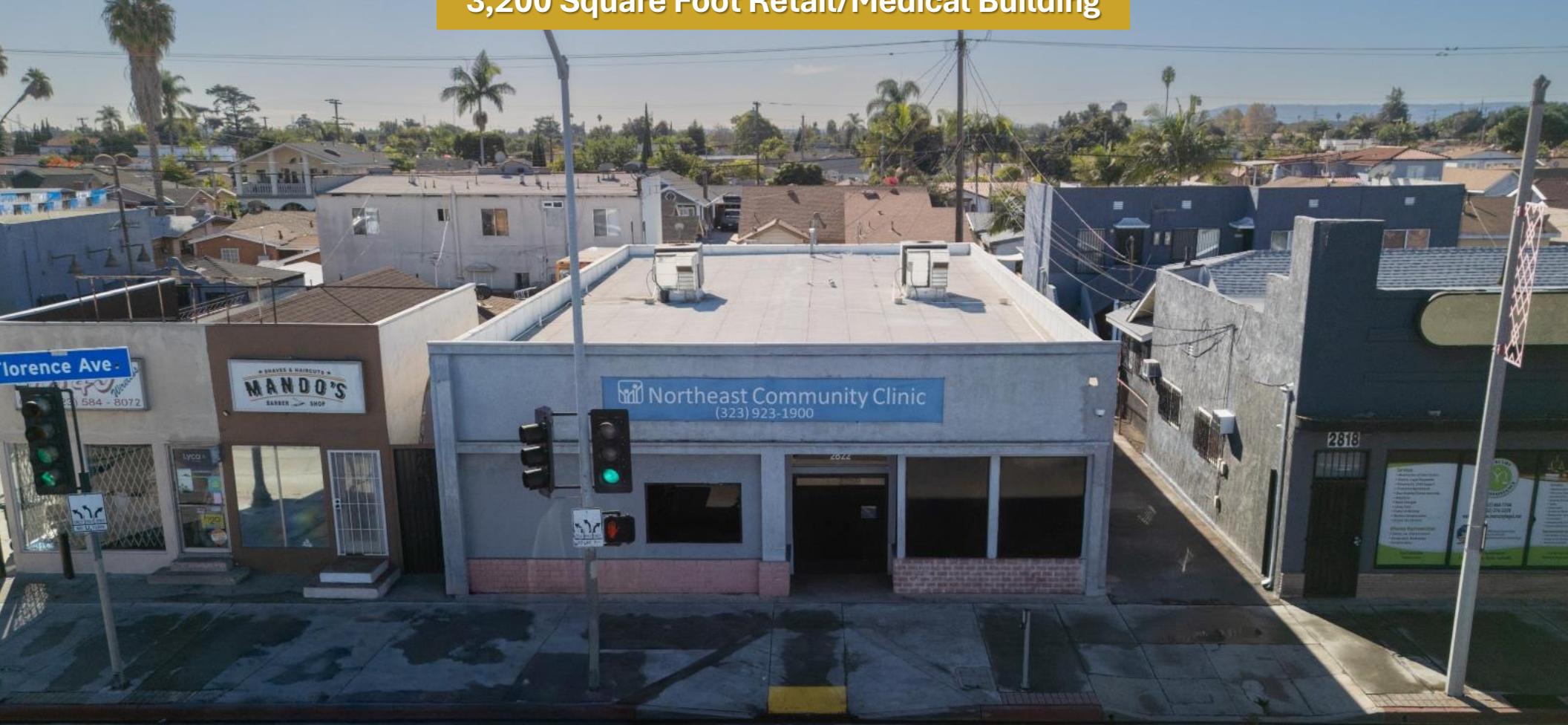


2822 E. FLORENCE AVENUE

3,200 Square Foot Retail/Medical Building



Huntington Park, CA



Existing Lease to a Medical Office Through February 2027

2822 E. FLORENCE AVENUE | HUNTINGTON PARK, CA

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Executive Summary

2822 E. FLORENCE AVENUE

Property Summary

Price \$995,000

Total Building SF ±3,200 SF (Per Assessor)

Total Land SF ±5,872 SF (Per Assessor)

Parking Private Parking in Rear & Ample Street

Parking Spaces ±3 Parking Spaces

Zoning LC-MXD – Uninc. LA County

Current Use Medical Clinic

Construction 1948 – Wood / Masonry / Stucco

Parcel APN: 6201-001-009

Frontage Signalized Intersection – E. Florence Ave.

Cross Streets Miles Ave. / Seville Ave. / Mountain View Ave.

2822 E. FLORENCE AVENUE



Property Highlights

2822 E. FLORENCE AVENUE

- ❖ 3,200 SF building with existing medical tenant lease through February 2027
- ❖ Located on high-traffic E Florence Ave with strong visibility and accessibility
- ❖ Walk Score in the 80s with nearby public transit and pedestrian-friendly access
- ❖ On-site parking and private rear yard for staff, clients, or future expansion
- ❖ Fully built-out medical configuration including waiting room, lab, offices, and multiple exam rooms
- ❖ Zoning LC-MXD allows medical, retail, professional office, or mixed-use operations
- ❖ Dense surrounding residential and working population provides built-in demand
- ❖ Suitable for owner-operator occupancy, investment with stable income, or new retail/medical tenant





Tierra Mia Coffee



Curry Boys	Black Noise
Las Plebes	3 Diamantes
Don Roberto Jewelers	
24/7 Fashion	

Concord Residence



Huntington Park Police Department

Miles Elementary School

Huntington Park City Hall
Huntington Park Library

Casa Bella Inn

SUBJECT

MILES AVE

FLORENCE AVE

Investment Overview

2822 E Florence Ave in unincorporated Huntington Park (90255) is a 3,200 square foot retail/medical building with an existing lease to a medical office through February 2027, providing immediate income for investors and possibility for an owner/user. The building features a fully built-out medical layout including a waiting room, reception, lab, four exam rooms, three private offices, staff lounge, storage areas, computer room, and two bathrooms. Its location along a signalized, high-traffic stretch of E Florence Ave offers excellent visibility, easy access for cars and public transit, and a strong surrounding residential population. Zoned LC-MXD, the property supports medical, professional office, retail, or mixed-use tenants, making it equally attractive to owner-operators seeking turnkey space, investors looking for stable cash flow, or businesses seeking high-visibility retail exposure. On-site parking and a private rear yard add convenience and flexibility for a variety of uses.



Financial Analysis

Price:	\$995,000
Year Built / Renovated:	1948
SF (Per Title):	3,200
Price / SF:	\$310.94
Lot Size (SF):	5,702
Floors:	1
Parking:	Rear & Street
Zoning:	LC-C3
APN:	6201-001-009
Current Cap Rate:	6.1%
Proforma Cap Rate:	7.0%



TENANT ANNUAL SCHEDULED INCOME

	Current	Proforma
Gross Rent	\$81,600	\$96,000
TOTALS	\$81,600	\$96,000

ANNUALIZED INCOME

	Current	Proforma
Gross Potential Rent	\$81,600	\$96,000
Less: Vacancy	\$0	(\$4,800)
Effective Gross Income	\$81,600	\$91,200
Less: Expenses	(\$21,081)	(\$21,369)
Net Operating Income	\$60,520	\$69,832

ANNUALIZED EXPENSES

	Current	Proforma
Property Taxes	\$13,433	\$13,433
Insurance	\$4,000	\$4,000
Utilities	TENANT	TENANT
Repairs	\$1,200	\$1,200
Management	\$2,448	\$2,736
Total Expenses	\$21,081	\$21,369
Expenses Per RSF	\$6.59	\$6.68

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	CURRENT		PRO FORMA	
					Monthly Rent	Rent/SF	Proforma Rent	Proforma Rent/SF
2822	The Northeast Community Clinic	3,200	8/1/14	2/28/27	\$6,800.00	\$2.13	\$8,000.00	\$2.50
Total Square Feet	3,200				\$6,800.00		\$8,000.00	





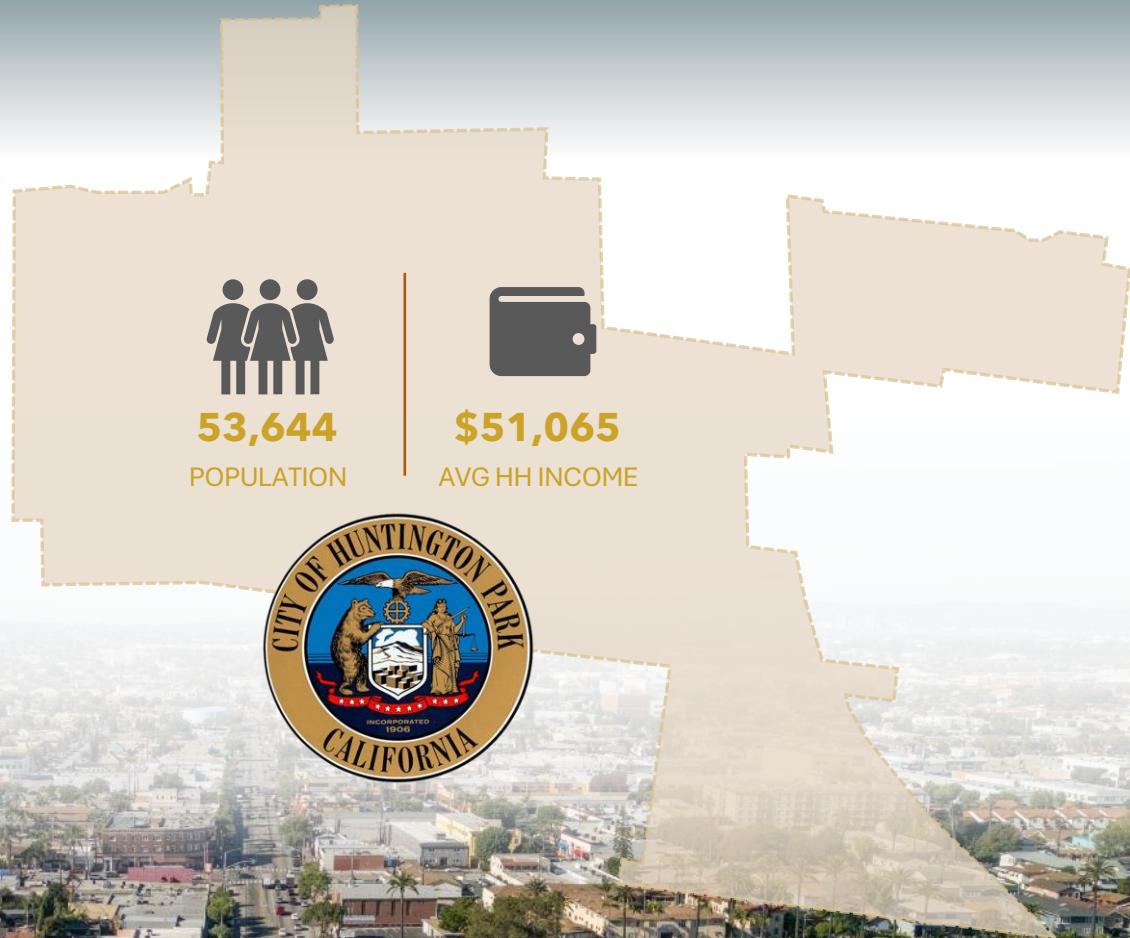
A high-angle, aerial photograph of a city street. The street is lined with various buildings, including houses, commercial structures, and larger apartment complexes. There are several parking lots and a mix of green trees and urban infrastructure. The sky is filled with scattered clouds.

Location Overview

2822 E. FLORENCE AVENUE

Huntington Park

Huntington Park maintains one of the most vibrant and established downtown shopping districts catering to Latino shoppers in the greater Los Angeles region. For decades, this bustling retail corridor—centered along Pacific Boulevard—has served as a major commercial and cultural hub for the Hispanic community across Los Angeles County. The area is home to a dynamic mix of national and local retailers, restaurants, and service-based businesses that reflect the community's strong entrepreneurial spirit and deep cultural roots.



Huntington Park Retail Map



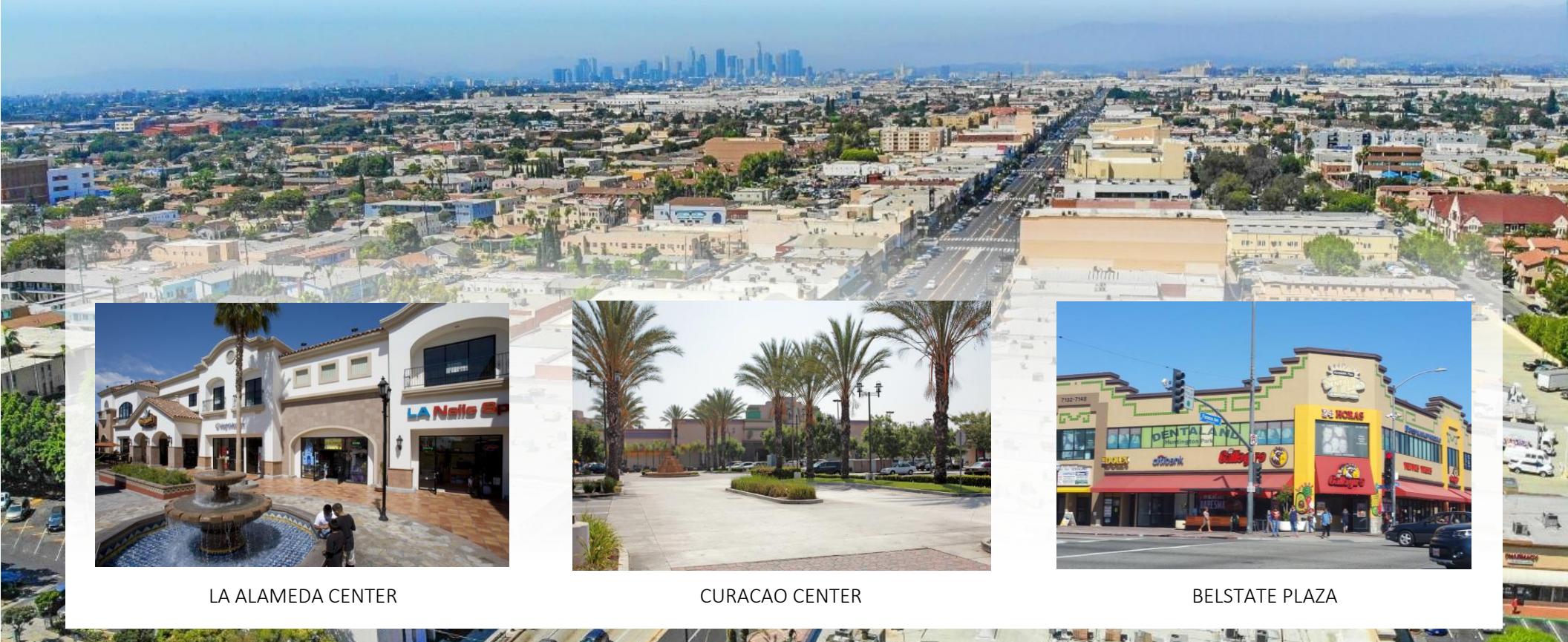
Huntington Park Retail Profile

Pacific Blvd

The city has more than 600 retail businesses in their downtown area. Lively business activity is enhanced with a large population of new and repeat customers.

The steady growth in sales tax signifies the city's prominence as a regional merchandising center.

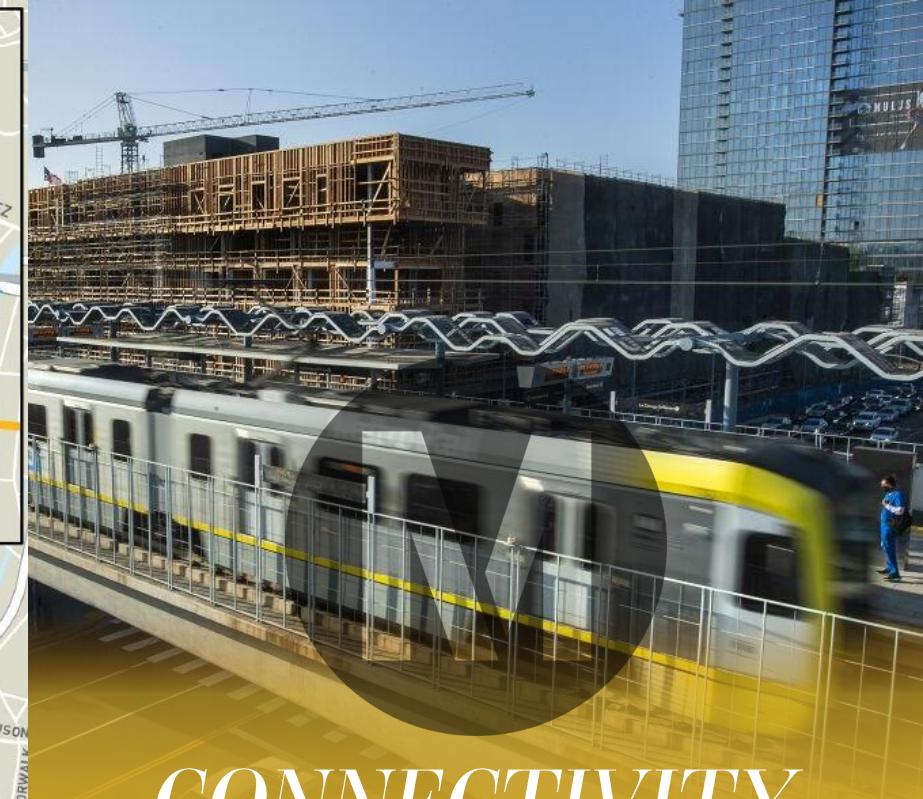
The well-defined downtown focuses on pedestrian shopping along Pacific Boulevard and adjacent streets. This stretch of Pacific Boulevard in downtown Huntington Park is a major commercial district serving the city's largely working-class residents, as well as those of neighboring cities such as Bell, Cudahy, and South Gate.



LA ALAMEDA CENTER

CURACAO CENTER

BELSTATE PLAZA



CONNECTIVITY

The West Santa Ana Branch Transit Corridor (WSAB) project is a 19-mile corridor that Metro is evaluating for a new light rail transit line that would connect southeast LA County to downtown Los Angeles.

Metro's plan for better transit includes a new light rail transit (LRT) line to southeast LA County. This project would connect Artesia, Cerritos, Bellflower, Paramount, Downey, South Gate, Cudahy, Bell, Huntington Park, Vernon, unincorporated Florence-Firestone and downtown Los Angeles. Connecting this area to Metro's rail network will provide alternatives to driving and create more access to opportunity.

TOP EMPLOYERS



AltaMed



Area Economy

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.

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