

Prime Retail/Office Space in the Heart of Huntington Park

6041-6081 Pacific Boulevard, Huntington Park, CA 90255



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PROPERTY FEATURES

- ±1,730 SF end cap available
- Available for Medical, Office, or Retail Use
- End cap on Pacific Boulevard Available
- Highly visible street signage
- Signalized intersection
- Co-tenants include UEI College

AREA AMENITIES

- Heavy pedestrian and automobile traffic
- Adjacent to Tarzana Village Walk
- Tremendous retail area
- Dense retail area
- Neighboring retailers include CVS, Superior Supermarket, 99 Cent Only Store, Staples, In-N-Out, and more



DEMOS	1 MILE	3 MILE	5 MILE
Population	39,812	426,539	1,175,650
Avg. HH Income	\$50,210	\$52,169	\$53,786
Daytime Pop	22,816	107,814	452,869
Traffic Count	± 18,092 cars per day		



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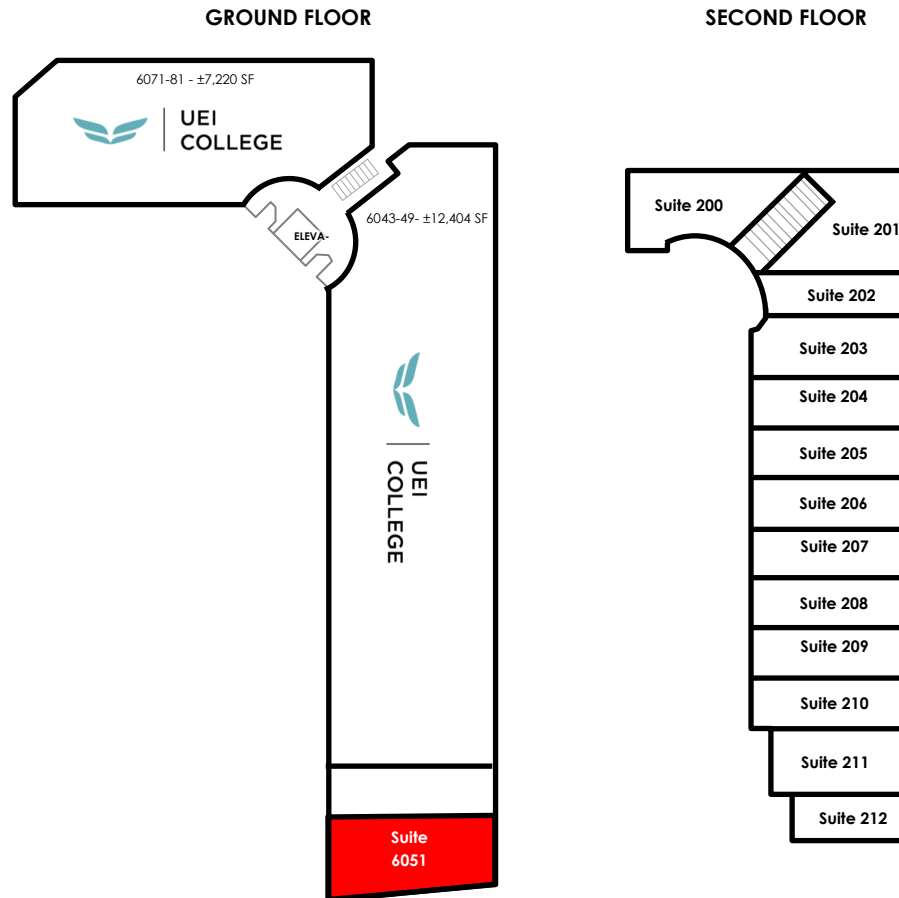
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SITE PLAN



TOTAL SF: ±37,340

GROUND FLOOR: ±23,514

SECOND FLOOR: ±13,826

Measurement 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.



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