

Retail Spaces Available for Lease in Starbucks Anchored Centered

6001-6021 Pacific Boulevard, Huntington Park, CA 90255



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- ± 7,025 SF available for office or retail use
- Building and pylon signage available
- Signalized intersection
- Co-tenants include Starbucks, H&R Block, Yogurtland, and Adriana's Insurance
- Abundant parking

AREA AMENITIES

- Tremendous retail area
- Dense residential community
- Neighboring retailers include CVS, Superior Supermarket, 99 Cent Only Store, Staples, In-n-Out, and More



DEMOS	1 MILE	3 MILE	5 MILE
Population	39,812	426,539	1,176,650
Avg. HH Income	\$50,210	\$52,169	\$53,786
Daytime Pop	22,816	107,814	452,869
Traffic Count	± 18,092 cars per day		



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Unit 110-115 | ±7,025 SF Available

RETAIL SHELL SPACE | IN-LINE

- 2 bathrooms
- Retail shell space
- Building and pylon signage available



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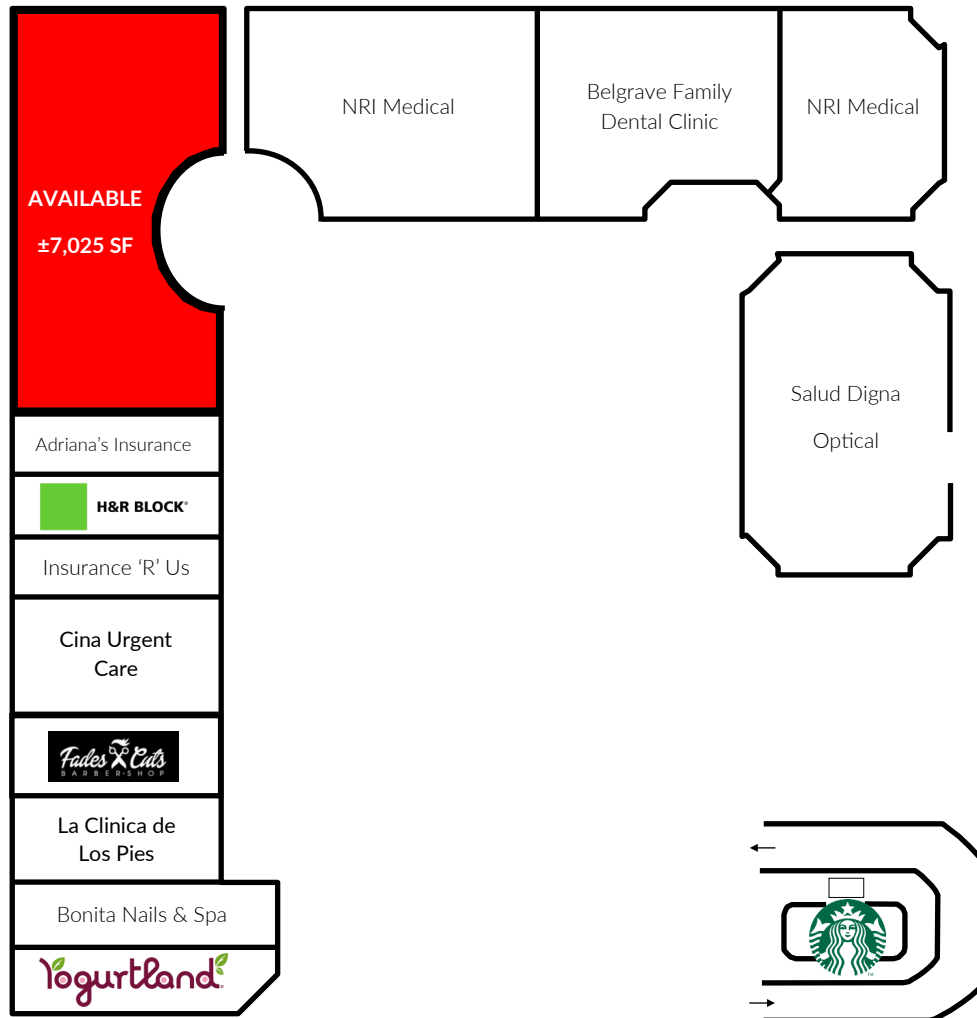
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Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



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