

2662 E FLORENCE AVE, HUNTINGTON PARK, CA 90255

Retail Space for Lease



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GLOBAL
COMMERCIAL
REAL ESTATE

THE SPACE

Location	2662 E FLORENCE AVE HUNTINGTON PARK, CA, 90255
Square Feet	3,124 SF
Annual Rent PSF	\$1.50
Lease Type	Gross



HIGHLIGHTS

- Bonus 4,455 SF Basement with 10' ceiling Ht
- Bonus 645 SF Loft/Living Space with Kitchen, Bedroom & Bathroom
- Great Retail Location
- Plenty of public parking nearby
- The store boasts a high frontage, offering great signage opportunities for various retail purposes
- The unit is in good condition and available for immediate occupancy
- The leasing price excludes utilities, property costs, or building services



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
61,832	427,423	1,068,740



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$72,138	\$70,268	\$71,735

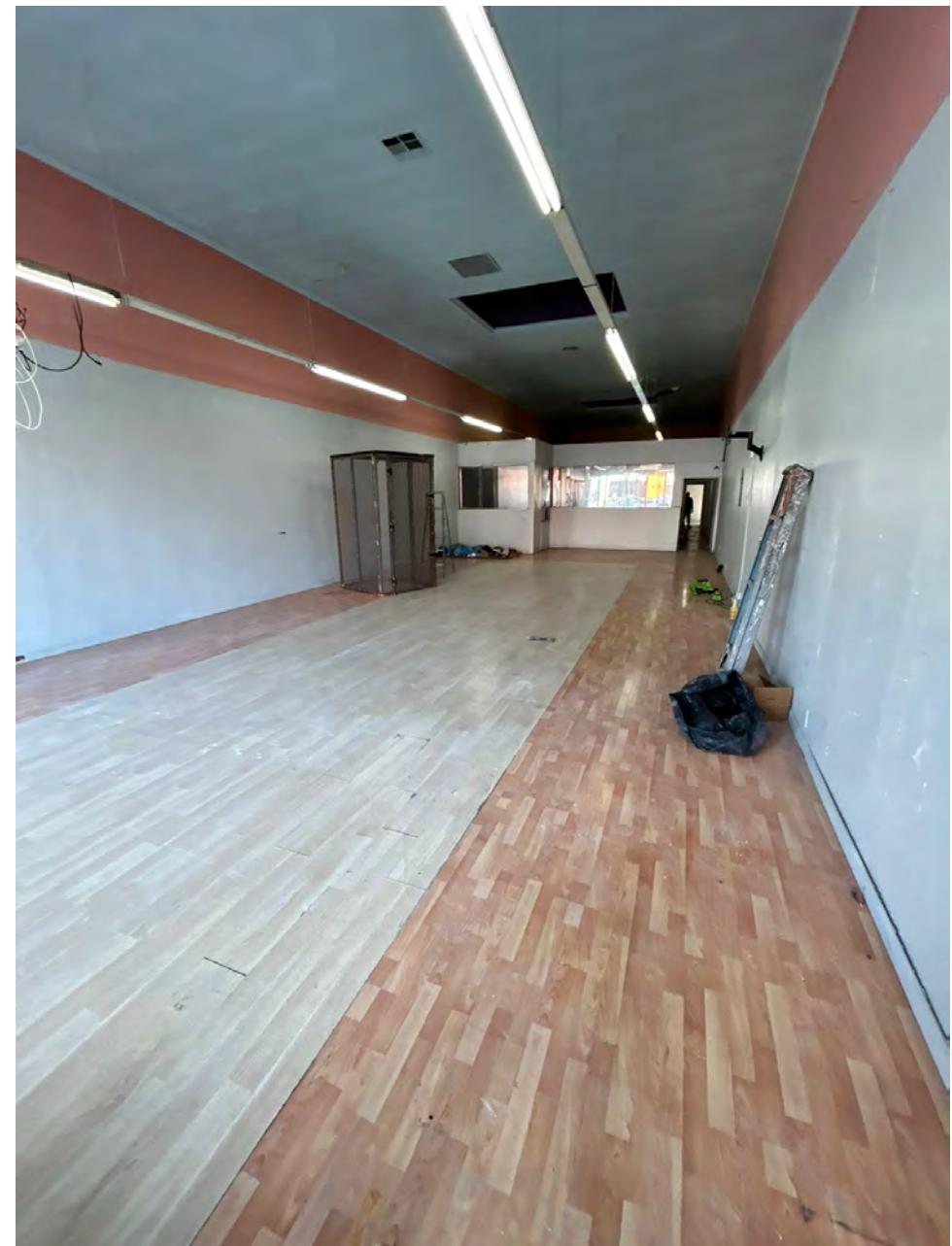


NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
16,622	107,930	278,146

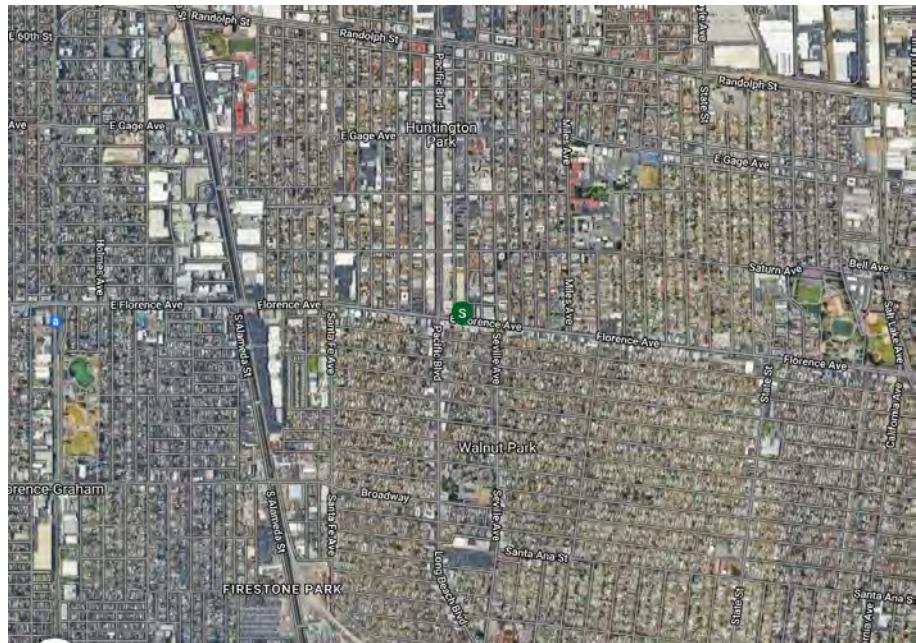
PROPERTY FEATURES

GLA (SF)	3,124 SF
LAND SF	4,776 SF
YEAR BUILT	1931
ZONING TYPE	LCC3*
APN	6201-003-004

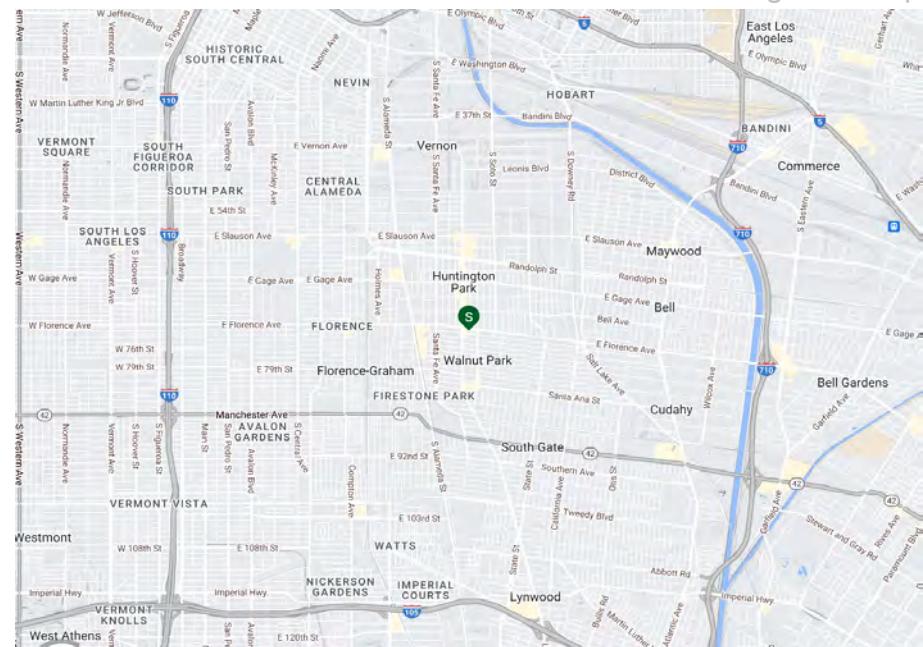


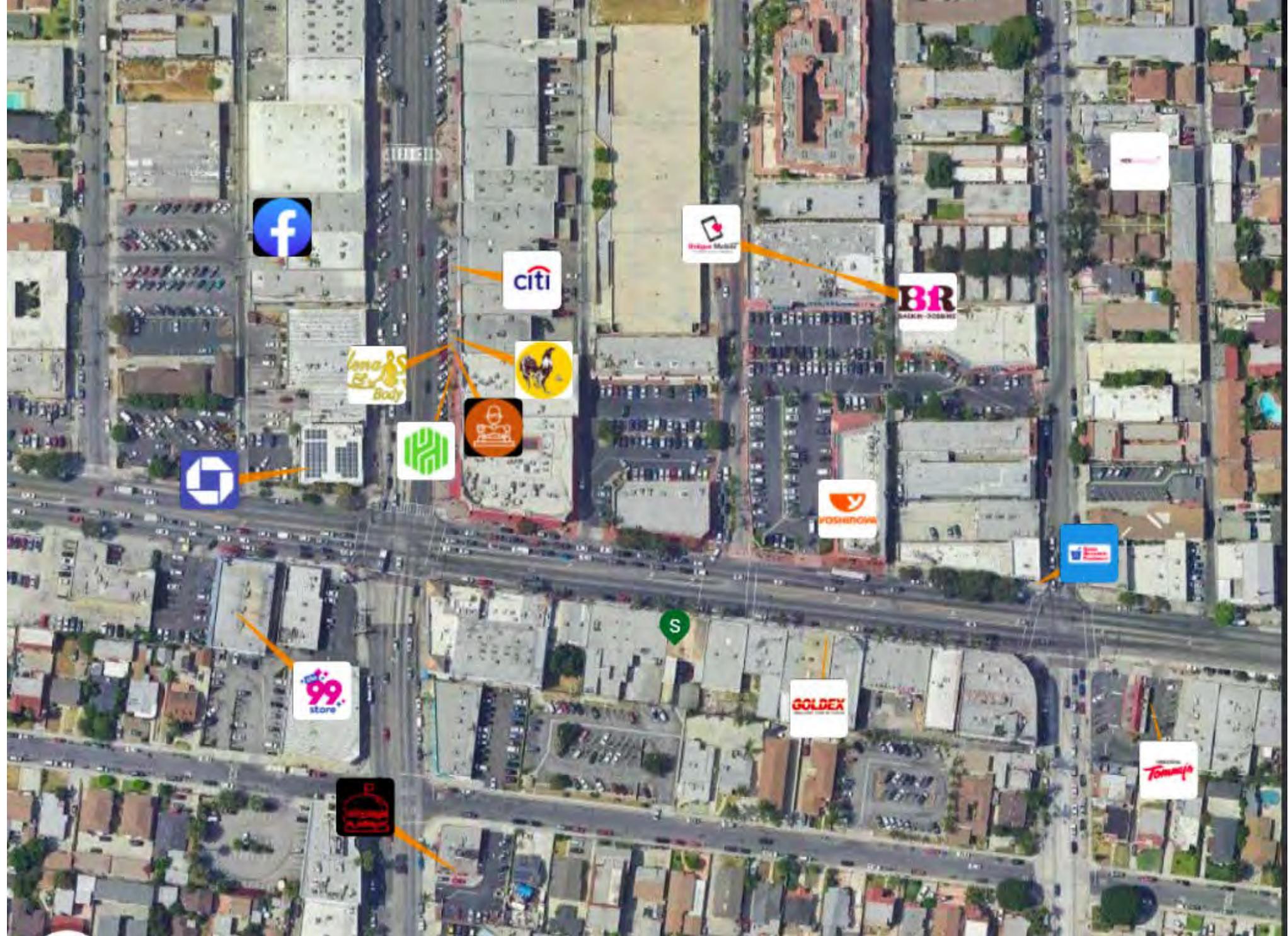
- Minutes from LAX, Long Beach-Daugherty Field Airport, Bob Hope Airport
- Close to Freeways 110, 42, 710
- Exceptional daytime population with over 1,054,496 people within a 5 mile radius
- Prime Huntington Park location
- High foot and bus traffic
- Major Blvd exposure
- Excellent Street Frontage & Visibility

Locator Map

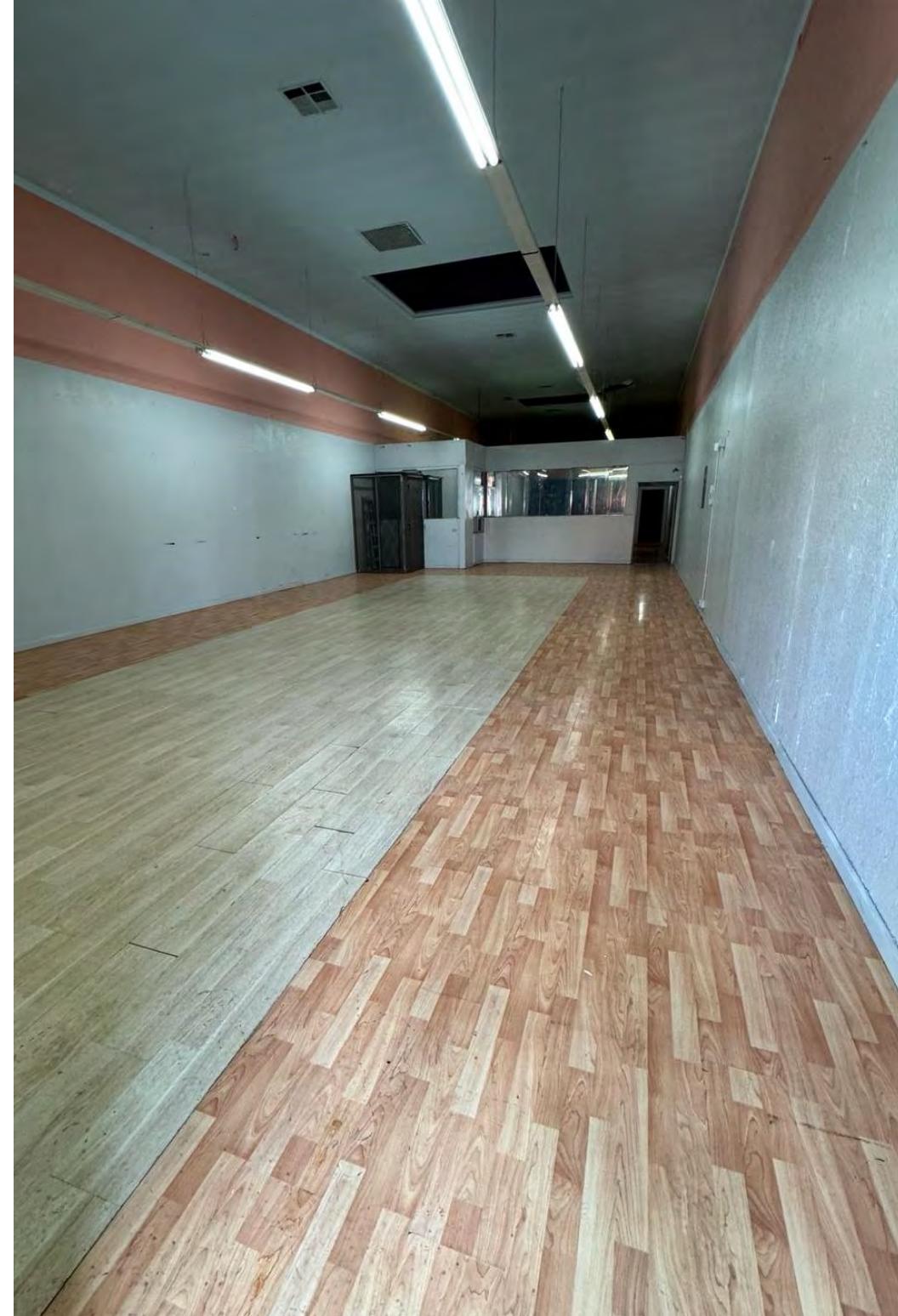


Regional Map











• Llame
(323) 588-5343

2660

CLINICA
DE LOS PIES

CLINICA
DE LOS PIES

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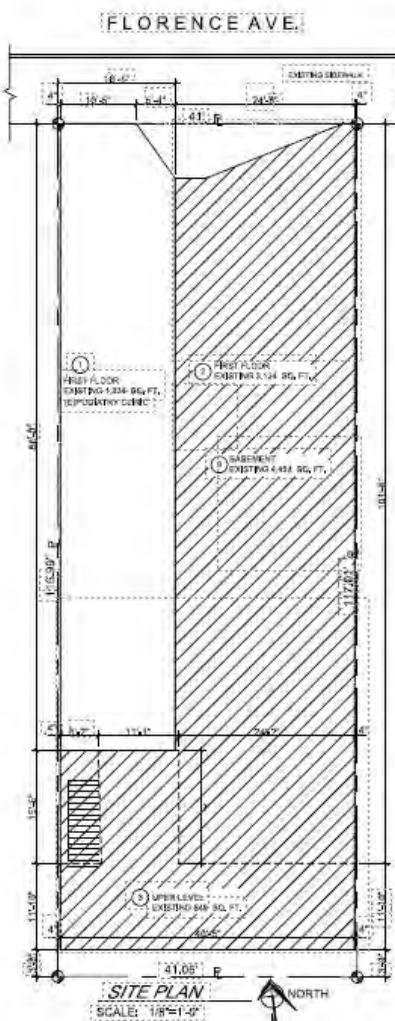
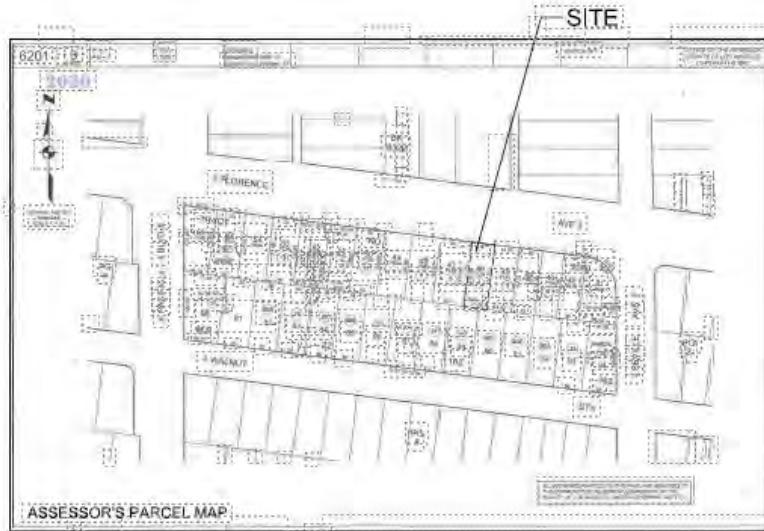
SOLO
ORO
CASA DE
EMPEÑO
CASA DE
EMPEÑO
CLINICA
DE LOS PIES











LOT AREA = 4,776 SQ. FT.

(1)	FIRST FLOOR EXISTING 1,334 SQ. FT. (PODODIARY CLINIC)
(2)	FIRST FLOOR EXISTING 3,024 SQ. FT.
(3)	BASEMENT EXISTING 4,456 SQ. FT.
(4)	UPPER LEVEL EXISTING 848 SQ. FT.

PROJECT SUMMARY

SITE ADDRESS:	3616 FLORENCE AVE SOUTH SAUSALITO, CA 94964
OWNER INFORMATION:	SEPIRA KATHLEEN 133-0000159
DESCRIPTION:	
ADDRESS NUMBER:	6351-000-204
LEGAL DESCRIPTION:	PLAND DESC IN DOC 6001316, VOL 1 EXC 100' X 100' PUB 03 E LOT 46
ZIP CODE:	94964
LOT SIZE:	475 SQ FT
BUILDING HEIGHT:	12'-11"

ALL WORK SHALL COMPLY WITH THE FOLLOWING
CODES INCLUDING CITY OF BOWNEY LOCAL AMENDMENTS.

- 2019 California Building Code
- 2019 California Electrical Code
- 2019 California Mechanical Code
- 2019 California Plumbing Code
- 2019 California Energy Code
- 2019 California Green Building Code

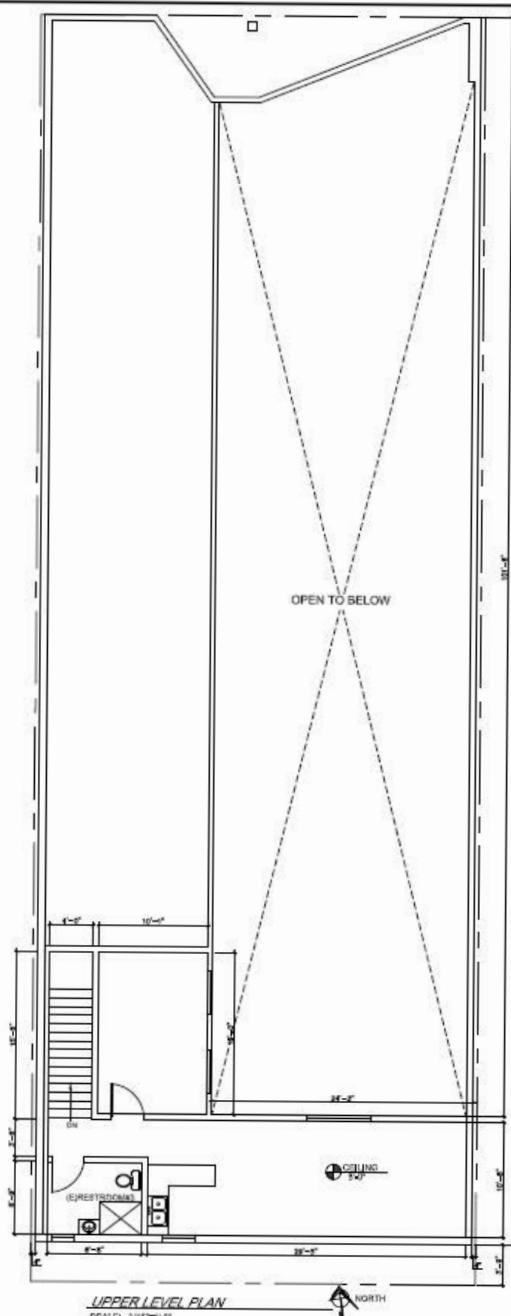
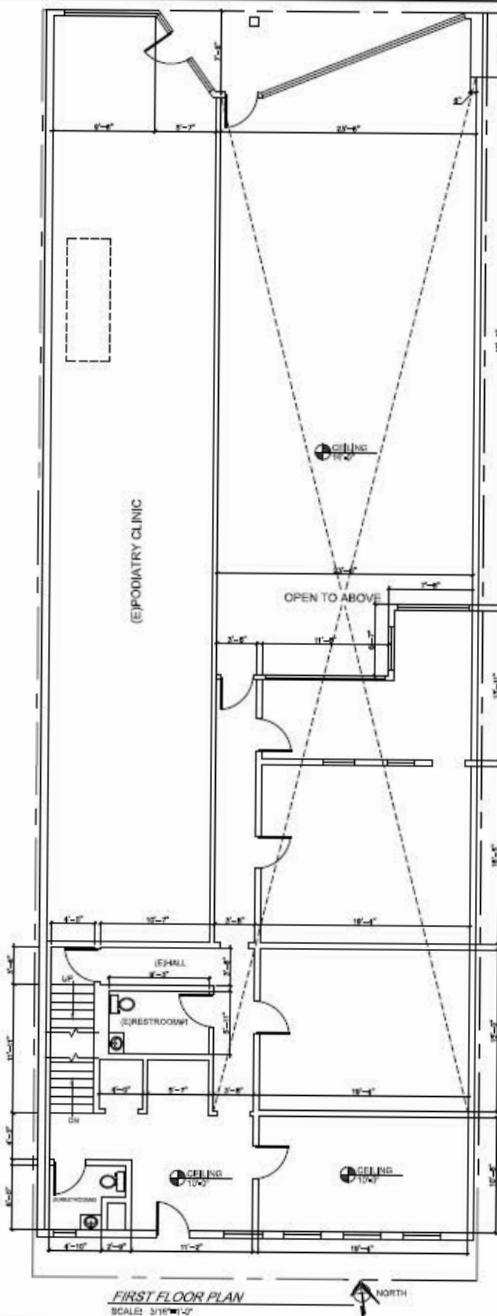
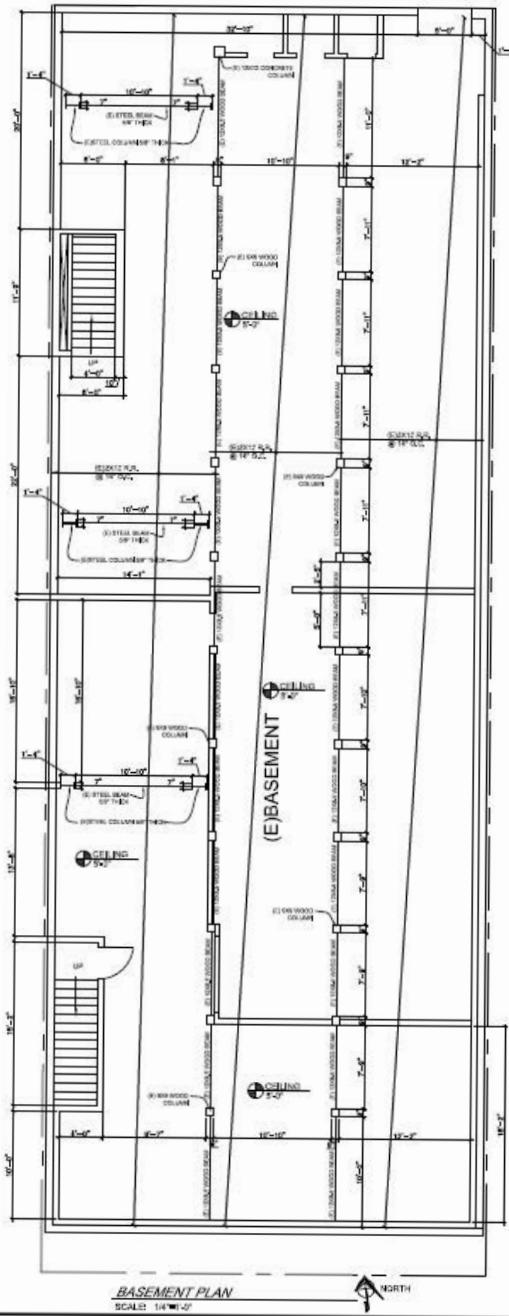
In cases where the provisions of the California Building Code, the City of Los Angeles County Municipal Code, or the plans or specifications in these plans may conflict, the more restrictive provisions shall govern.

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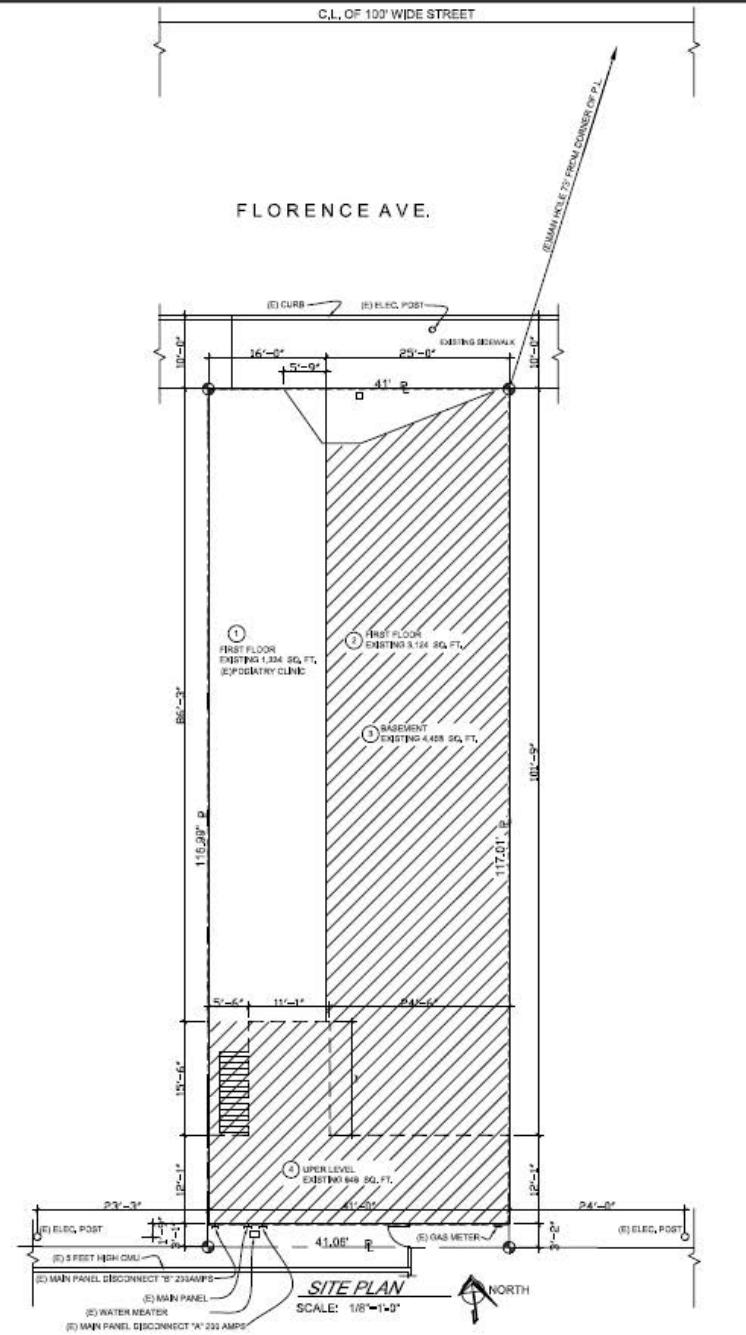
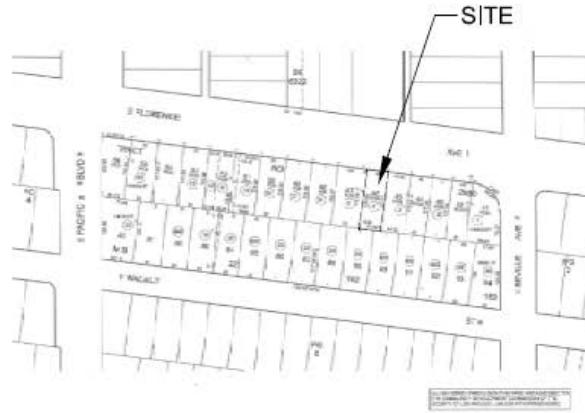
A-1: PLOT PLAN
A-2: EXISTING FIRST FLOOR PLAN, EXISTING BASEMENT PLAN,
EXISTING UPPER LEVEL PLAN



VICINITY MAP



<p>JUAN LUEVANO SOCIETY OF FIFTH AVENUE CIVIL ENGINEERS & ARCHITECTS PROFESSIONAL CORPORATION 1000 BROADWAY, SUITE 1000 NEW YORK, NY 10018</p>		
NAME	DATE	REGISTRATION
DESIGNER: JUAN LUEVANO		
<p>OWNER: SEPEHR KATIRIAE SITE ADDRESS: 2662 FLORENCE AVE HUNTINGTON PARK, CA 90265 PHONE: 323-540-2026</p>		
<p>Architectural drawings, specifications, and related documents are the property of the architect. They are to be used only for the construction of the building or structure for which they were prepared. Any other use, including the preparation of any other drawing or specification, is prohibited without the written consent of the architect.</p>		
RELEASER	RELEASER	RELEASER
CHIEF	CHIEF	CHIEF
DISPATCH	DISPATCH	DISPATCH
DATE	RECEIVED	RECEIVED
PROJECT	PROJECT	PROJECT
ITEM	ITEM	ITEM
<p>A-2 GENERAL NOTES</p>		



LOT AREA ■ 4,776 SQ. FT.

	FIRST FLOOR EXISTING 1,334 SQ. FT. (EPIDEMIATRY CLINIC)
	SECOND FLOOR EXISTING 3,124 SQ. FT.
	BASMENT EXISTING 4,485 SQ. FT.
	UPPER LEVEL EXISTING 646 SQ. FT.

PROJECT SUMMARY

SITE ADDRESS	2852 E FLORENCE AVE HUNTINGTON PARK, CA 90255
OWNER INFORMATION	SEPEHR KATIRAI 323-640-2028
DESCRIPTION	
ASSESSOR'S NUMBER	6201-032-034
LEGAL DESCRIPTION	"LAND DESCR IN DOC#881320, 76-4-6 TR 3447" POR OF LOT 46
ZONING	CC
LOT SIZE	4,776 SQ. FT.
BUILDING HEIGHT	12'-11"

ALL WORK SHALL COMPLY WITH THE FOLLOWING
CODES INCLUDING LOS ANGELES COUNTY LOCAL AMENDMENTS.

2010 California Building Code
2010 California Electrical Code
2010 California Mechanical Code
2010 California Plumbing Code
2010 California Energy Code
2010 California Green Building Code

In case where the provisions of the
California Building Code, Los Angeles County
Mun. Ord. Code, or the plans or specifications
in these plans may conflict, the more
restrictive provisions shall govern.
INDEX

A-1: PLOT PLAN
A-2: EXISTING FIRST FLOOR PLAN, EXISTING BASEMENT PLAN,
EXISTING UPPER LEVEL PLAN
A-3: EXISTING NORTH AND SOUTH ELEVATIONS

ORI
JUAN LUEVANO
2852 E FLORENCE AVE., HUNTINGTON PARK, CA 90255
TEL: 323-640-2028
FAX: 323-640-2029
E-MAIL: sepehr@sepehr.com

DESIGNER: JUAN LUEVANO

OWNER: SEPEHR KATIRAI
SITE ADDRESS: 2852 FLORENCE AVE
HUNTINGTON PARK, CA 90255
PHONE: 323-640-2028

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DRAWN BY:
DATE: 08-12-02
REVISION NO: 0
SHEET NO: 1
PAGE NO: 1
A-1
SITE PLAN

A-1
SITE PLAN



JUAN LUEVANO
2010 RIVER AVE, SUITE 1A
CELL: 323-855-7820
OFF: 323-855-7179
E-MAIL: juan@winodesign.com

Wino	Architect	Structural Eng.

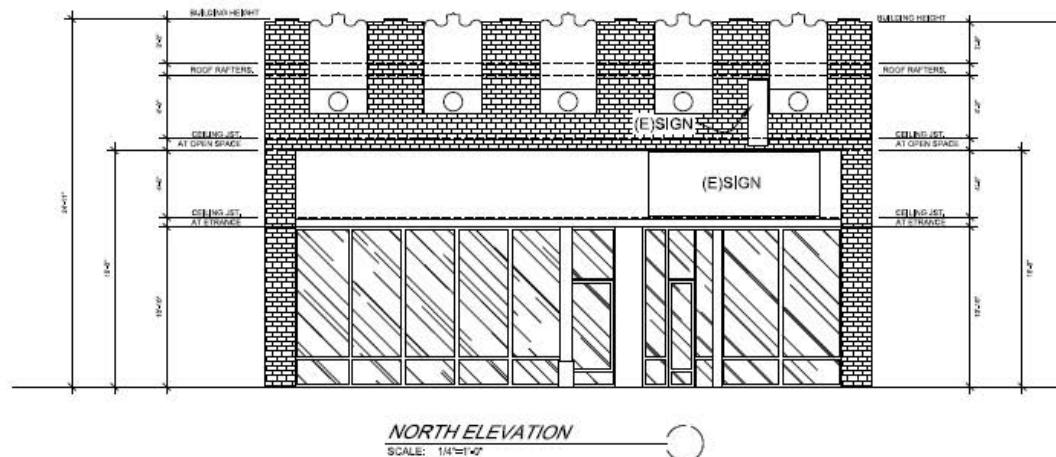
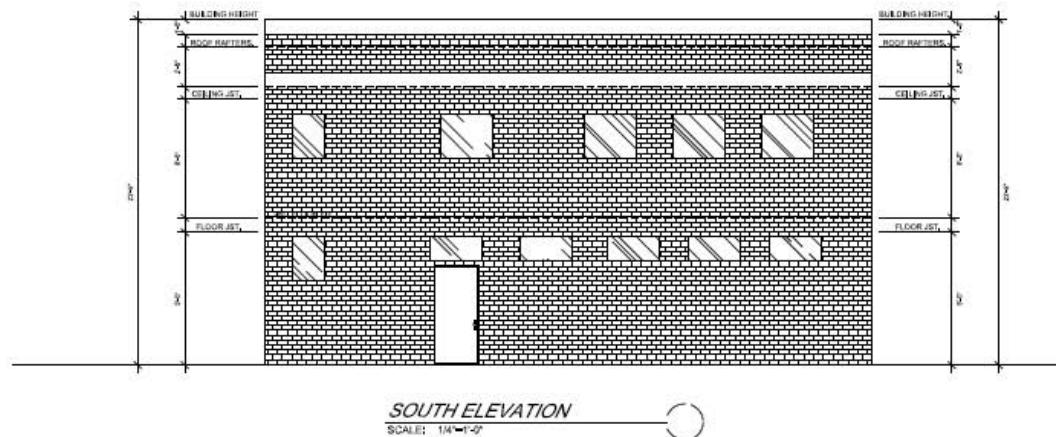
DESIGNER: JUAN LUEVANO



OWNER: SEPEHR KATRAIE
SITE ADDRESS: 2662 FLORENCE AVE
HUNTINGTON PARK, CA 90255
PHONE: 323-640-2028

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DRAWN BY: E. LUEVANO
CHECKED BY: E. LUEVANO
DATE: 10/12/02
REVISION: 0
SHEET NO: A-3
SOUTH AND NORTH ELEVATIONS



A-3
SOUTH AND NORTH
ELEVATIONS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	68,899	432,216	1,040,648
2010 Population	66,643	440,523	1,073,292
2023 Population	61,832	427,423	1,068,740
2028 Population	60,708	421,634	1,060,005
2023 African American	622	27,713	126,268
2023 American Indian	1,712	11,473	29,282
2023 Asian	411	2,554	15,015
2023 Hispanic	59,774	388,692	890,522
2023 Other Race	37,022	256,087	596,115
2023 White	9,132	53,560	129,843
2023 Multiracial	12,892	75,693	170,830
2023-2028: Population: Growth Rate	-1.85 %	-1.35 %	-0.80 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,724	13,490	41,309
\$15,000-\$24,999	1,665	10,673	27,231
\$25,000-\$34,999	1,772	11,267	27,769
\$35,000-\$49,999	2,299	14,216	34,572
\$50,000-\$74,999	3,253	21,318	49,615
\$75,000-\$99,999	2,394	15,225	37,287
\$100,000-\$149,999	2,291	13,750	37,192
\$150,000-\$199,999	796	5,468	14,874
\$200,000 or greater	428	2,523	8,296
Median HH Income	\$54,715	\$53,548	\$52,905
Average HH Income	\$72,138	\$70,268	\$71,735

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	17,000	106,419	269,475
2010 Total Households	16,302	103,032	260,779
2023 Total Households	16,622	107,930	278,146
2028 Total Households	16,467	107,511	279,359
2023 Average Household Size	3.69	3.93	3.75
2000 Owner Occupied Housing	5,013	34,593	88,337
2000 Renter Occupied Housing	11,347	65,927	163,446
2023 Owner Occupied Housing	5,203	35,870	92,415
2023 Renter Occupied Housing	11,419	72,060	185,731
2023 Vacant Housing	519	3,361	11,205
2023 Total Housing	17,141	111,291	289,351
2028 Owner Occupied Housing	5,315	36,858	94,738
2028 Renter Occupied Housing	11,153	70,653	184,621
2028 Vacant Housing	740	4,369	13,307
2028 Total Housing	17,207	111,880	292,666
2023-2028: Households: Growth Rate	-0.95 %	-0.40 %	0.45 %

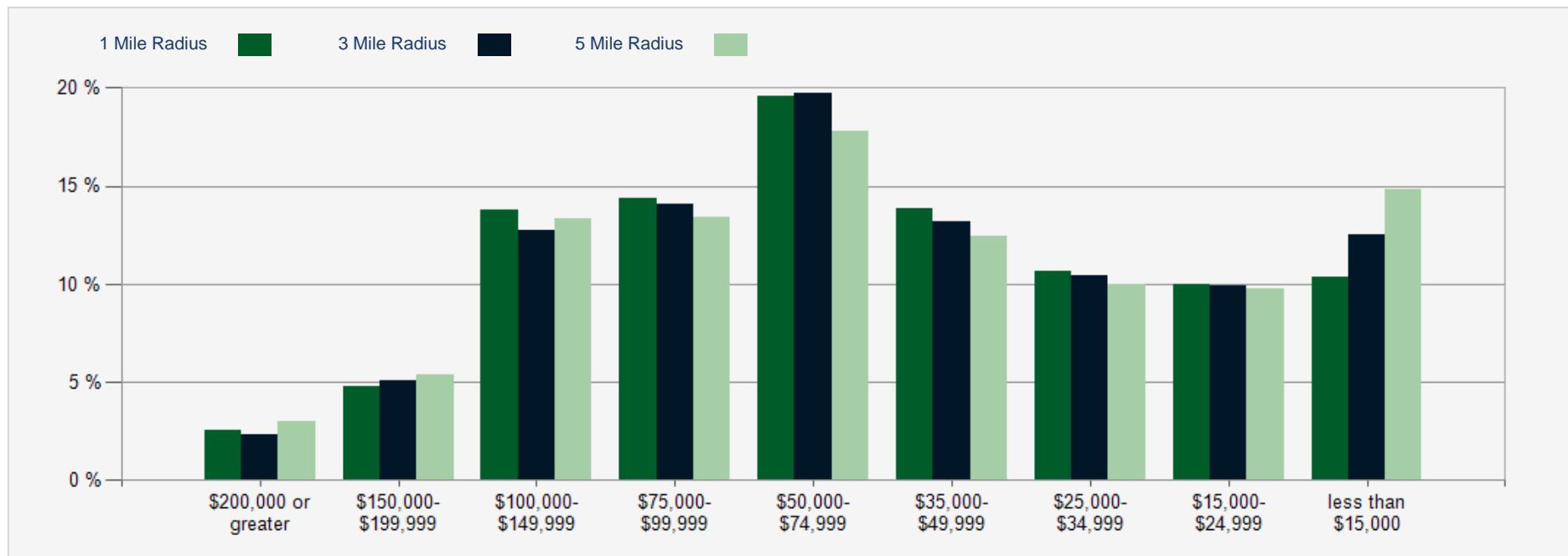
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	5,019	35,339	88,177
2023 Population Age 35-39	4,424	30,109	74,894
2023 Population Age 40-44	3,941	26,606	66,839
2023 Population Age 45-49	3,591	23,301	58,664
2023 Population Age 50-54	3,343	21,921	55,989
2023 Population Age 55-59	2,629	17,750	46,749
2023 Population Age 60-64	2,437	16,327	43,221
2023 Population Age 65-69	2,012	12,872	34,166
2023 Population Age 70-74	1,563	9,164	24,315
2023 Population Age 75-79	1,035	5,825	16,255
2023 Population Age 80-84	617	3,270	9,655
2023 Population Age 85+	537	2,664	8,820
2023 Population Age 18+	43,909	296,067	754,896
2023 Median Age	30	29	30

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,391	\$58,447	\$58,834
Average Household Income 25-34	\$73,311	\$73,210	\$74,436
Median Household Income 35-44	\$59,508	\$57,995	\$58,681
Average Household Income 35-44	\$78,265	\$76,377	\$79,138
Median Household Income 45-54	\$62,594	\$59,617	\$59,830
Average Household Income 45-54	\$79,834	\$75,815	\$78,096
Median Household Income 55-64	\$54,870	\$52,258	\$51,239
Average Household Income 55-64	\$70,322	\$67,195	\$69,602
Median Household Income 65-74	\$42,705	\$40,417	\$39,688
Average Household Income 65-74	\$65,866	\$62,002	\$63,383
Average Household Income 75+	\$48,534	\$50,282	\$51,384

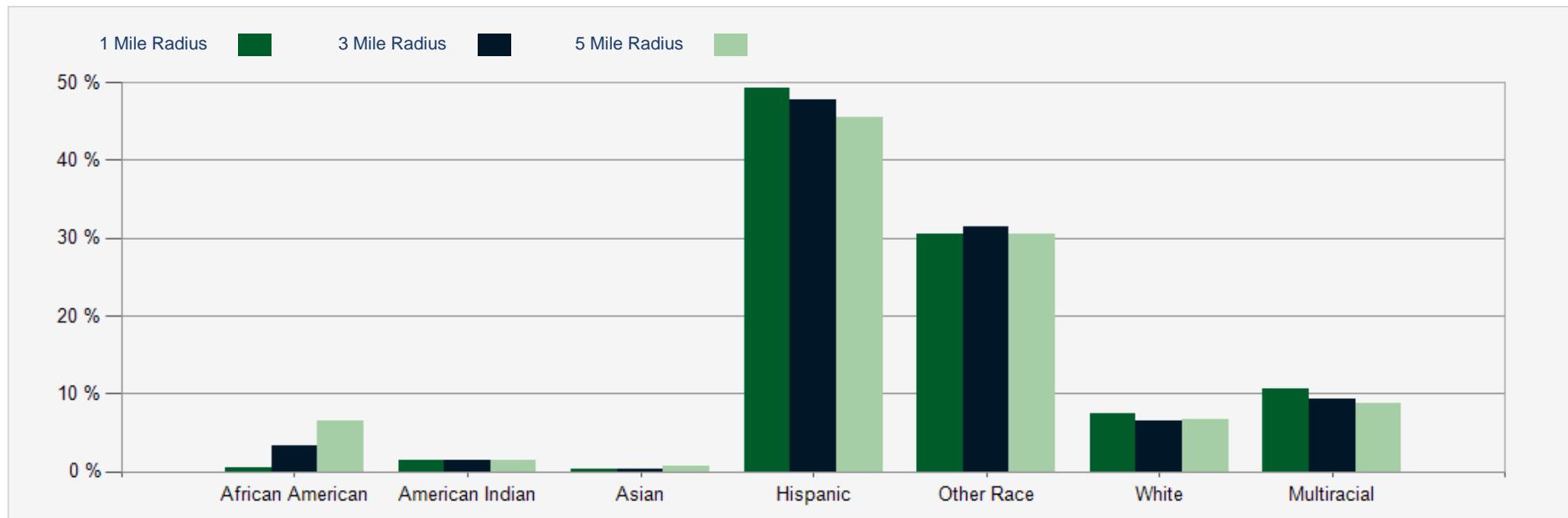
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	4,716	33,519	83,298
2028 Population Age 35-39	4,585	31,870	80,921
2028 Population Age 40-44	4,184	28,368	71,526
2028 Population Age 45-49	3,758	25,325	64,149
2028 Population Age 50-54	3,354	21,734	55,271
2028 Population Age 55-59	3,133	20,178	51,752
2028 Population Age 60-64	2,380	15,795	41,585
2028 Population Age 65-69	2,127	14,117	37,311
2028 Population Age 70-74	1,729	10,818	28,750
2028 Population Age 75-79	1,284	7,421	19,840
2028 Population Age 80-84	819	4,468	12,662
2028 Population Age 85+	681	3,401	10,626
2028 Population Age 18+	44,036	298,293	763,010
2028 Median Age	33	31	32

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,975	\$67,672	\$68,667
Average Household Income 25-34	\$84,473	\$84,249	\$85,955
Median Household Income 35-44	\$69,594	\$66,866	\$68,963
Average Household Income 35-44	\$92,117	\$89,922	\$93,432
Median Household Income 45-54	\$73,307	\$68,598	\$69,859
Average Household Income 45-54	\$93,811	\$89,037	\$92,030
Median Household Income 55-64	\$61,978	\$58,976	\$58,886
Average Household Income 55-64	\$82,283	\$79,096	\$82,592
Median Household Income 65-74	\$51,585	\$48,779	\$48,326
Average Household Income 65-74	\$78,849	\$74,319	\$75,909
Average Household Income 75+	\$59,633	\$61,039	\$62,273

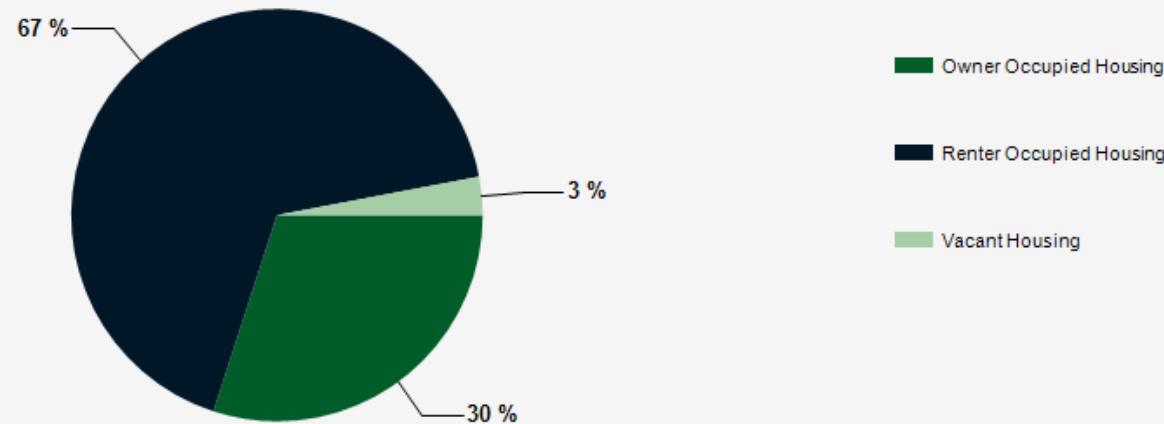
2023 Household Income



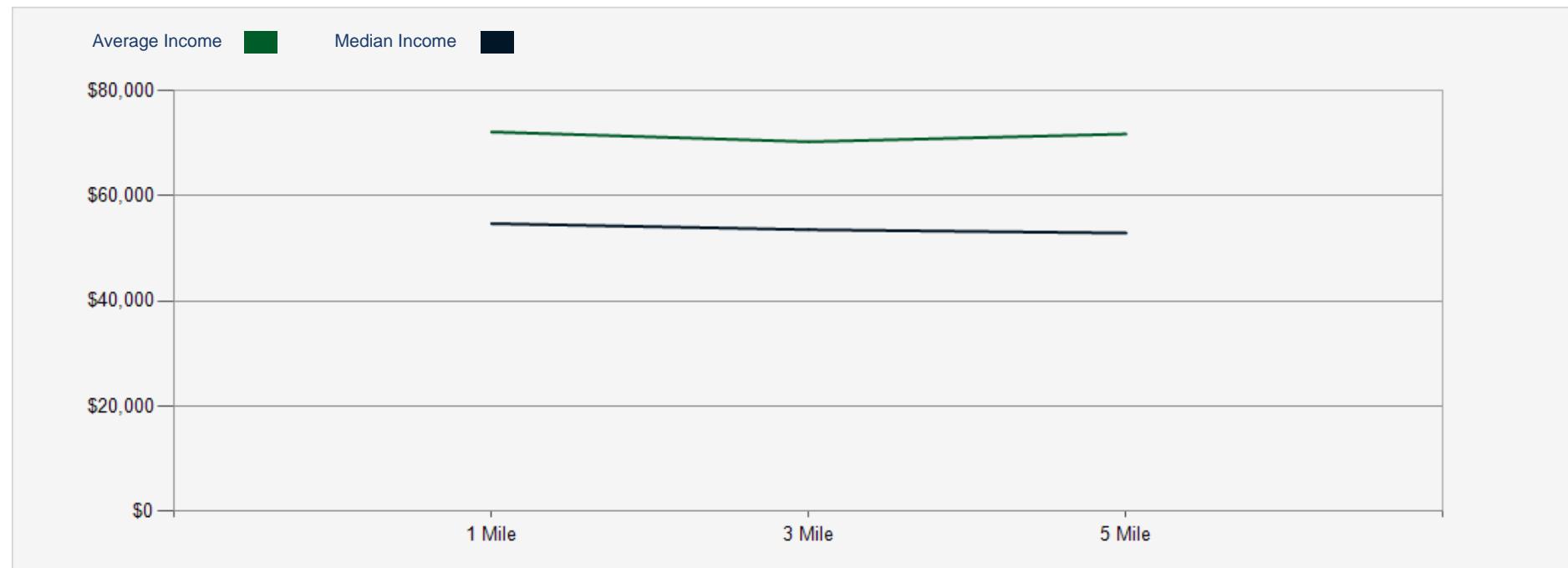
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2638 E FLORENCE AVE, HUNTINGTON PARK,
CA 90255

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