



**For Lease**

## Prime Corner Building (Former Bank of America)

6601 Pacific Blvd  
Huntington Park, CA, 90255

### Property Highlights

- Located at the southwest corner of Pacific Blvd & Zoe Ave
- Strong 3-mile demographics with over 408,000 residents, 102,000 households, a daytime population of 108,000 and average household income over \$66,000.
- 90% Hispanic origin within 3 miles
- Convenient public and dedicated parking in rear

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Available:  
**±6,700 SF**

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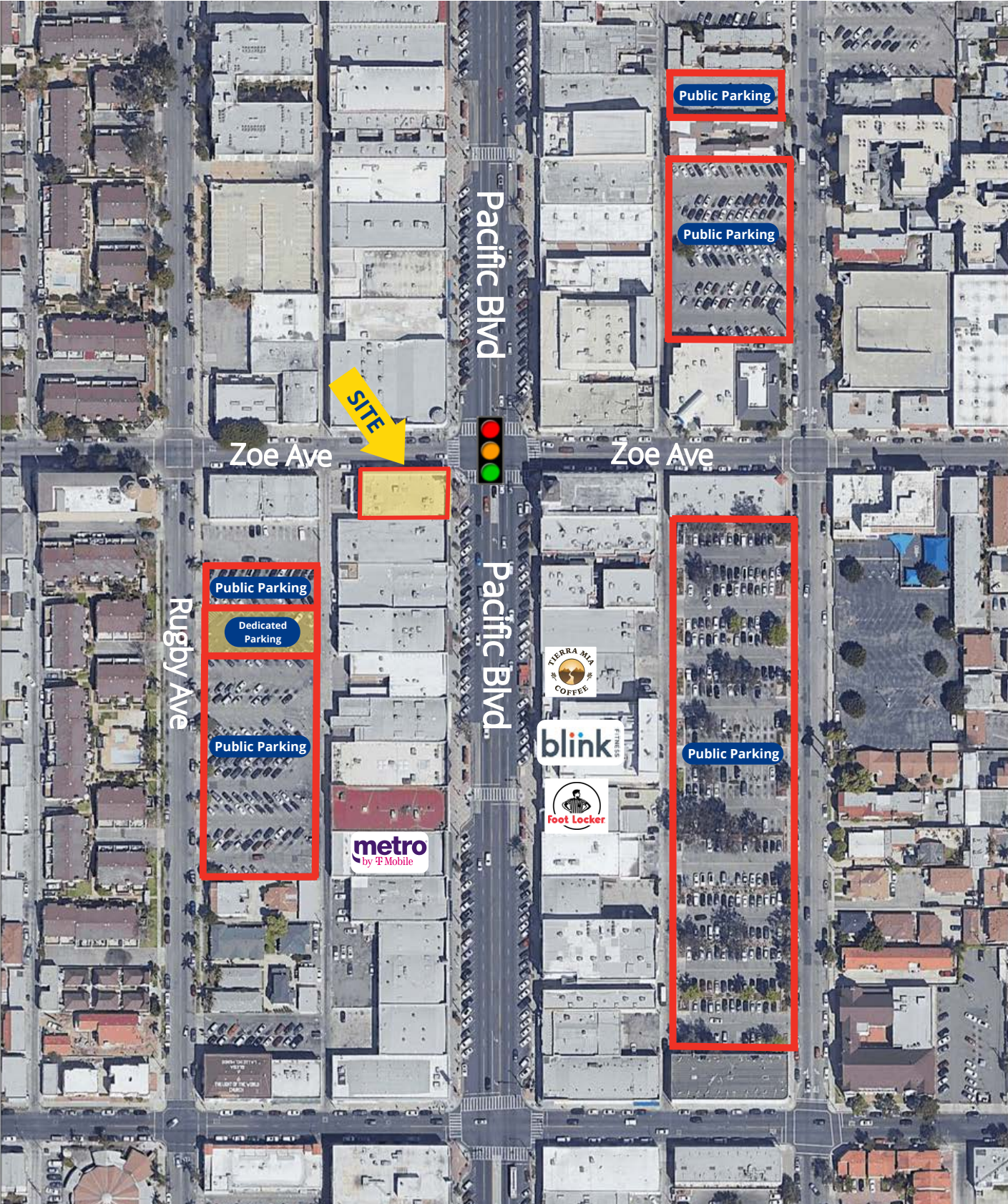
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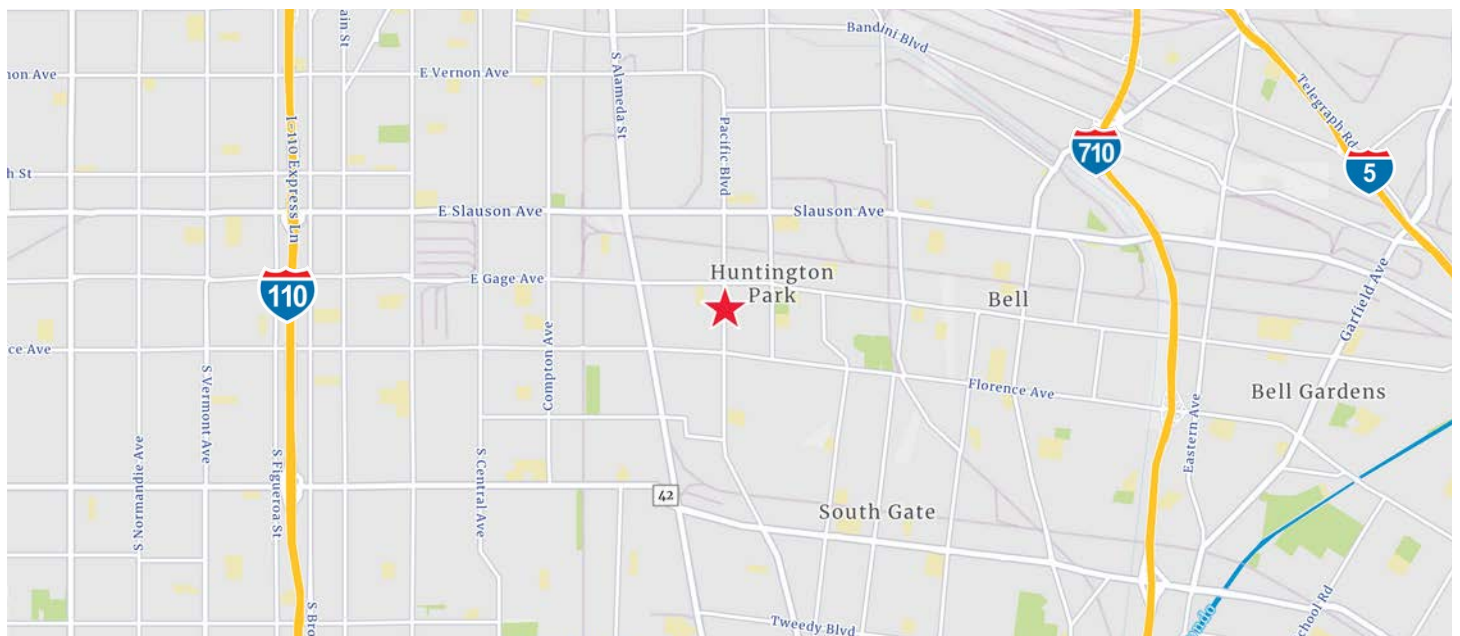


# Aerial





# Location Maps





# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	54,365	408,509	1,102,178
Total Households	14,734	102,821	297,610
Total Family Households	12,390	88,011	228,086
Average Household Size	3.66	3.94	3.60
Median Age	29.9	28.7	29.5
Population Age 25+	32,163	232,916	646,405
2010-2020 Population: Annual Growth Rate	-0.62%	-0.18%	0.13%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	-0.52%	-0.52%	-0.45%
Households	-0.44%	-0.43%	-0.29%
Families	-0.42%	-0.42%	-0.37%
Median Household Income	3.66%	3.45%	3.97%
<b>Current Year Population by Sex</b>			
Male Population	27,245	204,979	552,899
% Male	50.1%	50.2%	50.2%
Female Population	27,120	203,530	549,279
% Female	49.9%	49.8%	49.8%
<b>Current Year Race and Ethnicity</b>			
Total	54,367	408,508	1,102,178
White Alone	14.1%	11.9%	12.7%
Black Alone	1.0%	6.3%	11.4%
American Indian Alone	2.9%	2.9%	2.8%
Asian Alone	0.7%	0.6%	2.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	60.5%	60.3%	54.4%
Two or More Races	20.6%	17.8%	16.1%
Hispanic Origin	96.4%	90.9%	81.2%
Diversity Index	60.0	65.4	75.5
<b>Current Year Educational Attainment</b>			
Total	32,162	232,915	646,409
Less than 9th Grade	29.2%	28.7%	24.7%
9th - 12th Grade, No Diploma	19.1%	18.0%	15.8%
High School Graduate	23.9%	25.5%	25.3%
GED/Alternative Credential	1.6%	1.8%	1.9%
Some College, No Degree	13.3%	13.3%	14.7%
Associate Degree	4.7%	4.5%	5.2%
Bachelor's Degree	6.7%	6.6%	9.1%
Graduate/Professional Degree	1.7%	1.7%	3.2%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$50,568	\$51,006	\$50,782
Average Household Income	\$66,608	\$66,758	\$70,567
Per Capita Income	\$18,087	\$16,824	\$19,216
<b>Current Year Summary Business Data</b>			
Total Businesses	2,020	10,933	38,650
Total Daytime Population	47,432	354,273	1,000,942
Daytime Population: Workers	15,438	108,190	335,395
Daytime Population: Residents	31,994	246,083	665,547

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