

Named for prominent industrialist Henry E. Huntington, Huntington Park was incorporated in 1906 as a streetcar suburb for workers in the rapidly expanding industries to the southeast of downtown Los Angeles. Today, about 30% of its residents still work at factories in nearby Vernon and Commerce. The City has a variety of business activity and is not dependent on one large source tax revenue. Huntington Park has a varied manufacturing and industrial base that adds to the relative stability of the unemployment rate which has aided in the discernible trend toward steady residential growth. Spanning a modest 3.0 square miles, Huntington Park is home to a population of over 59,000 residents with continued growth projections over the next 5 years. Furthermore, it is ranked 4th in Los Angeles County for having the largest percentage of Latino residents with an estimated 95.1% of the population. Huntington Park is part of one of the most visited regions in the country with 44.2 million visitors to Los Angeles annually.

EMPLOYMENT

Community Hospital – Huntington Park	400
Miles Ave Elementary School	300
Middleton St Elementary School	200
Todd Rutkin, Inc.	200
The Home Depot	190
Huntington Park Police Department	170
Saroyan Lumber Co, Inc.	170
Rogers Poultry, Inc.	150
Chester W Nimitz Middle School	150
Citizens of Humanity	149

TOP 5 SHOPPING CENTERS (BASED ON SQUARE FOOTAGE)

#	Center Name:	Address:	Туре:	Total Sq. Ft.	Key Tenants:
1	La Alameda Center	7000-8000 Alameda St	Power Center	245,880	Ross Dress for Less, Marshalls, PETCO, CVS, Big 5 Sporting Goods
2	Curacao Center	5964-5994 Pacific Blvd	Community Center	182,261	Curacao, Pollo Campero, CVS Pharmacy
3	Belstate Plaza	5900 State St	Community Center	136,429	The Home Depot, Staples
4	Huntington Park Plaza	6000-6054 Pacific Blvd	Community Center	119,279	Superior Grocers, Pep Boys, Starworld 360
5	Plaza de la Fiesta	7126-7148 Pacific Blvd	Neighborhood Center	101,962	N/A

Los Angeles County is the most heavily populated county in the country with approximately 10 million people including about 1 million that live in unincorporated areas of the county. The metropolis formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange is home to over 19.3 million residents. Los Angeles County is also home to one of the most educated labor pools in the country with a labor force of more than 4.7 million, roughly 2 million of which are college graduates. Los Angeles County has the largest population of any county in the nation, and is home to the second most populated city in the country, Los Angeles whose total population is only second to New York City. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles International Airport (LAX) services the Los Angeles County and entire Southern California area. With year-end statistics showing that the airport serviced over 84 million international and domestic passengers in 2017, LAX remains the third busiest airport in the nation and the sixth busiest in the world. It is supplemented by its proximity to Ontario International Airport in the City of Ontario (San Bernardino County), Burbank Airport in Burbank (Los Angeles County) and John Wayne Airport in Santa Ana (Orange County). Municipal bus and light rail service is provided by the Los Angeles County Metropolitan Transportation Authority (MTA).

As one of the top 20 most visited cities in the world, Los Angeles attracts millions of international and domestic visitors annually ranking tourism and hospitality among the top industries in the county:

INTERESTING FACTS ABOUT LOS ANGELES COUNTY

- > Los Angeles has more than 80 stage theaters and 300 museums, more than any other U.S. city.
- Los Angeles is home to 113 accredited colleges and universities, including such prestigious institutions as USC, UCLA, Pepperdine University, Loyola Marymount University and the Art Center College of Design
- > The Port of Los Angeles is the busiest in the U.S. and one of the busiest in the world.
- If Los Angeles County were a country, it would have the 21st largest economy in the world. Los Angeles is regarded as the entrepreneurial capital of the world. It has about 200,000 small businesses, which is twice as many small businesses that can be found in any other similarly-sized region of the United States.

Total Visitors to Los Angeles County	48.5 million
Domestic Overnight Visitors	21 million
International Visitors	7.3 million
Day Visitors (traveled over 50 miles)	13.4 million
Total Visitor-Related Spending	\$22.7 billion
Overnight Visitor Spending	\$14.7 billion

TOP EMPLOYERS IN LOS ANGELES

EMPLOYER	# OF EMPLOYEES
Kroger CO	145,000
County of Los Angeles	112,500
Los Angeles Unified School District	108,900
City of Los Angeles	57,200
Federal Government	48,100
Kaiser Permanente	34,800
State of California (non-education)	30,600
University of California, Los Angeles	28,600
Northrop Grumman Corp.	19,200
Boeing Co.	14,450





LOCATION

2230 E Florence Ave, Huntington Park, CA 90255 (Unincorporated Los Angeles County)



PARKING

On-site surface parking.



SITE

Situated on one (1) parcel of land (APN: 6025-28-005) totaling approximately \pm 0.23 acres or \pm 9,864 SF of land area.



FRONTAGE

The subject property benefits from approximately 80 linear feet of frontage on East Florence Avenue and 120 linear feet of frontage along Marbrisa Avenue allowing for multiple points of access to the property.



ZONING

C-3 General Commercial



YEAR BUILT

1931



STRUCTURAL ELEMENTS:

Exterior:

> Exterior Walls: Concrete block with stucco finish



IMPROVEMENTS

The property consists of one (1) retail commercial building containing \pm 1,796 square feet.



TOPOGRAPHY

The property sits at grade level along East Florence Avenue.

6 IMAPS



