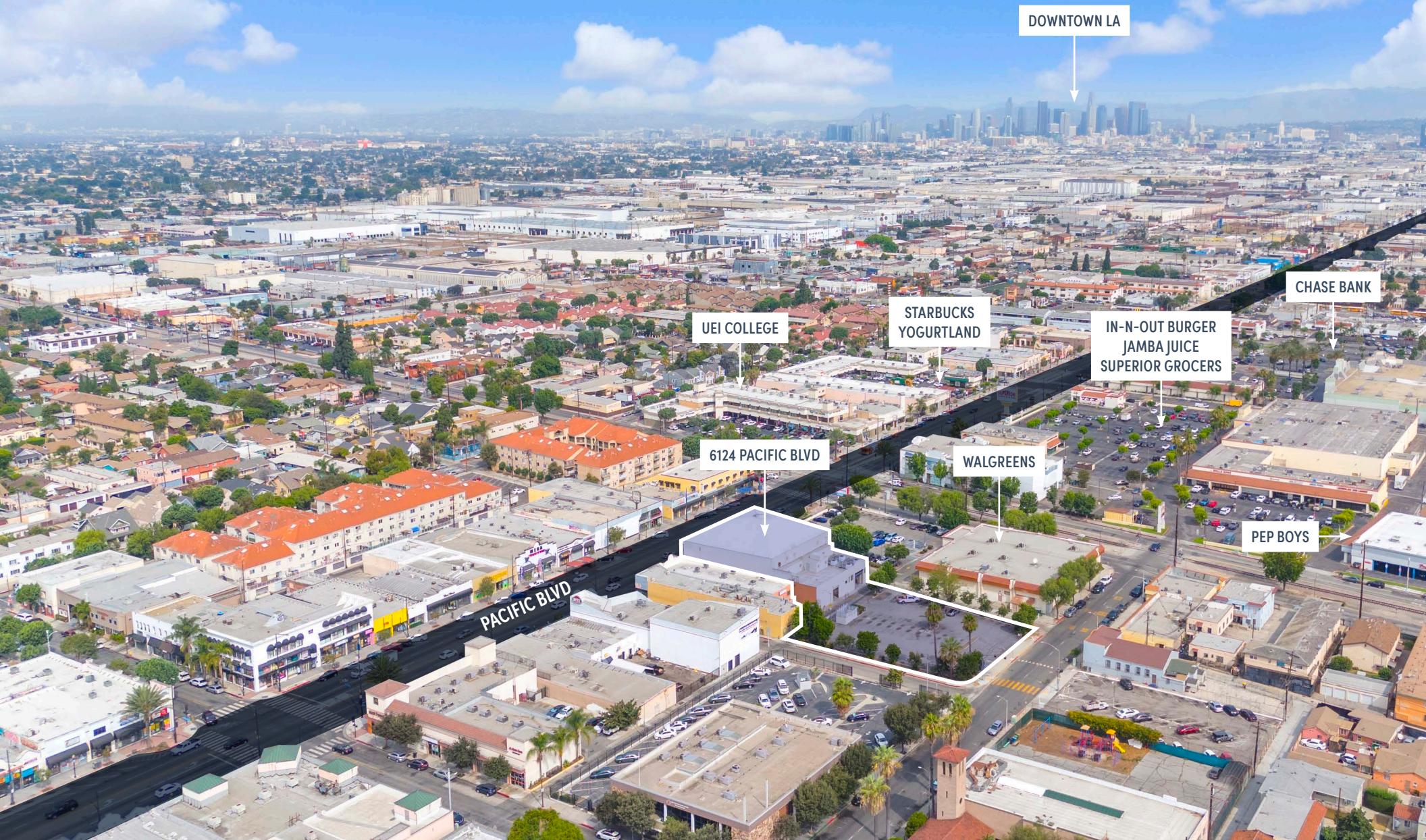
**APN**  
Building: 6320-021-007  
Parking Lot: 6320-021-011



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



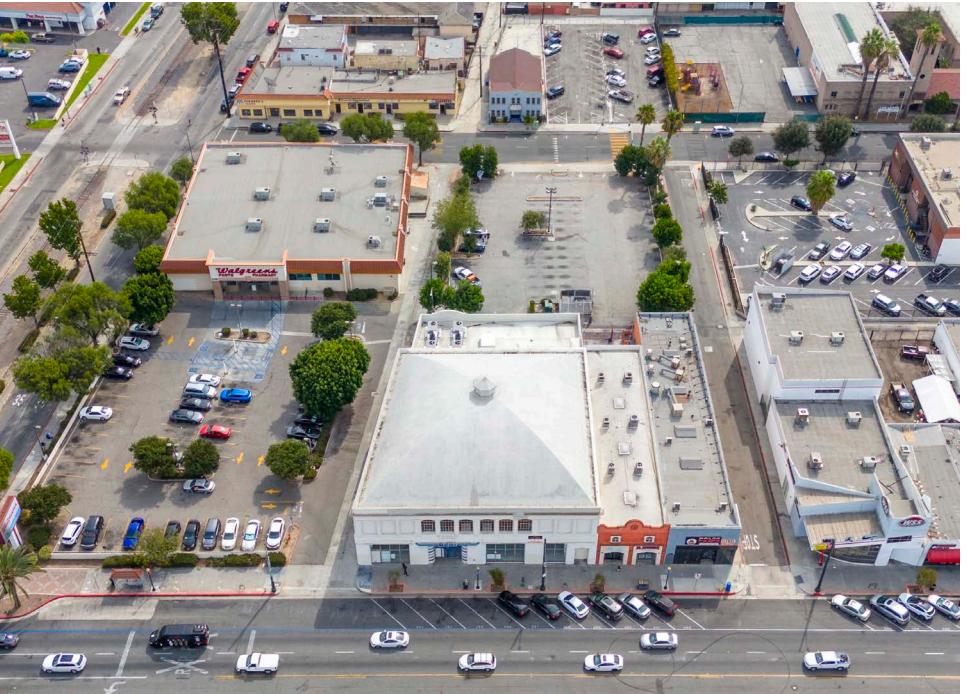
# THE AREA





## RETAIL OPPORTUNITY—FOR SALE / LEASE!

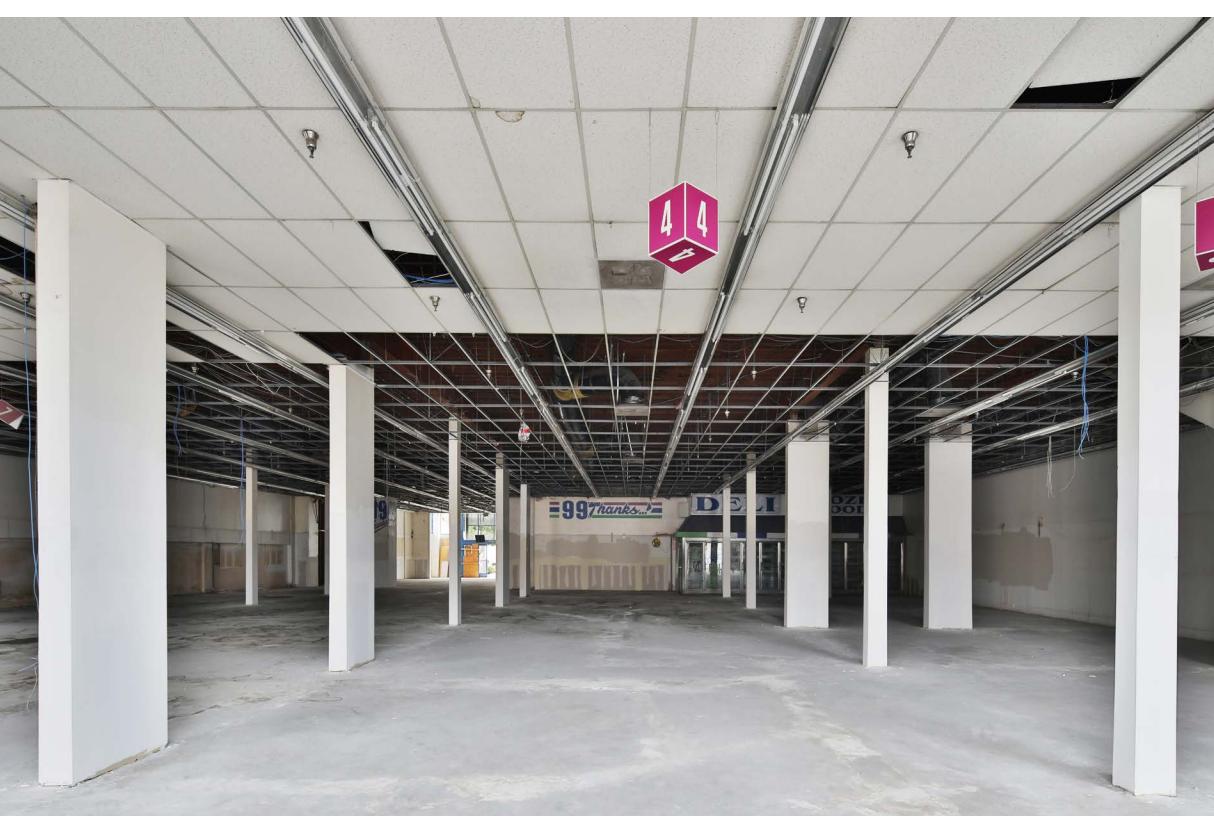
Situated in the heart of Huntington Park's high-traffic retail corridor, this is a ±19,400 SF freestanding retail opportunity with strong exposure and abundant on-site parking. Formerly a 99 Cents store, this two-story building features 51 exclusive parking spaces and is surrounded by national co-tenancy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



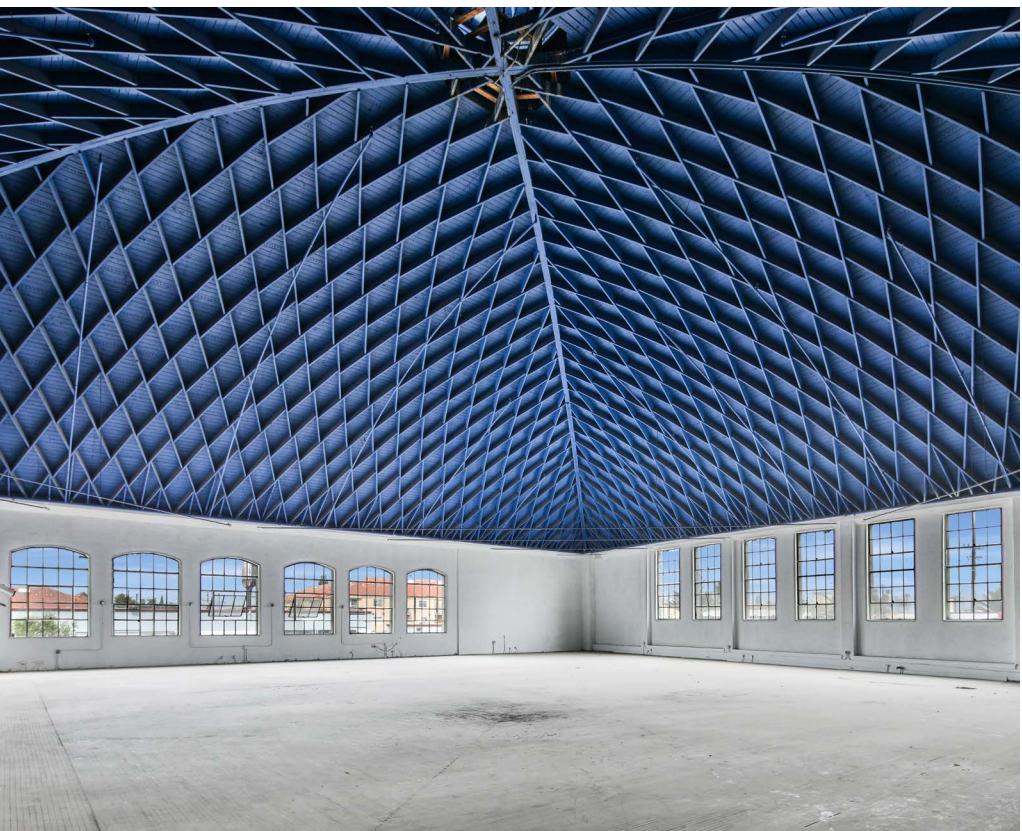
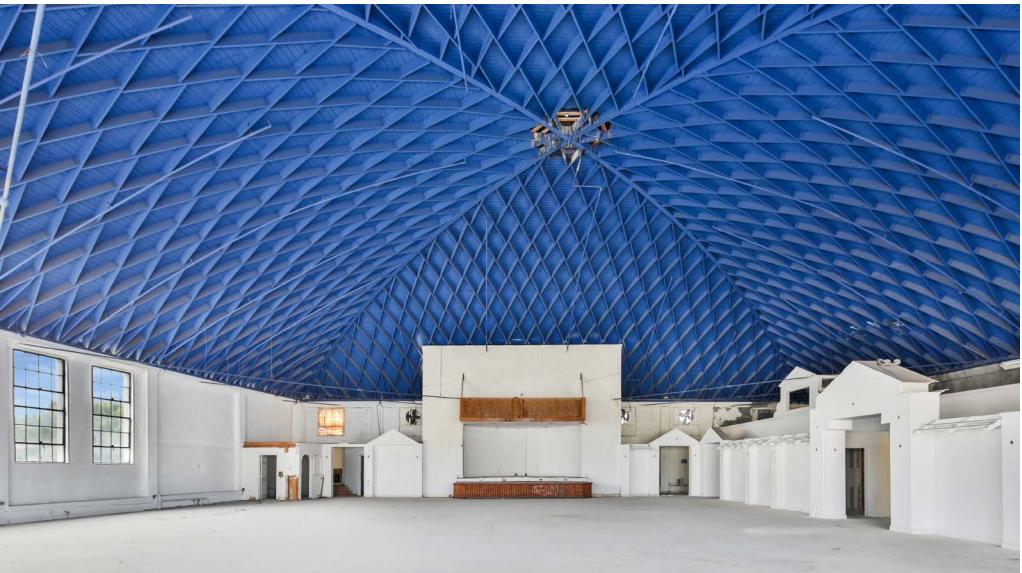
# INTERIOR



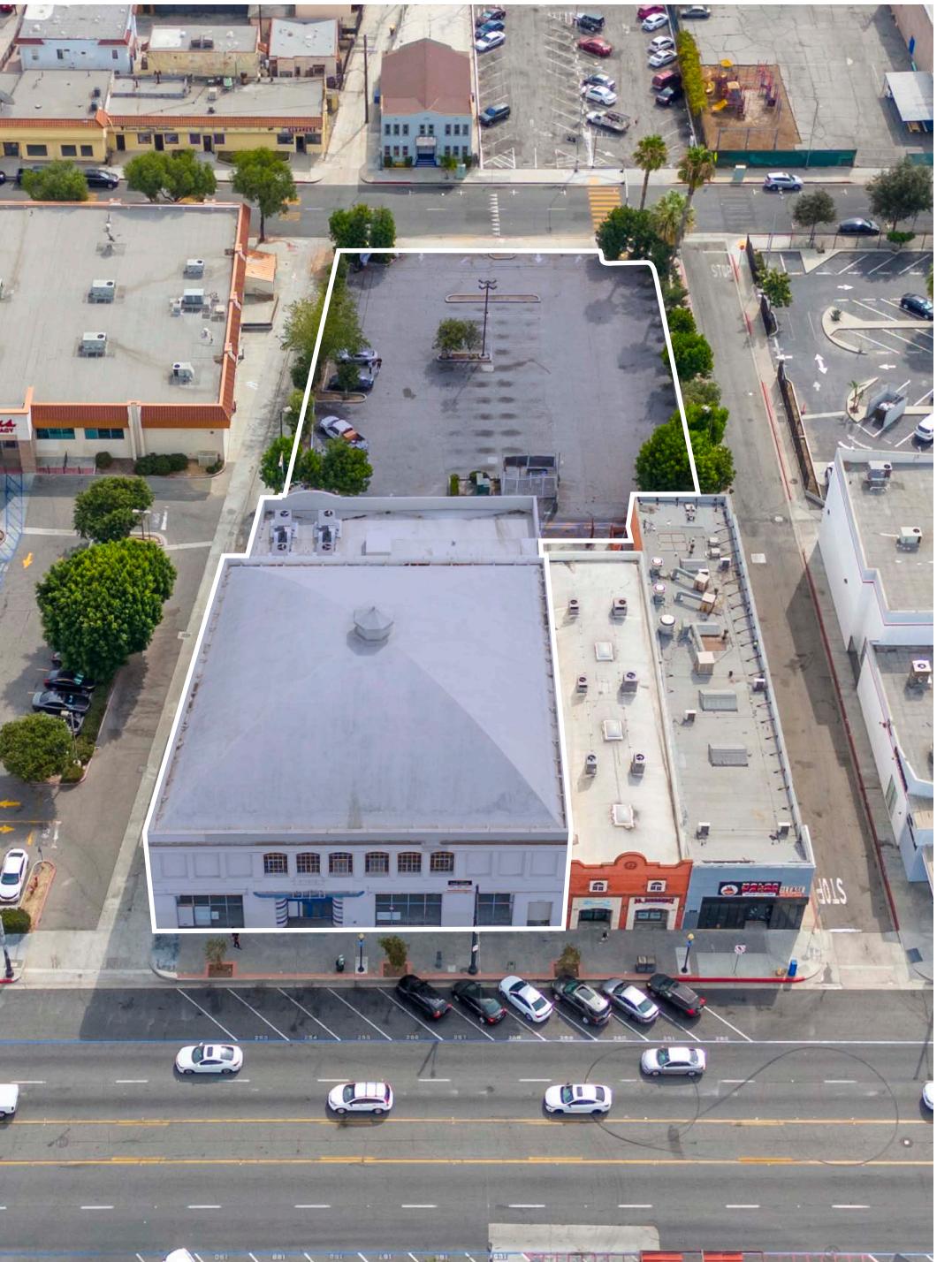
CEILING HEIGHT: ±16 FEET



# 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



# HUNTINGTON PARK

21,164  
RESIDENTS



34.0  
MEDIAN AGE



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

	1 MILE	3 MILES	5 MILES
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

	1 MILE	3 MILES	5 MILES
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

	1 MILE	3 MILES	5 MILES
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

	1 MILE	3 MILES	5 MILES
2024 Businesses	2,021	10,665	41,427
2024 Employees	18,390	100,595	415,652

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