

FOR LEASE



PRIME RETAIL SPACE

900 - 1,800 SF

2701 E GAGE AVENUE | HUNTINGTON PARK, CA 90255

WILLIAM ROGART

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PROPERTY FEATURES

-  900 - 1,800 SF of Retail Space Available
-  End Cap Advantage
-  High Ceilings / Recessed Lighting
-  Central Air Conditioning
-  Over 16 Feet of Prime Storefront
-  Ready for Immediate Occupancy
-  High Traffic Count - Gabe Ave ± 20,000 CPD

LOCATION HIGHLIGHTS

-  Prime Huntington Park Location
-  Located within Thriving Business Community
-  Great Street Frontage with Signage Opportunity
-  Historical Retail Space
-  Close to Major Tenants that Elevate Neighborhood



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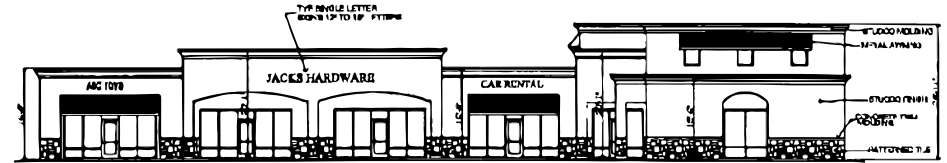
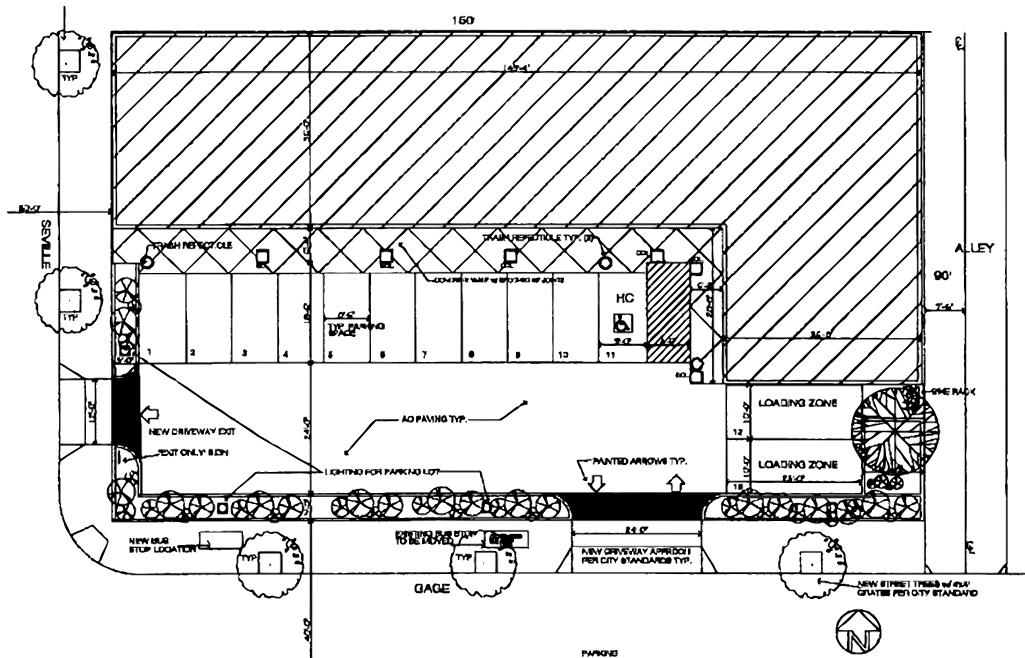
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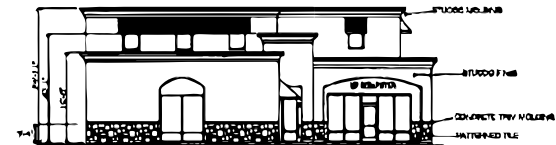
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ELEVATION

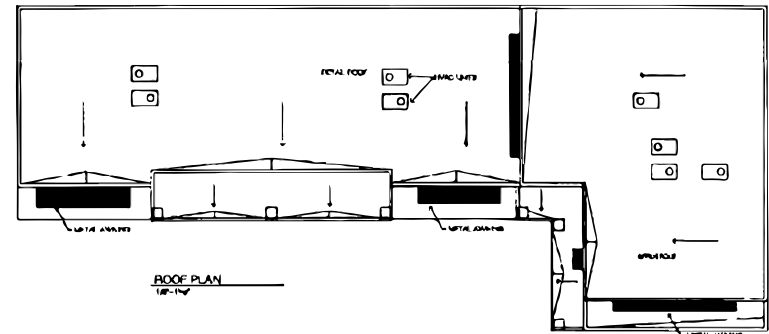
SITE PLAN



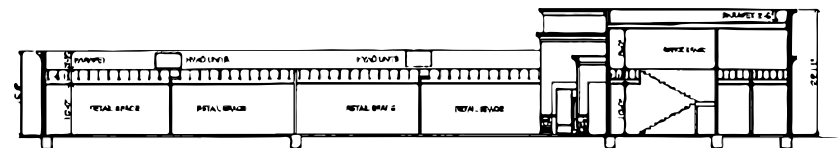
SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



ROOF PLAN
1/8" = 1'-0"



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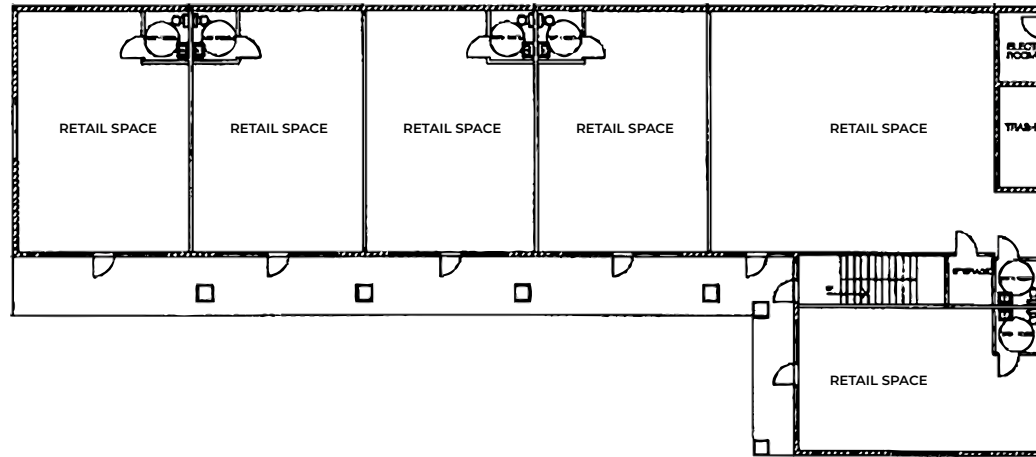
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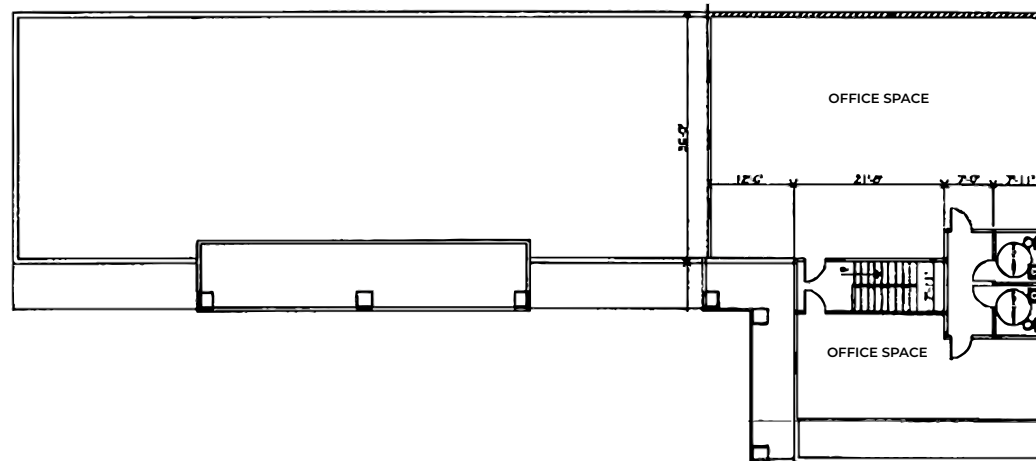
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FLOORPLANS

1ST FLOOR



2ND FLOOR



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TRAFFIC COUNTS

(CARS PER DAY)
DAILY TRAFFIC

STREET	CROSS STREET	DAILY TRAFFIC
Gage Ave	Stafford Ave	21,298
Pacific Blvd	Clarendon Ave	16,755
Randolph St	Seville Ave	11,316
Miles Ave	Randolph St	18,163
Pacific Blvd	Zoe Ave	16,950
Miles Ave	Zoe Ave	15,703
Gage Ave	Marconi St	21,552
Pacific Blvd	Belgrave Ave	18,163
Randolph St	Passaic St	11,368
Randolph St	Malabar St	8,972



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DEMOGRAPHIC DATA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	46,581	394,084	1,083,046
Estimated Households	12,935	99,581	294,125



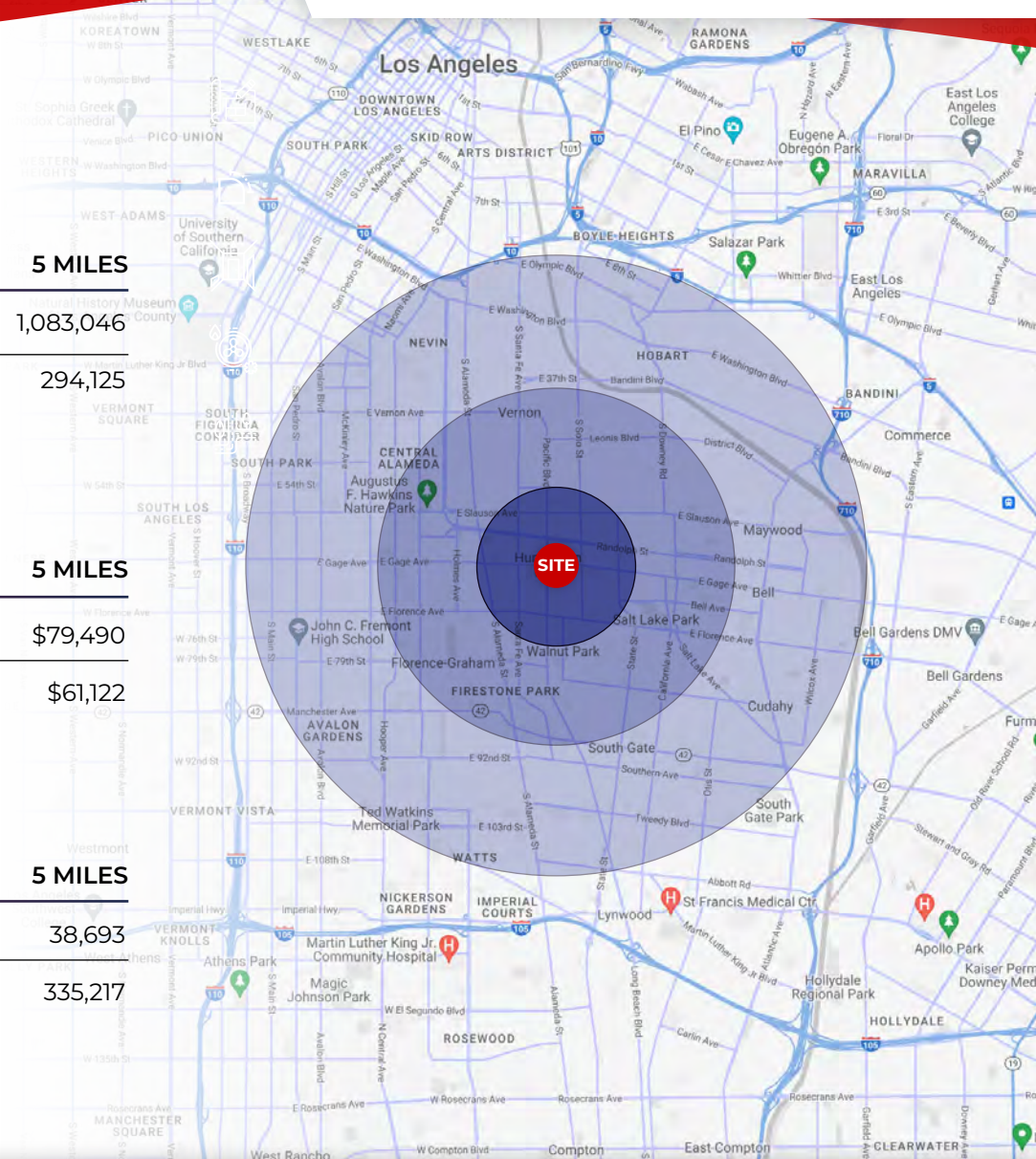
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$70,191	\$76,157	\$79,490
Median Household Income	\$58,361	\$59,970	\$61,122



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	1,907	10,555	38,693
Total Employees	17,295	99,131	335,217



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