



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

AVAILABLE



**H&R
BLOCK**

JUST LEASED

Yogurtland



PACIFIC BLVD

BELGRAVE AVE

RETAIL SPACE FOR LEASE IN STARBUCKS ANCHORED CENTER

6001-6021 Pacific Blvd., Huntington Park, CA 90255



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RETAIL SPACE FOR LEASE
HUNTINGTON PARK, CA

PROPERTY FEATURES

6001-6021 Pacific Blvd., Huntington Park, CA 90255



APPROX. 7,025 SF

RETAIL SPACE AVAILABLE

- ✓ Building and pylon signage available
- ✓ Signalized intersection
- ✓ Co-tenants include Starbucks, H&R Block, Yogurtland, and Adriana's Insurance
- ✓ Abundant parking

AREA AMENITIES

- ✓ Tremendous retail area
- ✓ Dense residential community
- ✓ Neighboring retailers include CVS, Superior Supermarket, 99 Cent Only Store, Staples, In-N-Out, and more

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	32,437	353,175	1,030,799
 Avg. HH Income	\$60,289	\$65,911	\$69,557
 Daytime Pop	25,442	271,725	811,931
 Traffic Count	± 18,220 CPD ON PACIFIC BLVD		

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EXTERIOR PHOTOS

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RETAIL SPACE FOR LEASE
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SUITE 110-115

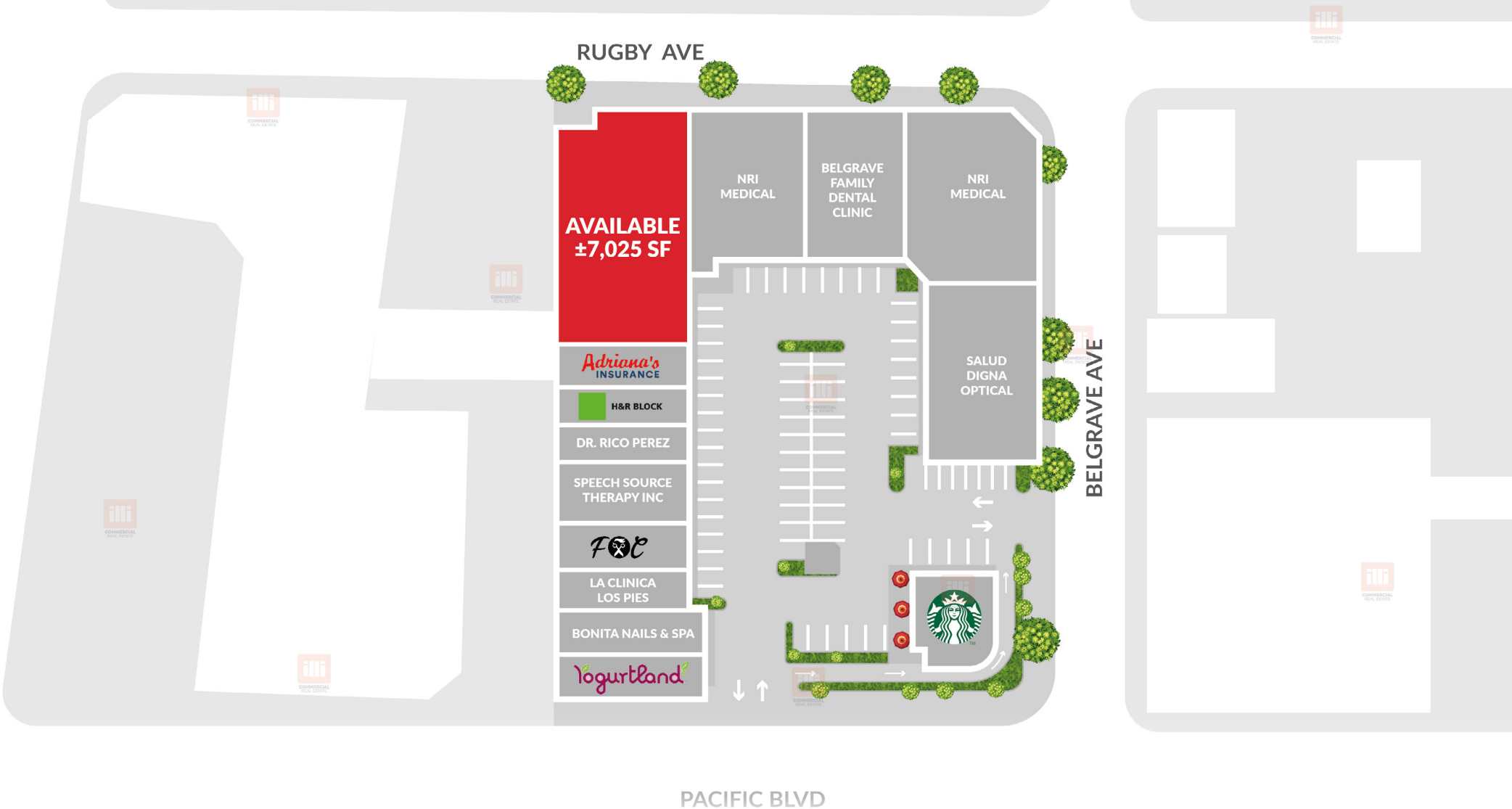
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RETAIL SPACE FOR LEASE
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SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AERIAL MAP



COMMERCIAL
REAL ESTATE

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.