

**FOR SALE**

# Commercial Land – 10,560 Sq. Ft.

2974 E Florence Ave, Huntington Park, CA 90255



**E Florence Ave (+31,908 VPD)**



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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# Property Overview

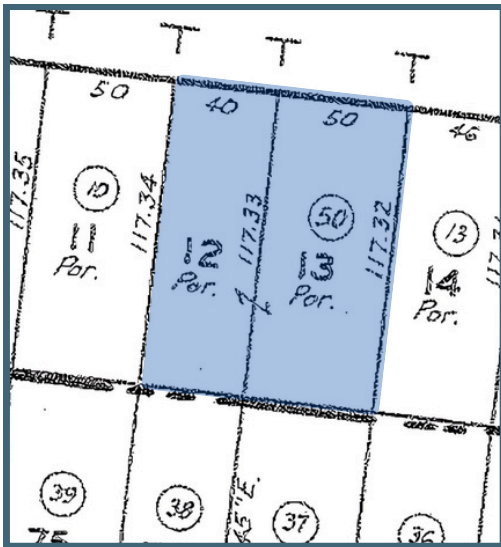
Address	2974 E Florence Ave Huntington Park, CA 90255
Offering Price	unpriced
APN	6212-002-050
Land Size	±10,560 Sq. Ft.
Zoning	CG (Commercial General)
Walk Score	Very Walkable (82)
Transit Score	Good Transit (56)

# Property Highlights

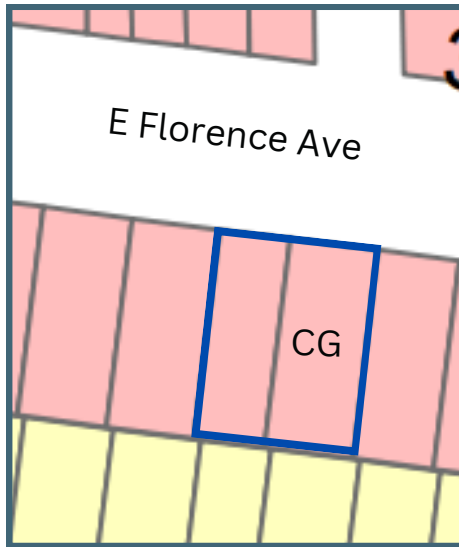
- Central Huntington Park location
- Ideal for owner-user, commercial or multi-family development.
- Convenient access to the 710, 105, and 110 Freeways.
- ±345,951 Residents in the immediate area.
- Court confirmation required
- Retailers in the immediate area include:



Parcel Map



Zoning Map



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## Development Scenario Study

### SITE INFO

APN: 6212-002-050  
Lot Size: 10,680.06 SF (0.2452 acres)  
Zoning: General Commercial (GC)  
Overlay Zones: None

### PROPOSED DEVELOPMENT

Mixed-used residential over retail.  
Potential for +3,000 sf commercial and  
15-20 one-bedroom units above.

### PERMITTING

Conditional use permit (CUP) required;  
mixed-use encouraged in HP Zoning Code.

### PARKING

Required commercial parking located on  
E Florence (1/400 sf), gated residential  
parking behind building (2/unit). Exact  
number determined in use permit.

### SETBACKS

Front: 5'  
Side: 0'  
Rear: 15'

### FLOOR AREA RATIO (FAR)

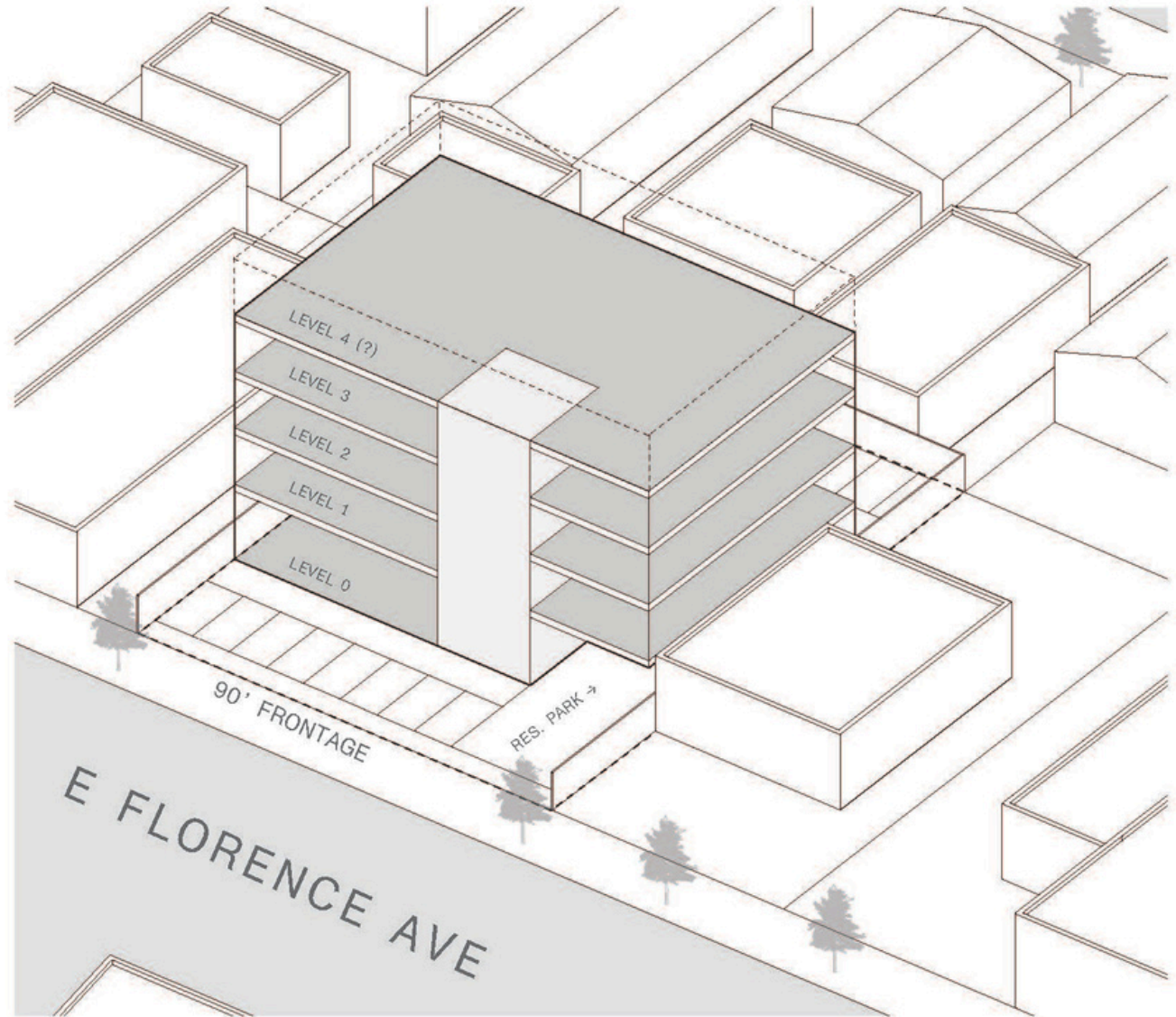
2:1. Overridden by Mixed-Use CUP

### MIXED-USE DENSITY

Max. 70 units/acre

### CODE REFERENCE

§9-4.202, Table IV-6 (General Standards)  
§9-4.203, I. (Mixed Use Standards)



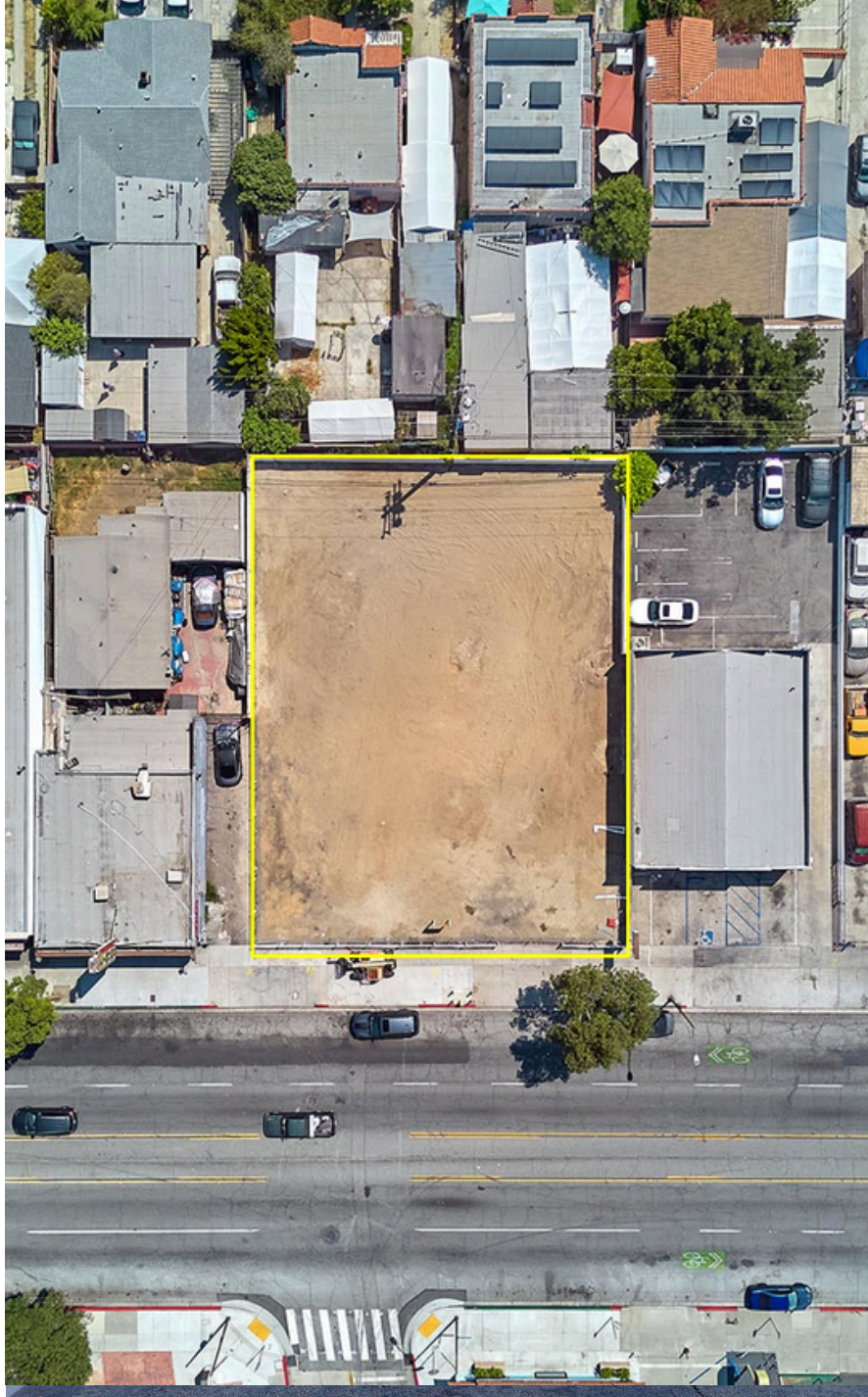


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# Demographics

	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2024 Estimated Population	56,736	345,951	931,674
2029 Projected Population	53,604	328,184	886,945
2020 Census Population	65,680	393,715	1,044,828
<b>Households</b>			
2024 Estimated Households	15,146	86,450	234,645
2029 Projected Households	14,263	81,701	222,590
2020 Census Households	17,738	99,747	266,431
<b>Income</b>			
2024 Estimated Average Household Income	\$70,649	\$70,036	\$70,034
2024 Median Household Income	\$57,817	\$56,266	\$55,246



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