



**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



**JAMES HEERDEGEN**  
(818) 697-9379 | james@illicre.com  
DRE#02197482

**GREG OFFSAY, CCIM**  
(818) 697-9387 | greg@illicre.com  
DRE#01837719





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		



RETAIL SPACE FOR LEASE  
HUNTINGTON PARK, CA

# EXTERIOR PHOTOS

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





RETAIL SPACE FOR LEASE  
HUNTINGTON PARK, CA

# SUITE 110-115

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

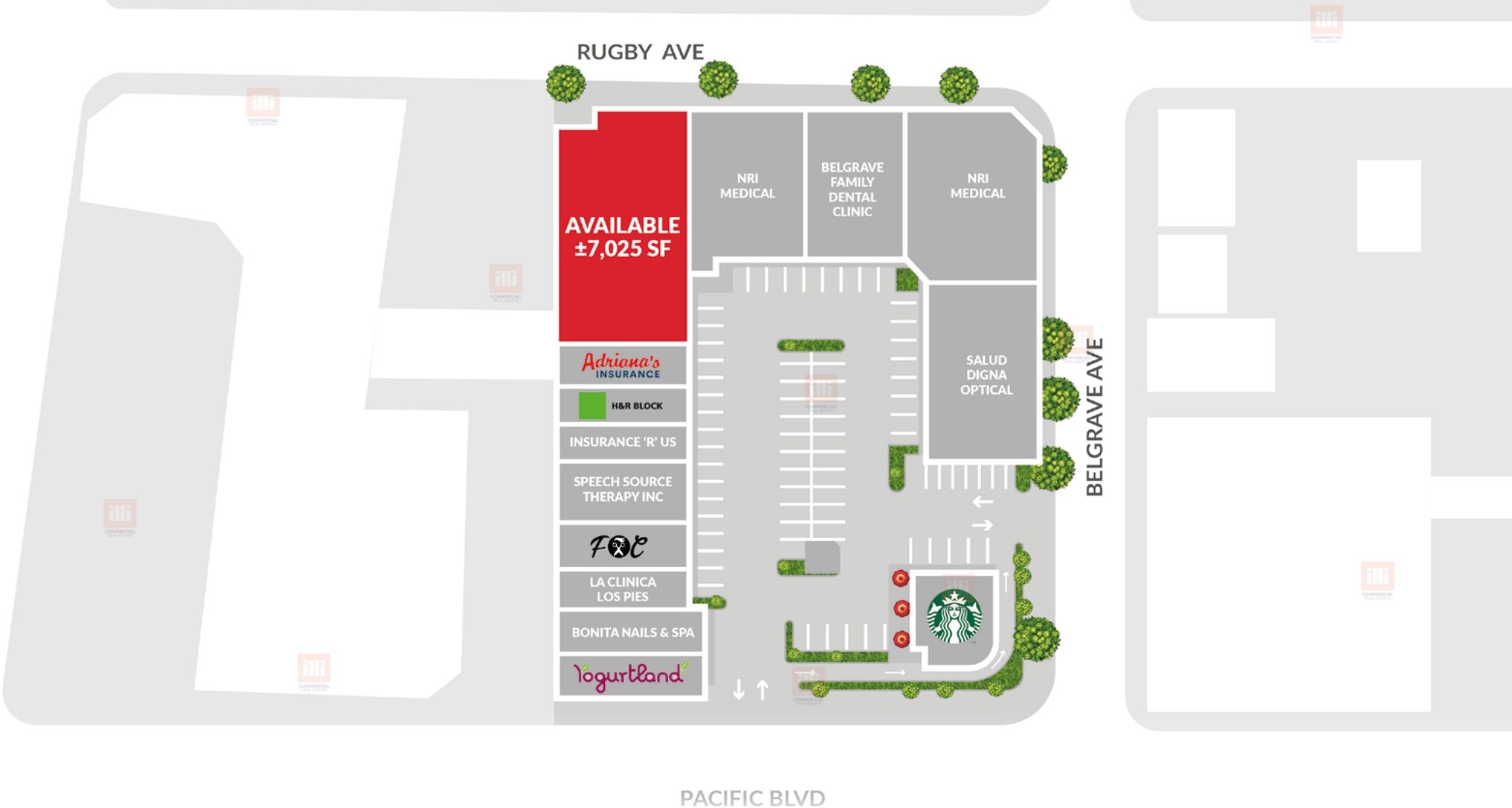




RETAIL SPACE FOR LEASE  
HUNTINGTON PARK, CA

# SITE PLAN

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



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.





Sleep



SUBWAY



LA MONARCA BAKERY & CAFE



citi

SUPERIOR GROCERS



Food4Less



AERIAL MAP

CVS pharmacy



99c only STORES



it's boba time

Walgreens

Gallo Giro

Billo CAMPERO

JCPenney





**COMMERCIAL**  
REAL ESTATE

**JAMES HEERDEGEN**  
ASSOCIATE

(818) 697-9379 | [james@illicre.com](mailto:james@illicre.com)  
DRE#02197482

**GREG OFFSAY, CCIM**  
EXECUTIVE VICE PRESIDENT

(818) 697-9387 | [greg@illicre.com](mailto:greg@illicre.com)  
DRE#01837719



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | [www.illicre.com](http://www.illicre.com) | DRE #01834124

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.