

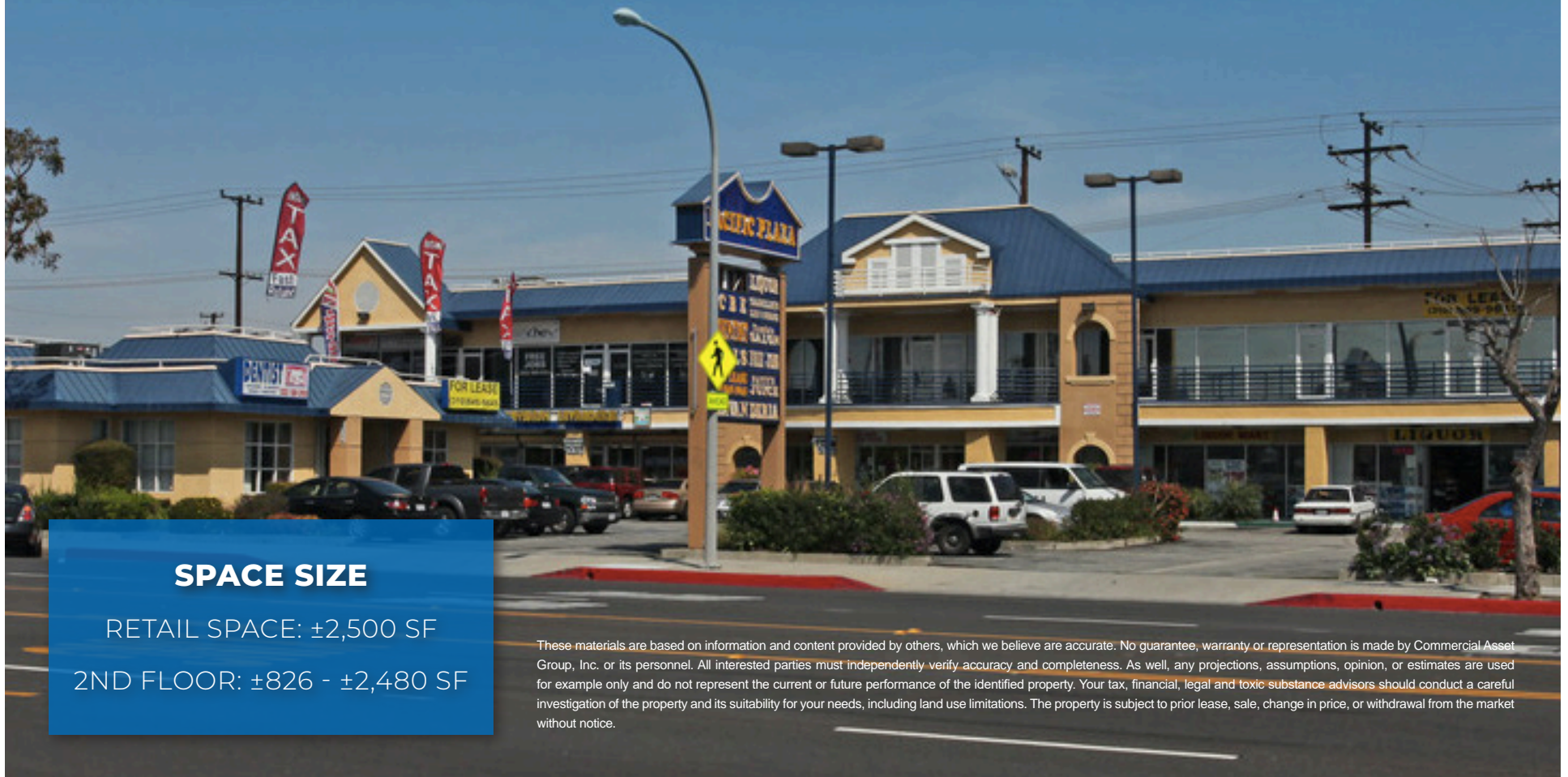
5600 PACIFIC BLVD
HUNTINGTON PARK, CA 90255



PRIME RETAIL SPACE ON PACIFIC BLVD
IN THE CITY OF HUNTINGTON PARK

- MULTI-STORY SHOPPING CENTER, GROUND FLOOR RETAIL, AND 2ND FLOOR OFFICE AVAILABLE FOR LEASE
- PACIFIC BLVD JUST NORTH OF SLAUSON AVE
- MAJOR RETAIL THOROUGHFARE
- EXCELLENT STREET FRONTAGE & VISIBILITY
- HIGH DENSITY POPULATION
- HEAVY DAY TIME AND WEEKEND TRAFFIC

- HEAVY FOOT TRAFFIC
- SIGNAGE OPPORTUNITIES
- STRONG RETAIL DEMAND
- PARKING ON SITE
- SEEKING RETAIL, COIN LAUNDRY, NAIL OR HAIR SALON, TAKE OUT FOOD USE, STAFFING AGENCY, TAX & ACCOUNTING, LAW OFFICE, IMMIGRATION SERVICE



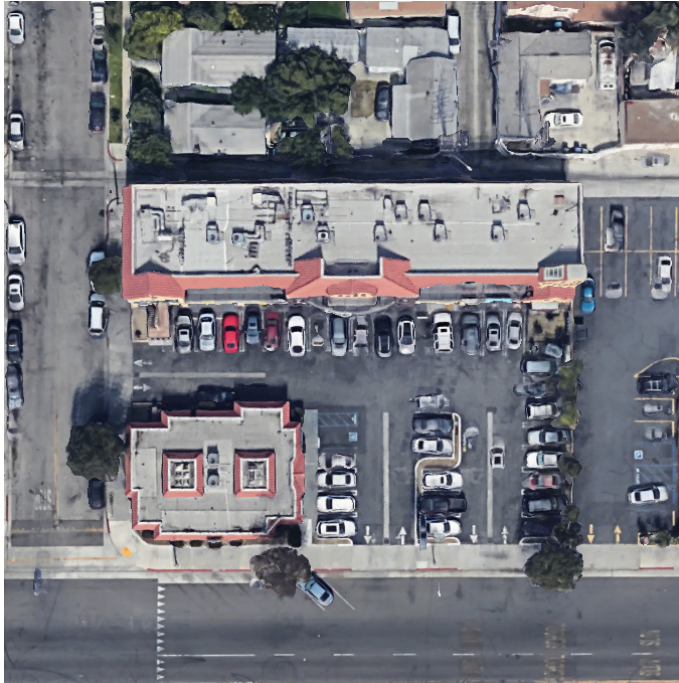
SPACE SIZE

RETAIL SPACE: ±2,500 SF

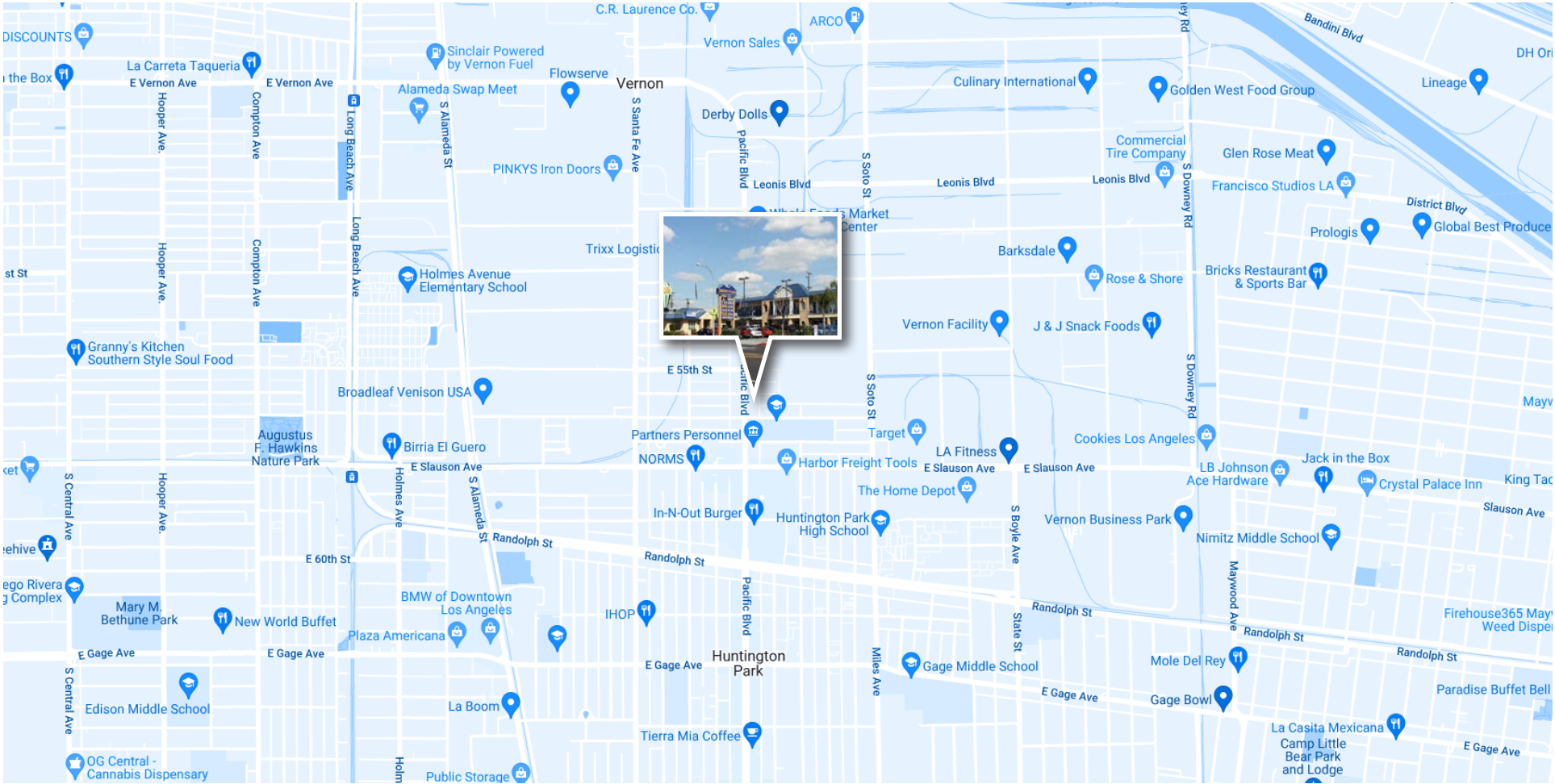
2ND FLOOR: ±826 - ±2,480 SF

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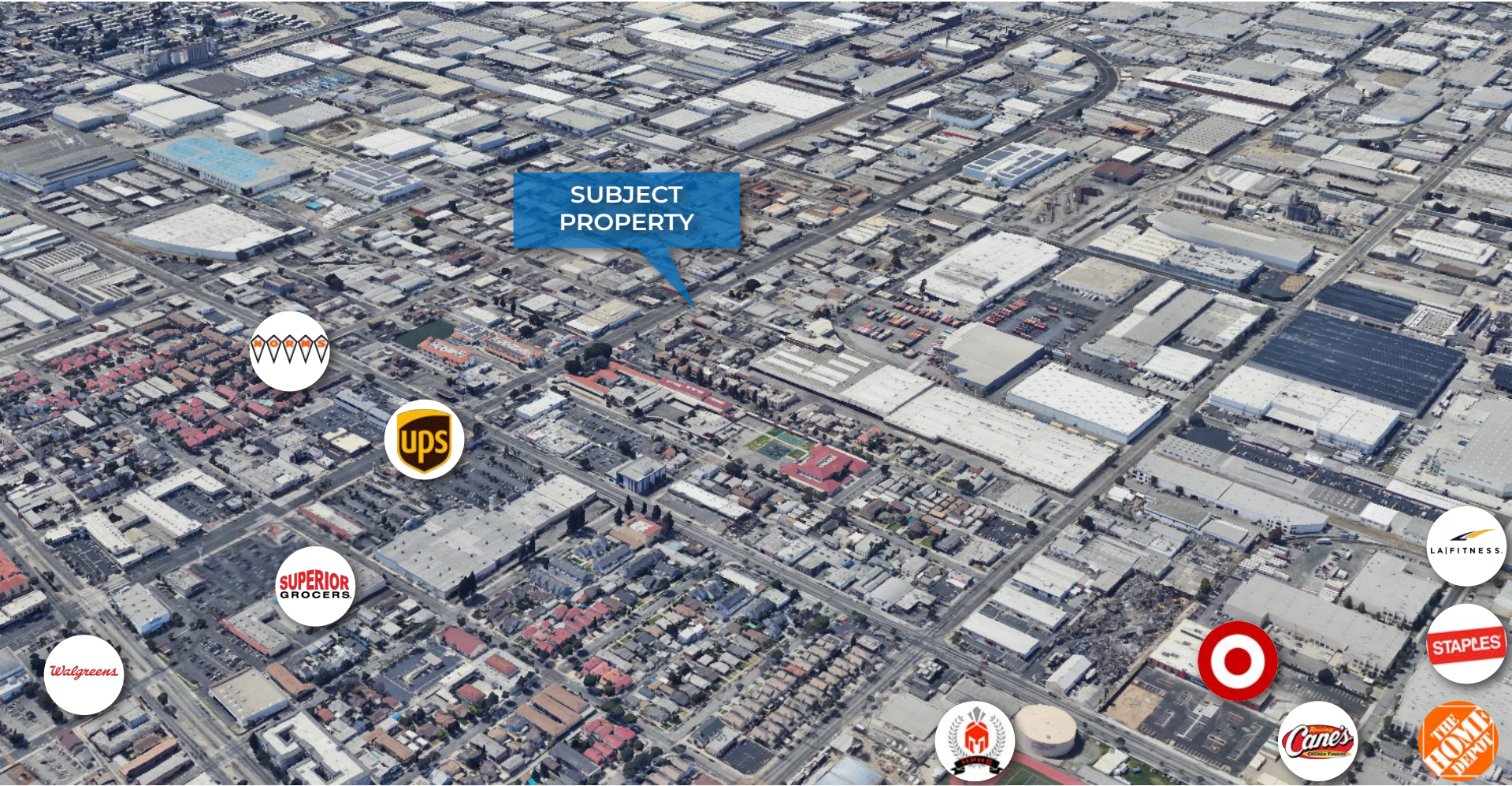
ADDITIONAL PHOTOS



MAP



AERIAL



DEMOGRAPHICS

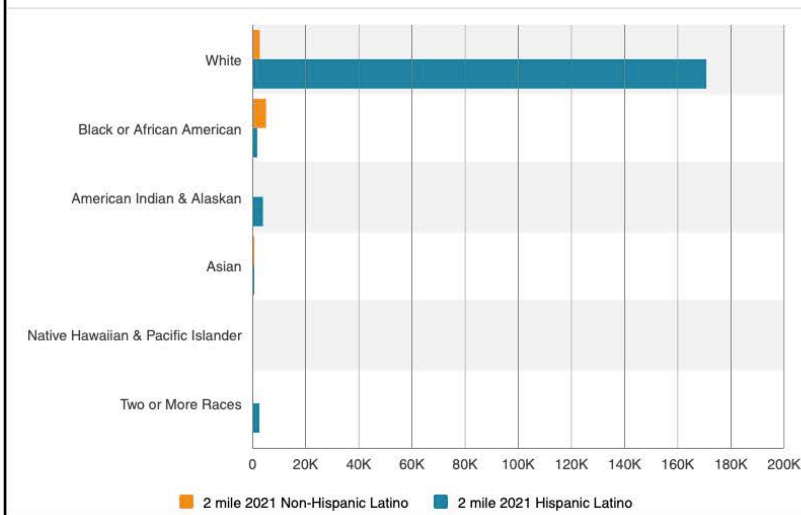
Population	1 mile	2 mile
2010 Population	63,422	203,182
2021 Population	60,191	190,553
2026 Population Projection	58,978	186,258
Annual Growth 2010-2021	-0.5%	-0.6%
Annual Growth 2021-2026	-0.4%	-0.5%
Median Age	32	31.4
Bachelor's Degree or Higher	6%	6%
U.S. Armed Forces	7	14

Population By Race	1 mile	2 mile
White	56,124	173,853
Black	777	7,243
American Indian/Alaskan Native	1,617	4,244
Asian	676	1,711
Hawaiian & Pacific Islander	91	344
Two or More Races	907	3,159
Hispanic Origin	58,626	180,904

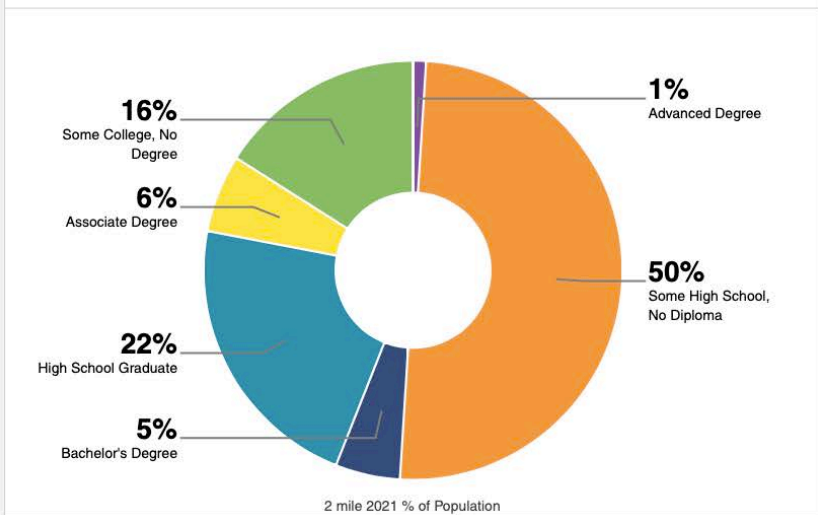
Households	1 mile	2 mile
2010 Households	15,604	48,244
2021 Households	14,762	44,880
2026 Household Projection	14,457	43,796
Annual Growth 2010-2021	0%	-0.1%
Annual Growth 2021-2026	-0.4%	-0.5%
Owner Occupied Households	4,233	13,972
Renter Occupied Households	10,224	29,824
Avg Household Size	4	4.1
Avg Household Vehicles	2	2
Total Specified Consumer Spending (\$)	\$420.5M	\$1.3B

Income	1 mile	2 mile
Avg Household Income	\$56,795	\$58,210
Median Household Income	\$44,238	\$45,401
< \$25,000	3,984	11,707
\$25,000 - 50,000	4,238	12,631
\$50,000 - 75,000	2,816	8,659
\$75,000 - 100,000	1,592	5,236
\$100,000 - 125,000	1,065	3,270
\$125,000 - 150,000	534	1,545
\$150,000 - 200,000	360	1,231
\$200,000+	172	602

Population By Race & Hispanic Origin



Educational Attainment





COMMERCIAL
ASSET GROUP

ALEX SHABANI

SENIOR MANAGING DIRECTOR

P 310.272.7397

E ALEX@CAGRE.COM

LIC. 01352902

COMMERCIAL ASSET GROUP

1801 CENTURY PARK EAST, STE 1550

LOS ANGELES, CA 90067

P 310.275.8222 F 310.275.8223

WWW.CAGRE.COM LIC. 01876070