



Universal Capital Investments

292 S. La Cienega Blvd., Suite# 308, Beverly Hills, CA 90211
(310) 556-9100 (ph) - (310) 775-4333 (fx)
donay@universalcapitalinvestments.com

FOR LEASE

**Retail Space
(Former Wireless Provider)
2907 E. Florence Ave., Huntington Park, CA
90255**



ELIAS DONAY

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292 S. La Cienega Blvd., Suite # 308 Los Angeles, CA 90211
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Please call us with any further questions regarding this or any other property.

PROPERTY DESCRIPTION

Prime signalized location on the major street of Florence Avenue.

- McDonald's and Autozone Anchor Stores
- Excellent car traffic counts and demographics

Major tenants on the center and nearby are:

McDonald's, Autozone, Wateria, and 7/11, .

The subject property is in an extremely dense demographic location, with an immediate population upward of 52,633 people within a five-mile radius and boasts high traffic counts daily. In addition, the property benefits from high traffic from the McDonald's and Autozone anchor tenants. The Las Palmas Center is a 100 percent leased multi-tenant strip center, not withstanding the space available for lease.

HIGHLIGHTS

- Adjacent to McDonald's and Autozone
- "Ideal Strip Center"
- Strong & Seasoned Mix of Corporate & Local Tenants
- High Daily Traffic Counts
- Historically Very High Occupancy

LEASE TERMS

2907 E. Florence Ave., Huntington Park, CA 90255

LEASEABLE SQ. FT.:	4,087 Sq. Ft.
PRICE PER SQ. FT. (\$):	\$3.25
LEASE TYPE:	Triple NET (NNN)

MAP



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