

2662 E FLORENCE AVE, HUNTINGTON PARK, CA 90255

Retail Space for Lease



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Vee Sookiasian
Senior Sale Associate
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vee@global-cre.com
Lic: 02039708



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

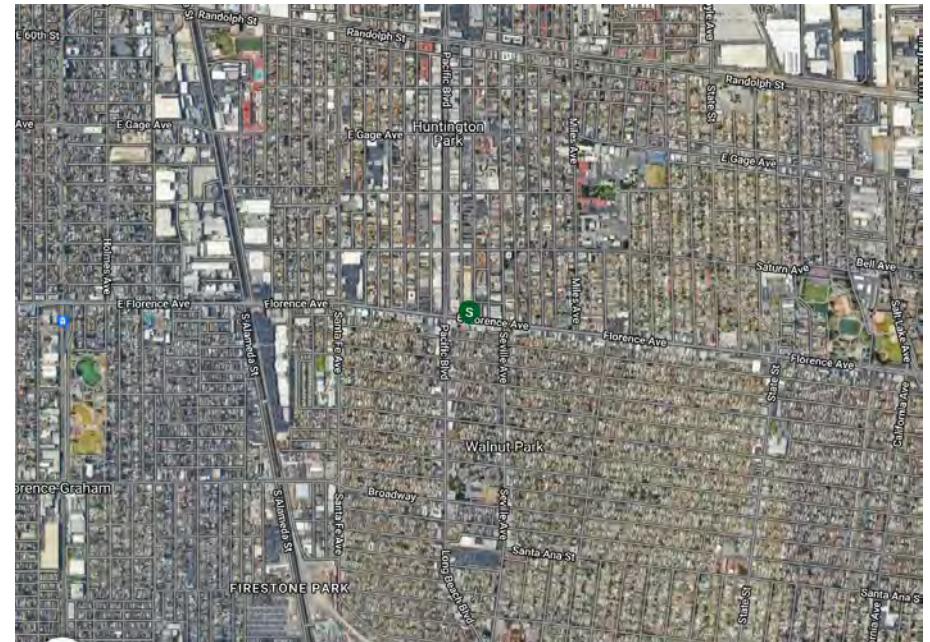
PROPERTY FEATURES

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

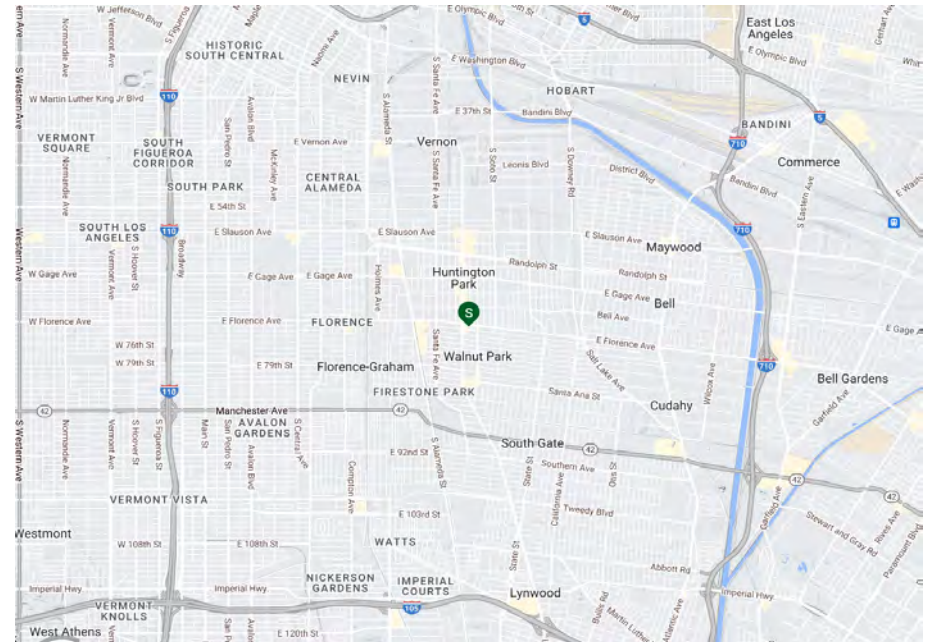


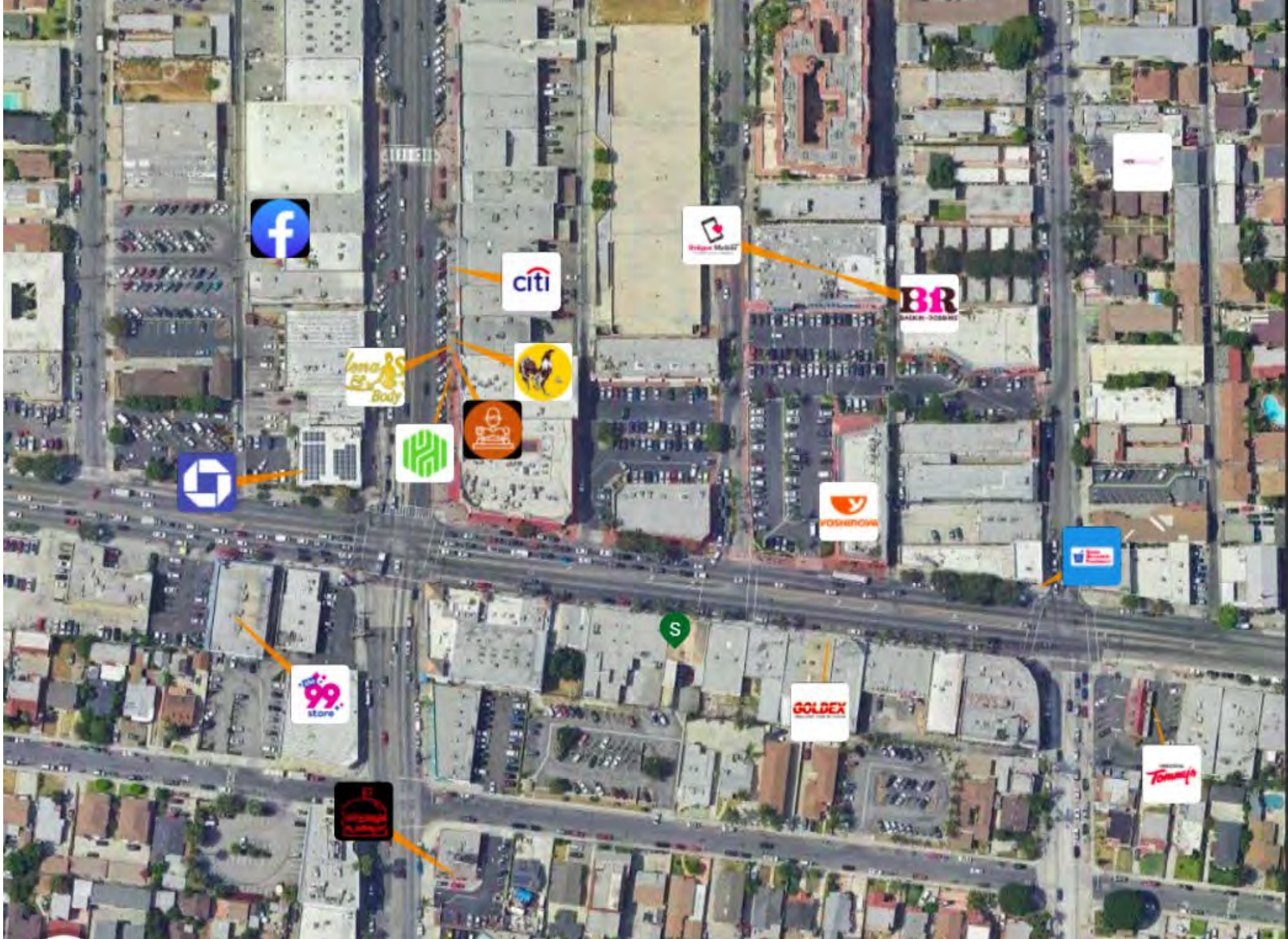
- Minutes from LAX, Long Beach-Daugherty Field Airport, Bob Hope Airport
- Close to Freeways 110, 42, 710
- Exceptional daytime population with over 1,054,496 people within a 5 mile radius
- Prime Huntington Park location
- High foot and bus traffic
- Major Blvd exposure
- Excellent Street Frontage &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

Locator Map



Regional Map











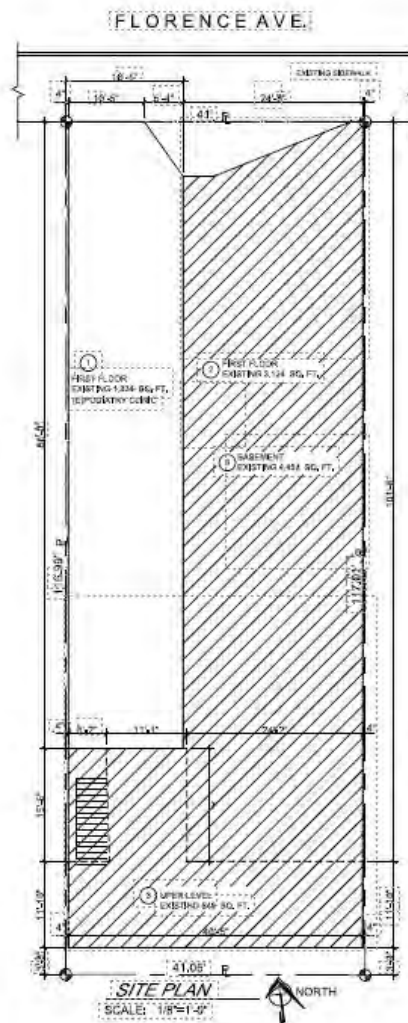












LOT AREA = 4,776 SQ. FT.

○	FIRST FLOOR EXISTING 1,334 SQ. FT. EXPOSATORY CLINIC
○	FIRST FLOOR EXISTING 3,124 SQ. FT.
○	BASEMENT EXISTING 4,458 SQ. FT.
○	UPPER LEVEL EXISTING 848 SQ. FT.

PROJECT SUMMARY

SITE ADDRESS:	8115 E FLORENCE AVE SOUTH GATE, CA 90262
OWNER:	SEPER KATRAIE
ASSESSOR'S NUMBER:	621-003-034
LEGAL DESCRIPTION:	PLAND DESCR IN DOC 6001316, 1644 FROM 2018/01/01 OF LOT 46
ZONING:	C41
LOT SIZE:	4.776 SQ. FT.
BASEMENT HEIGHT:	12.0 FT.

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING CITY OF DOWNEY 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.

INDEX

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

CITY OF DOWNEY
JAN LUGUARD
CITY ENGINEER
DATE: 2/1/2024
PROJECT: 2024-001
SHEET: 1 OF 1

DESIGNED: JAN LUGUARD

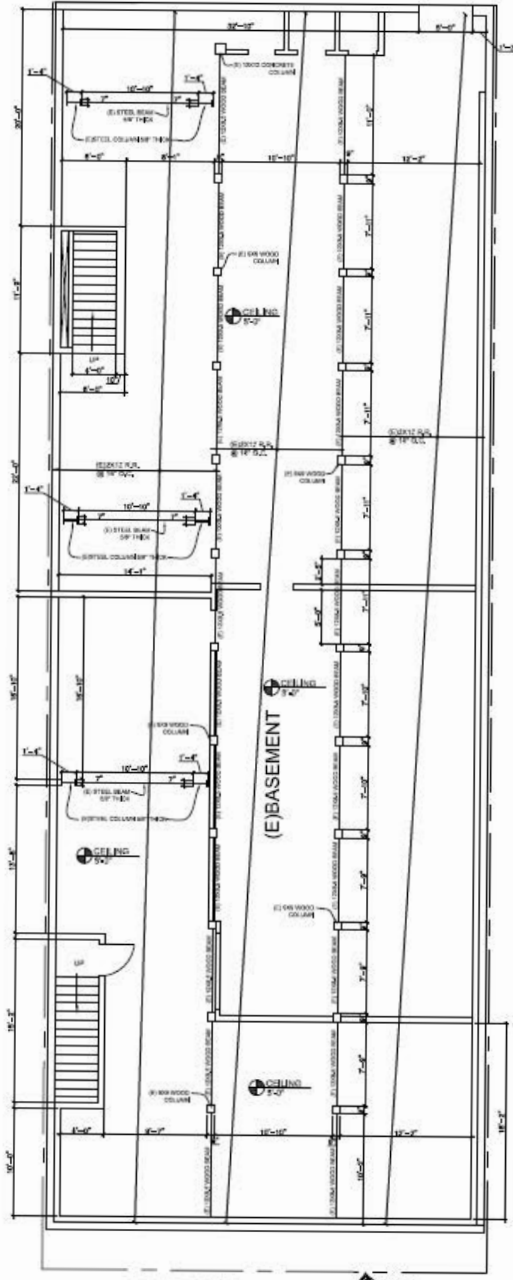
OWNER: SEPER KATRAIE
SITE ADDRESS: 8115 E FLORENCE AVE
HUNTINGTON PARK, CA 90255
PHONE: 323-445-5028

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

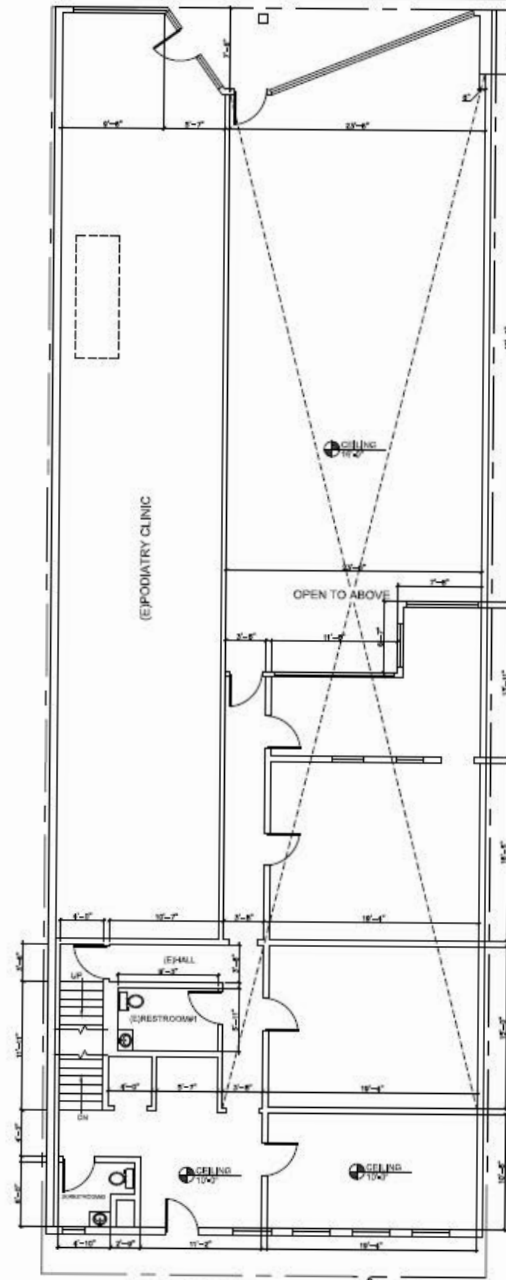
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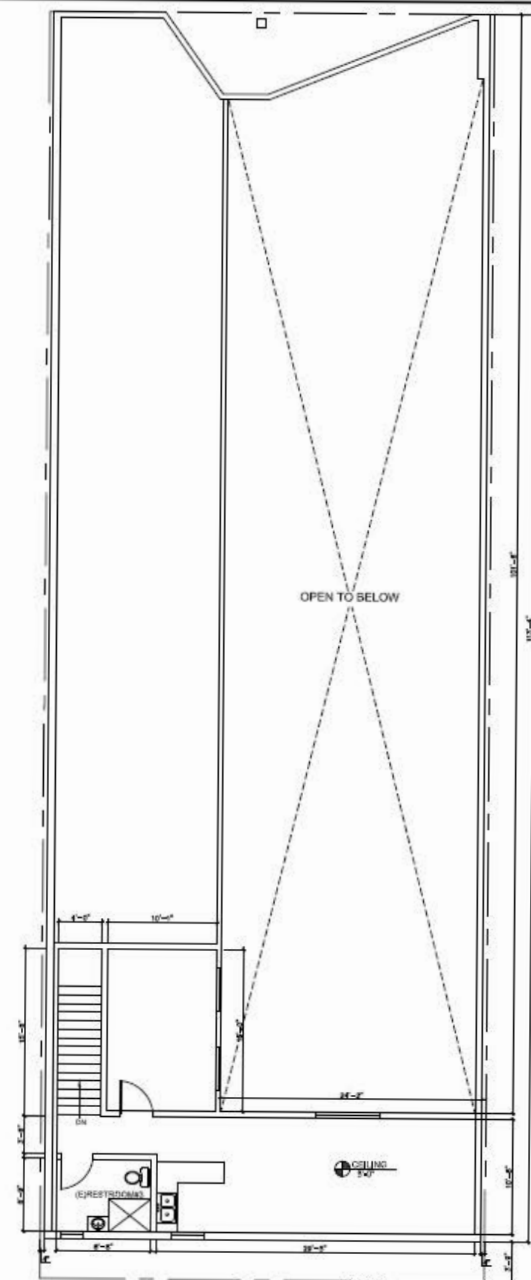
A-1
SITE PLAN



BASMENT PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



UPPER LEVEL PLAN
SCALE: 3/16" = 1'-0"



JUAN LUCIANO
ARCHITECTS
2025 FLORENCE AVE
HUNTINGTON PARK, CA 90255
TEL: 323-640-2026
WWW.JUANLUCIANOARCHITECTS.COM

NO.	REV.	DATE	BY	CHKD.

DESIGNER: JUAN LUCIANO

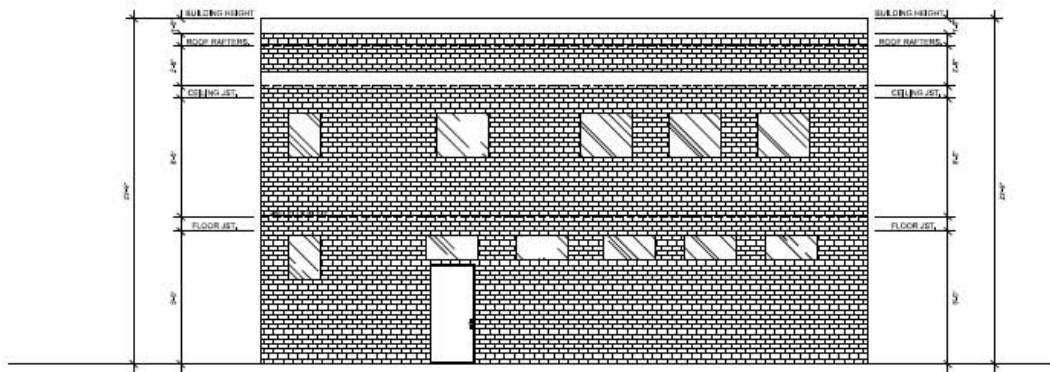
Juan Luciano

OWNER: SEPEHR KATIRAE
SITE ADDRESS: 2662 FLORENCE AVE
HUNTINGTON PARK, CA 90255
PHONE: 323-640-2026

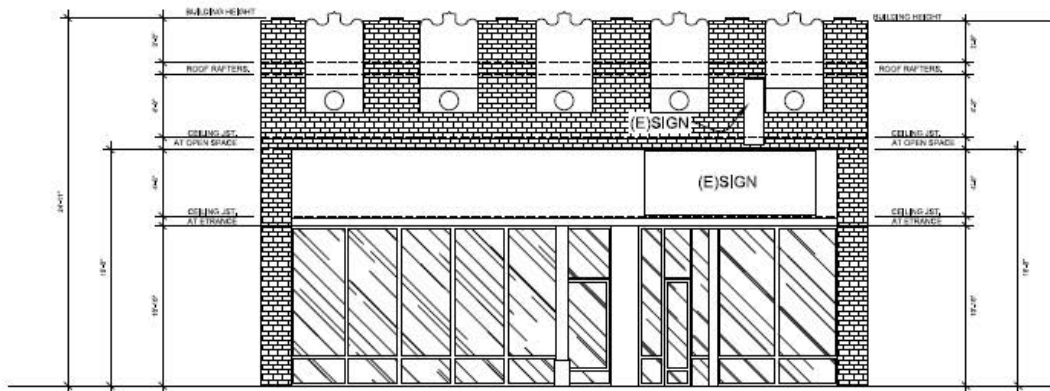
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DATE: 11/11/2024	BY: J.L.
CHECKED: J.L.	DATE: 11/11/2024
APP: J.L.	DATE: 11/11/2024
SCALE: 1/4" = 1'-0"	DATE: 11/11/2024

A-2
GENERAL NOTES



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



JUAN LUEVANO
2020 KENNEDY BLVD. SUITE 100
SOUTH GATE, CA 90260
CELL: 323-640-2028
OFFICE: 323-640-2028
WWW.WNOARCHITECTS.COM

NO.	REV.	DESCRIPTION

DESIGNER: JUAN LUEVANO

[Signature]

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

ALL DRAWINGS, SPECIFICATIONS, AND SCHEDULES SHALL BE READ AND UNDERSTOOD IN CONNECTION WITH THE ARCHITECT'S CONTRACT AND THE OWNER'S PROGRAM. THE ARCHITECT'S CONTRACT AND THE OWNER'S PROGRAM SHALL BE THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IF THE PROJECT IS NOT DESIGNED OR CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECT'S CONTRACT AND THE OWNER'S PROGRAM.

DATE: 10/15/20
BY: JAL
CHECKED BY: JAL
REVISIONS: 01/15/20

PROJECT: 2662 FLORENCE AVE
SHEET: 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 %

Source: esri



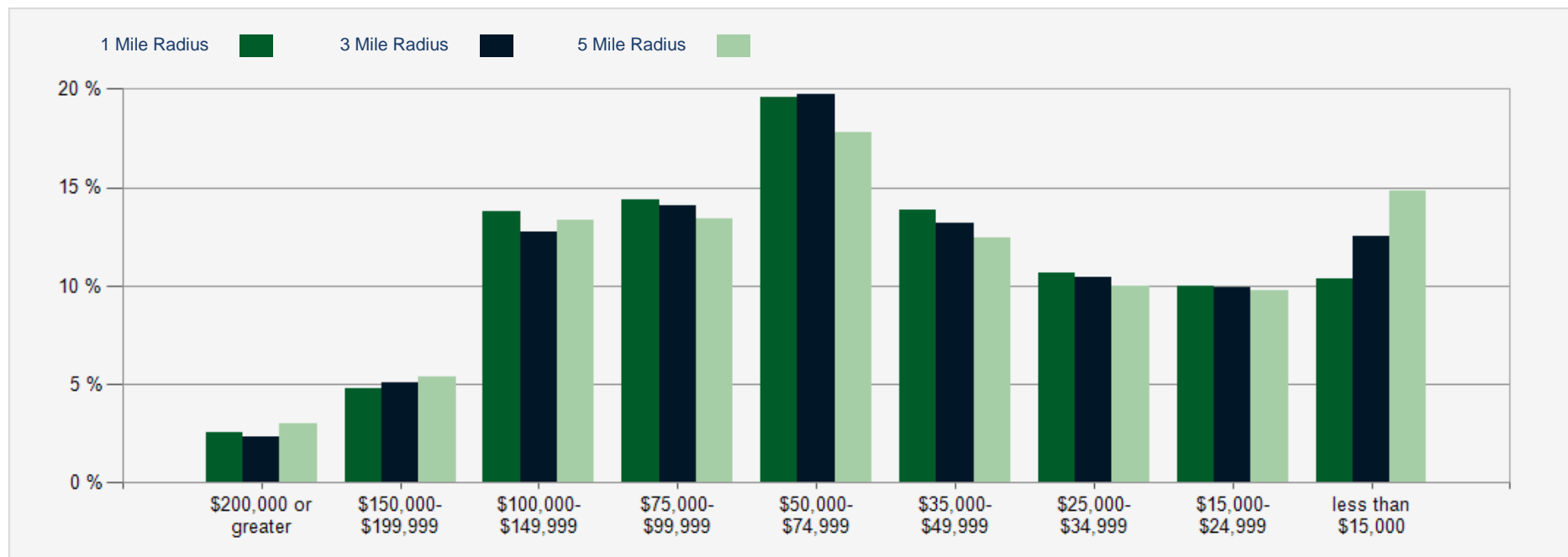
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	5,019	35,339	88,177
2023 Population Age 35-39	4,424	30,109	74,894
2023 Population Age 40-44	3,941	26,606	66,839
2023 Population Age 45-49	3,591	23,301	58,664
2023 Population Age 50-54	3,343	21,921	55,989
2023 Population Age 55-59	2,629	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

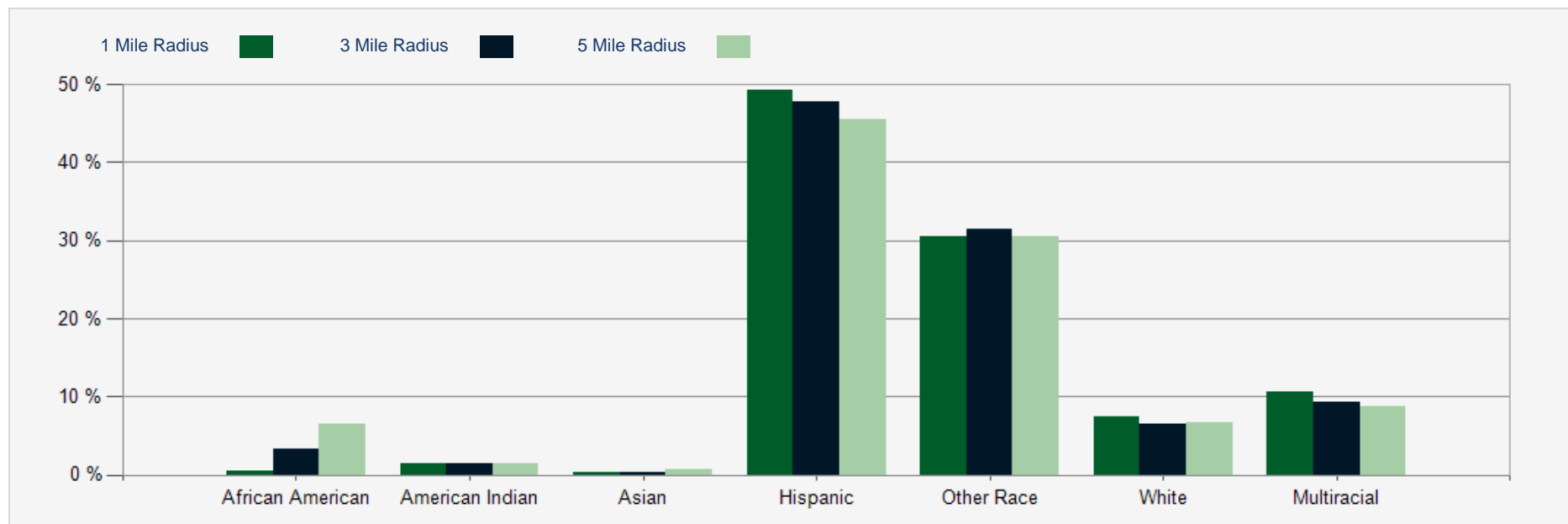
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	4,716	33,519	83,298
2028 Population Age 35-39	4,585	31,870	80,921
2028 Population Age 40-44	4,184	28,368	71,526
2028 Population Age 45-49	3,758	25,325	64,149
2028 Population Age 50-54	3,354	21,734	55,271
2028 Population Age 55-59	3,133	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

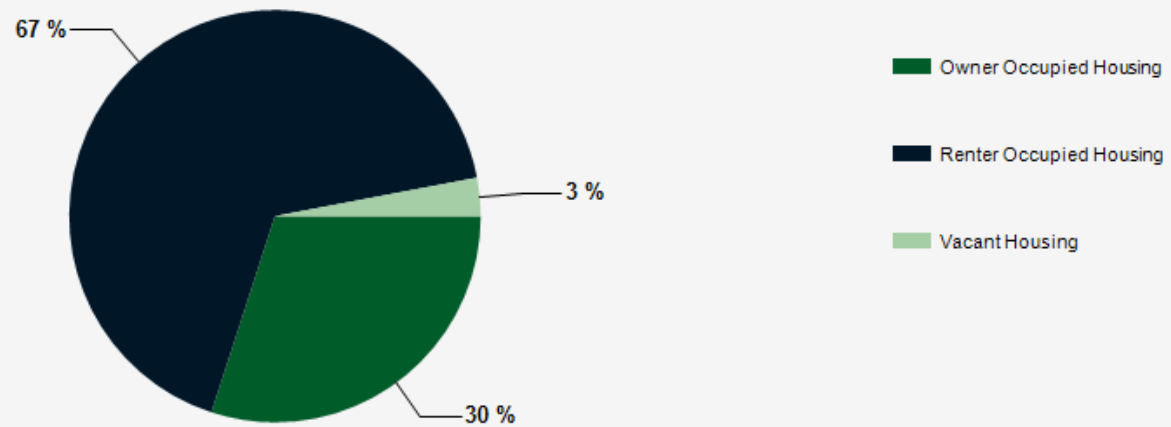
2023 Household Income



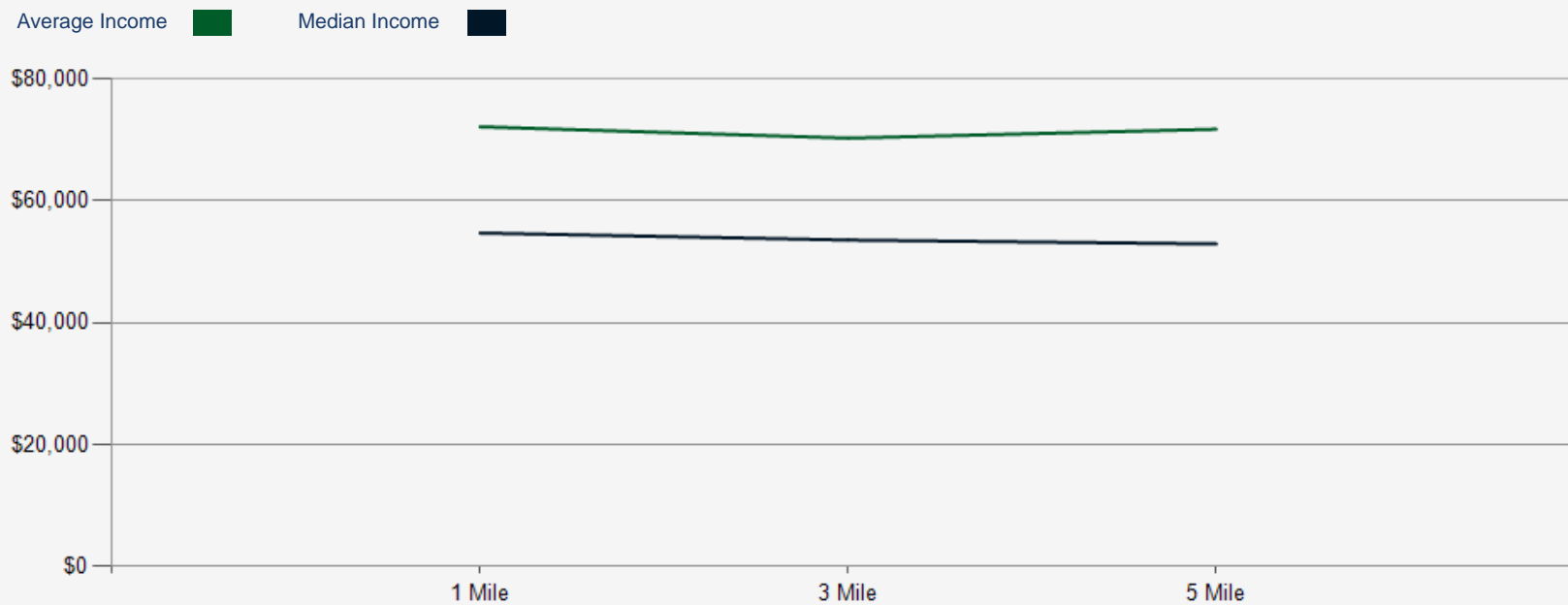
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2638 E FLORENCE AVE, HUNTINGTON PARK,
CA 90255

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Exclusively Marketed by:

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