



FOR SALE

7514 Pacific Blvd,

Huntington Park, CA 90255

VALUE ADD OPPORTUNITY



real

POWERED BY

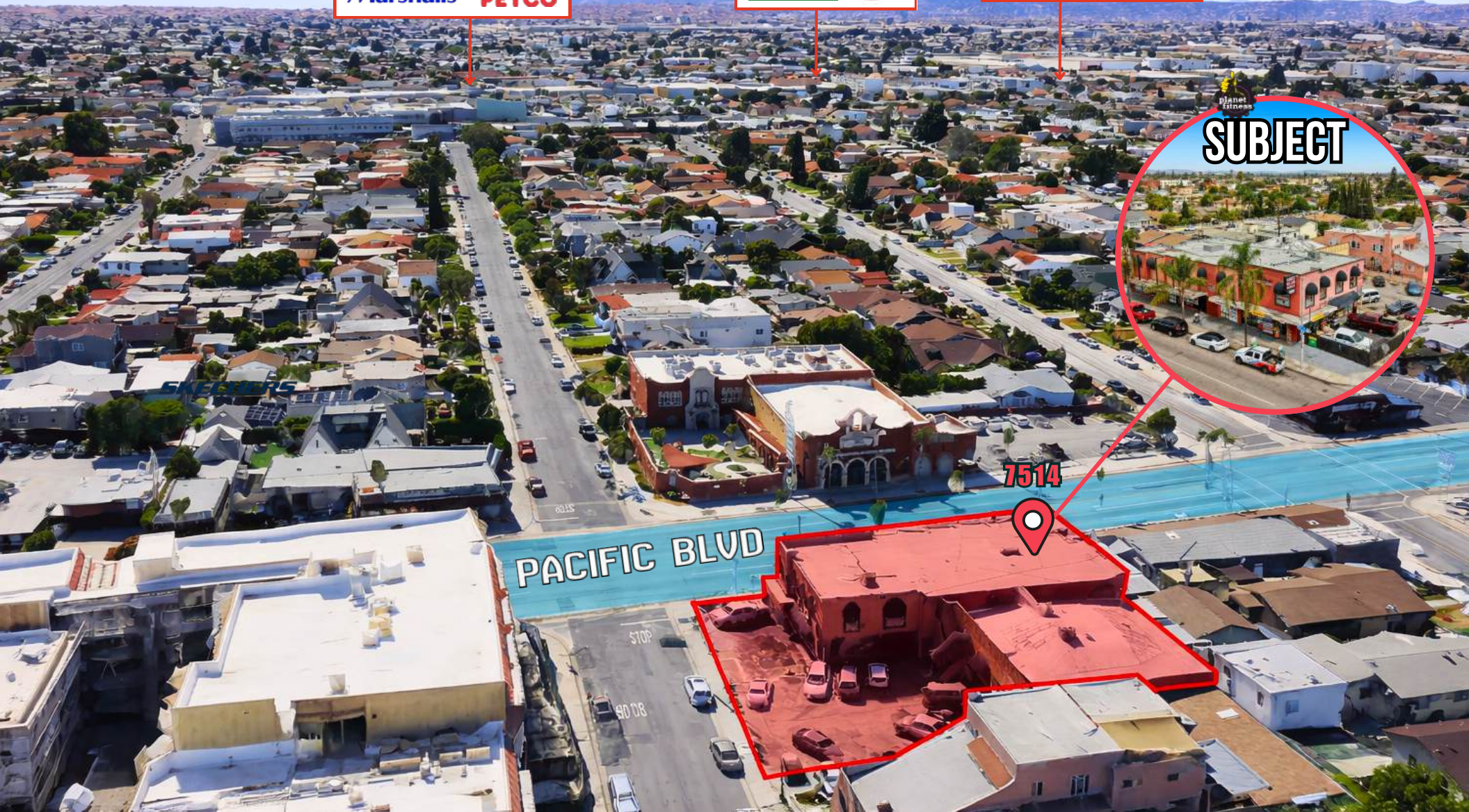
RISE
REAL ESTATE

PROPERTY AERIAL MAP

ROSS DRESS FOR LESS
BIG 5 SPORTING GOODS
DOLLAR TREE
CVS
Marshalls
PETCO

Jamba
GameStop
WSS
PANDA EXPRESS
WINGSTOP

BURGER KING
Carls Jr.
planet fitness
TACOS Gavilan
McDonald's
El Super
Domino's Pizza



PACIFIC BLVD

7514



STOP

40 08

PROPERTY OVERVIEW



TYPE

Retail/Office (Mixed-Use)



UNITS

14 Units



PRICE

\$2,999,999



CAP RATE

7.53%



OCCUPANCY RATE

100%



PARKING

Ample Parking



YEAR BUILT

1957



ZONING

LCC2



PROPERTY PHOTOS



Rose & Co.
COMMERCIAL GROUP

100% OCCUPIED

► UPSTAIRS — RESIDENTIAL UNITS (9 Units)

UNIT #	BED-BATH	MONTHLY CURRENT RENT	ANNUAL CURRENT RENT
U-1	1+1	\$2,300.00	\$27,600.00
U-2	1+1	\$2,200.00	\$26,400.00
U-3	1+1	\$1,900.00	\$22,800.00
U-4	1+1	\$1,700.00	\$20,400.00
U-5	1+1	\$2,000.00	\$24,000.00
U-6	STUDIO	\$550.00	\$6,600.00
U-7	STUDIO	\$550.00	\$6,600.00
U-8	STUDIO	\$550.00	\$6,600.00
U-9	STUDIO	\$550.00	\$6,600.00

► DOWNSTAIRS — RETAIL / COMMERCIAL UNITS (3 Units)

D-1	RETAIL	\$2,100.00	\$25,200.00
D-2/3	RETAIL	\$3,450.00	\$41,400.00
D-4	RETAIL	\$2,400.00	\$28,800.00

► BACK UNIT — WAREHOUSE / FLEX SPACE (1 Unit)

U-1	Warehouse / Flex Space	\$4,000.00	\$48,000.00
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TOTALS		\$24,250.00	\$291,000.00
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GROSS ANNUAL INCOME

Residential Units (9 units – Upstairs)	\$138,600.00
Retail / Commercial Units (3 units – Downstairs)	\$119,400.00
Warehouse / Flex Space (Back Unit)	\$48,000.00
Gross Annual Income (GAI)	\$306,000.00

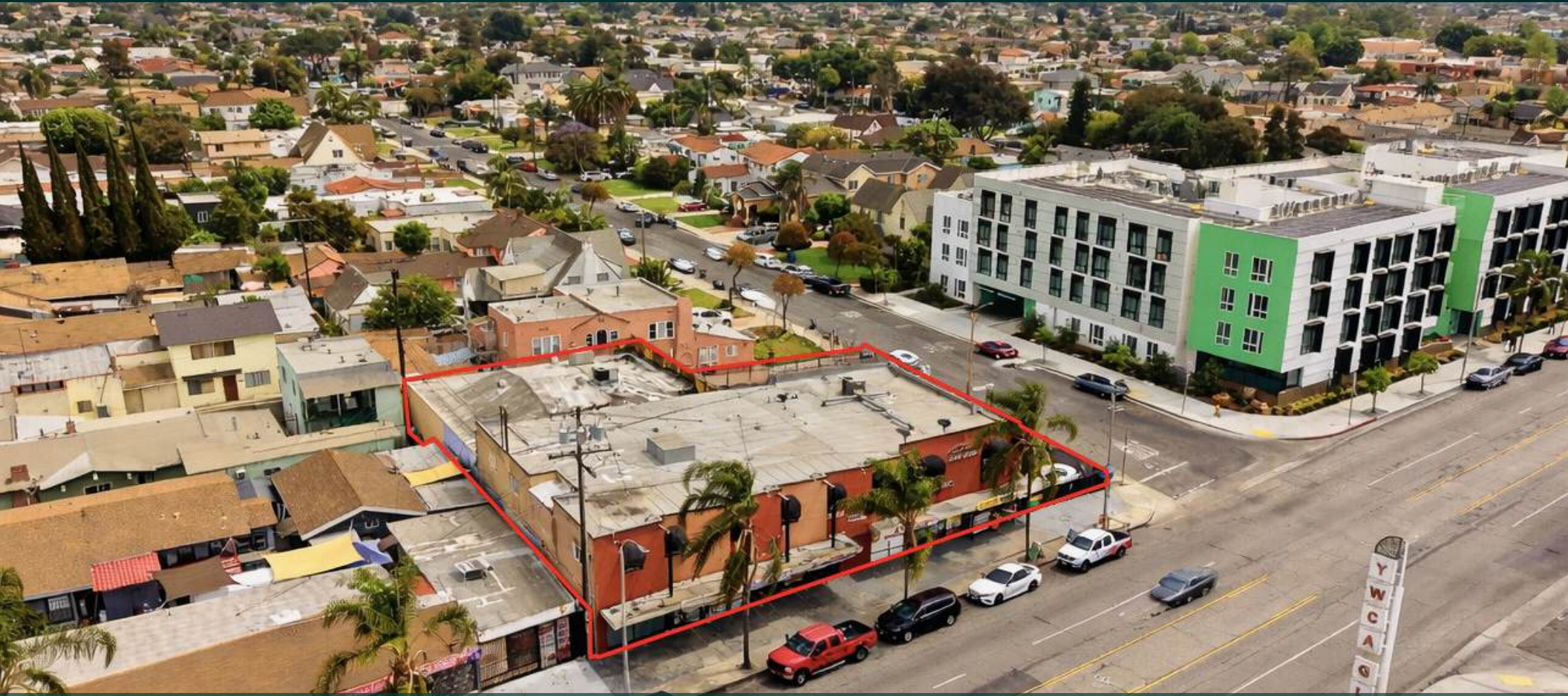
ANNUAL OPERATING EXPENSES

Property Taxes	\$39,959.00
Fire Insurance	\$6,436.00
Water Service	\$2,895.00
Power Service	\$4,300.00
Maintenance	\$18,000.00
Repairs	\$8,500.00
Total Annual Expenses	\$80,090.00

NET OPERATING INCOME (NOI)

Net Operating Income (GAI – Total Expenses)	\$225,910.00
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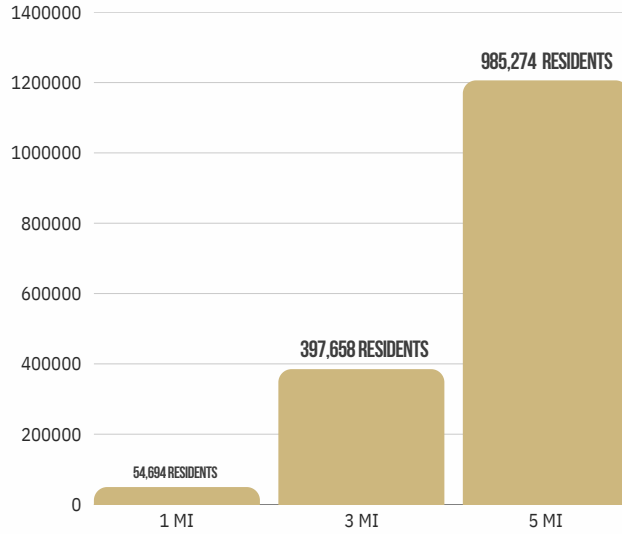
PROPERTY SHOWCASE



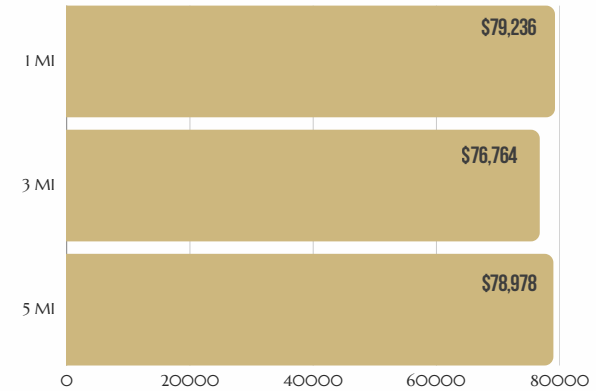
- ◆ **Prime commercial property** located at 7514 Pacific Blvd with strong street frontage and excellent visibility along a major retail corridor
- ◆ **Positioned in the heart of Huntington Park**, surrounded by dense residential neighborhoods and established local businesses
- ◆ **Versatile commercial space** ideal for retail, showroom, or service-oriented users seeking high foot traffic exposure
- ◆ **Strategically located with convenient access** to key thoroughfares throughout Los Angeles County, enhancing connectivity and customer reach

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Pacific Boulevard	Flower St	22,325 vehicles/day	.03miles
Flower St	Pacific Blvd	1,374 vehicles/day	.03miles
Live Oak St	Pacific Blvd	1,623 vehicles/day	.05miles
Live Oak St	Pacific Blvd	1,641 vehicles/day	.05miles
Hope St	Pacific Blvd	1,090 vehicles/day	.08miles
Hope St	Pacific Blvd	1,079 vehicles/day	.08miles
Pacific Blvd	Hope St	21,677 vehicles/day	.09miles
Pacific Blvd	Hope St	21,798 vehicles/day	.09miles
Pacific Blvd	California St	21,368 vehicles/day	.13miles
Grand Ave	Pacific Blvd	1,356 vehicles/day	.13miles



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