

# Retail For Sale

## Retail on a Commercial Thoroughfare in Huntington Park

2669 E. Gage Ave., Huntington Park, CA 90255



### PROPERTY HIGHLIGHTS

- APPROX 5,000 SF (PER SELLER) BUILDING ON GAGE AVE.
- JUST ONE BLOCK EAST OF THE FAMOUS PACIFIC BLVD.
- SELLER WILL FINANCE AT BELOW MARKET RATE & TERM FOR 10 YEARS!!!
- EASY FREEWAY ACCESS; CENTRAL TO THE 10, 110, 5, & 105 FREEWAYS.
- PERFECT FOR AN OWNER/USER OR AN INVESTOR WITH TENANT(S) IN MIND!!!
- EXCELLENT DEMOGRAPHICS: OVER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 400,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

**Price: \$1,375,000**

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# Property Description

Retail on a Commercial Thoroughfare in Huntington Park  
2669 East Gage Avenue | Huntington Park, CA 90255



## OFFERING SUMMARY

Price:	\$1,375,000
Year Built:	1926
Building SF (Per Title):	3,500
Building SF (Per Seller):	Approx. 5,000
Lot Size:	7,620 SF
Frontage:	66 FEET along Gage Ave.
Parking:	On-Site & Street
Zoning:	HPCP*
APN:	6320-029-071

## Property Description

Presenting a prime commercial opportunity at 2669 East Gage Avenue, Huntington Park, CA 90255. This 5,000-square-foot (per seller) retail building, situated on a 7,620-square-foot lot, boasts approximately 66 feet of frontage along Gage Avenue, ensuring excellent visibility in a high-traffic area.

The Subject Property consists of 3 units; a studio on the second floor, a salon in a small adjacent building and the ground floor which is vacant. On-site parking is available, complemented by ample street parking options, enhancing accessibility for customers and clients. The building's versatile layout offers potential for medical use, catering to a variety of professional needs.

It is located just one block east of the renowned Pacific Boulevard, the property benefits from significant pedestrian and vehicular activity. With easy access to major freeways—including the 10, 110, 5, and 105—this location is ideal for owner-users or investors seeking a property with strong tenant appeal.

Notably, the seller is offering financing at below-market rates, presenting an attractive opportunity for qualified buyers.

The surrounding area boasts excellent demographics, with over 50,000 residents within a one-mile radius and more than 400,000 within a three-mile radius

Current Rent Roll								Proforma		
Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Lease Type	Proforma Rent	Proforma Rent/SF	Proforma Lease Type
101	Vacant	2,240			\$3,360.00	\$1.50	Gross	\$3,360.00	\$1.50	Gross
2669 2nd	Art Studio	2,240	5/1/17	m-m	\$2,070.00	\$0.92	Gross	\$2,240.00	\$1.00	Gross
2671*	Beauty Salon	520	6/7/24	5/31/25	\$1,100.00	\$2.12	Gross	\$1,155.00	\$2.22	Gross
<b>Total Square Feet</b>		<b>5,000</b>			<b>\$6,530.00</b>			<b>\$6,755.00</b>		

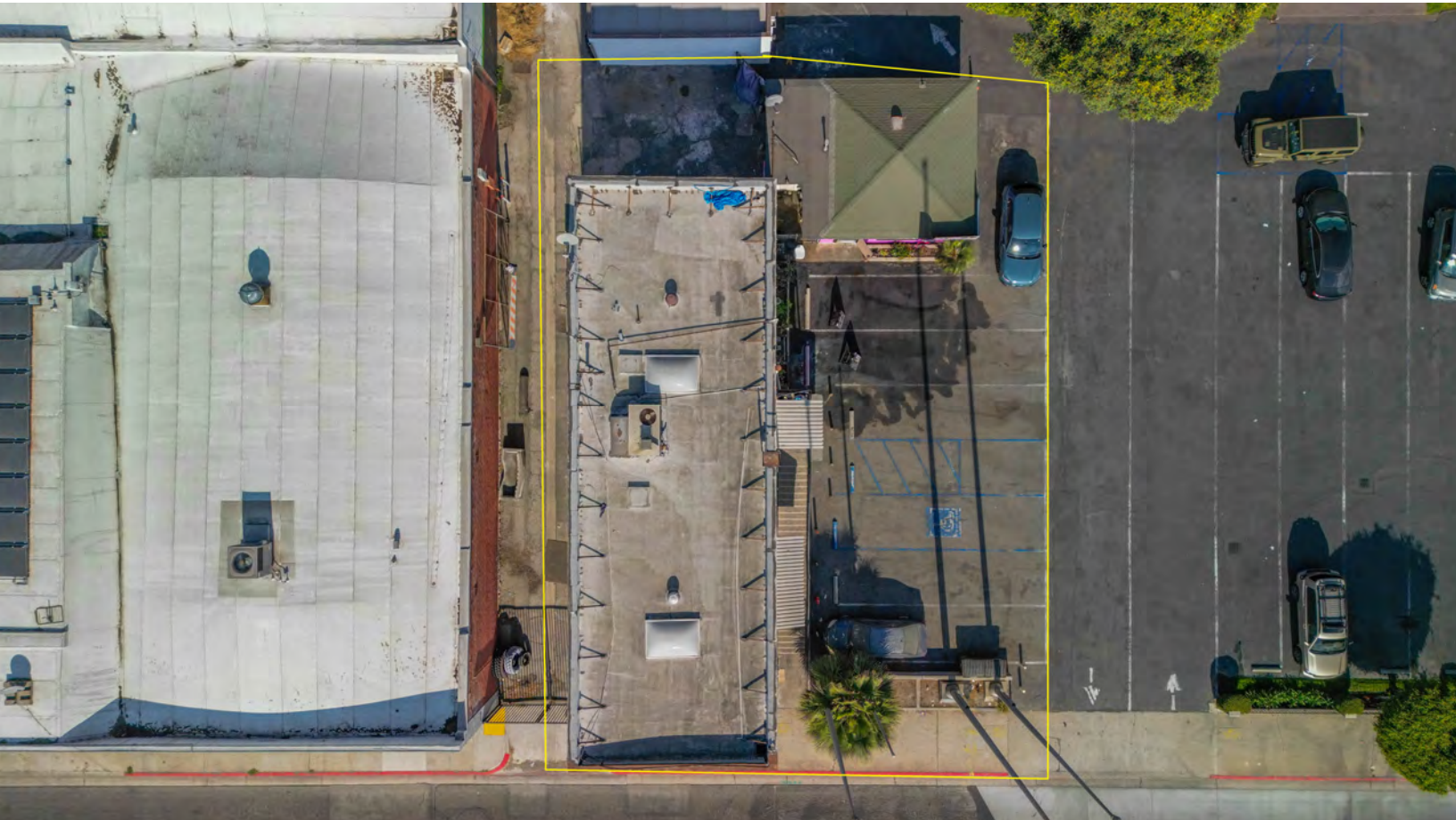
Note: \* Tenant has 1 option at \$1,155.00

(i) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE BUILDING!!!

**\*\*DRIVE BY ONLY\*\***

# PROPERTY PHOTOS

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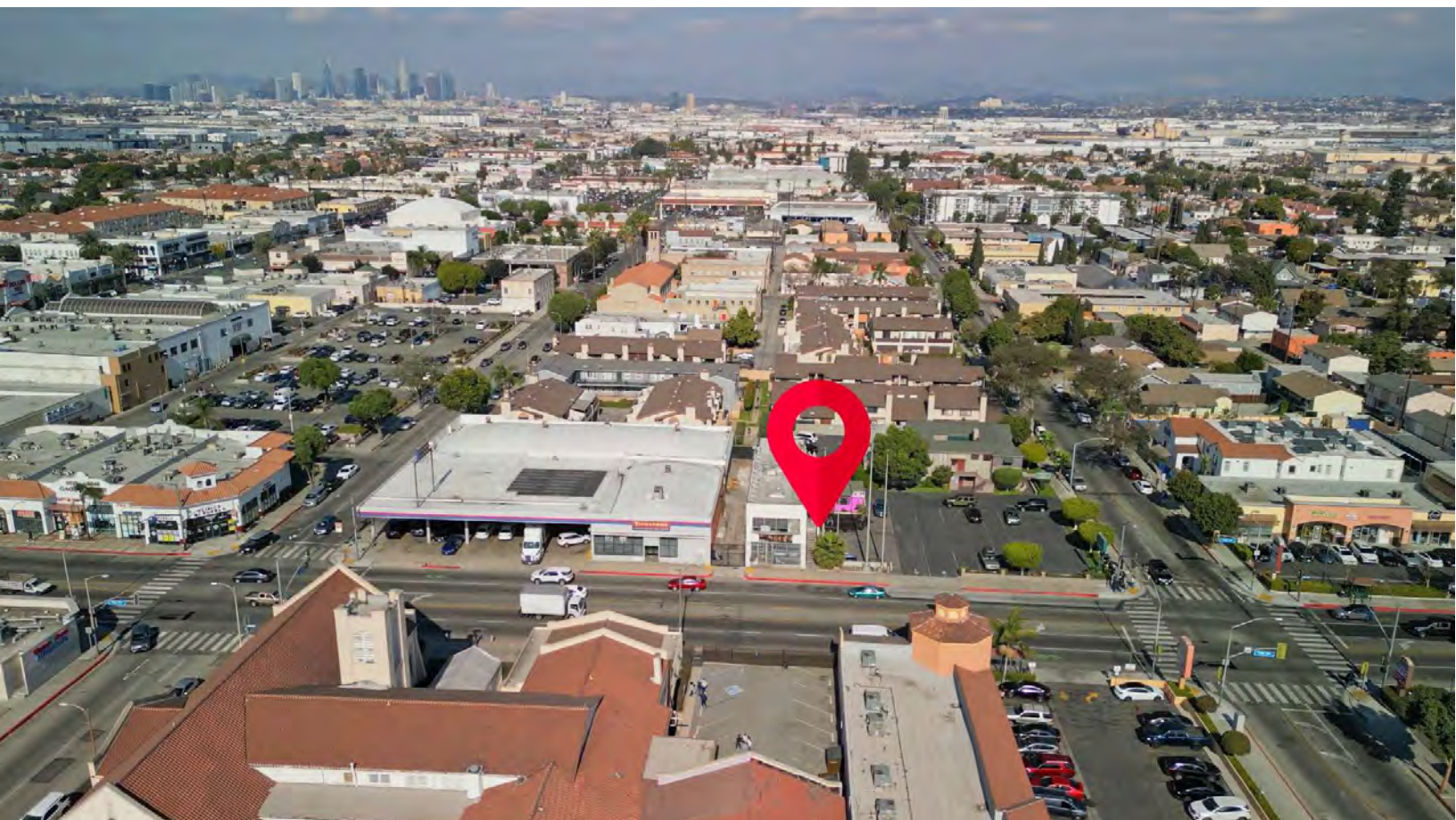
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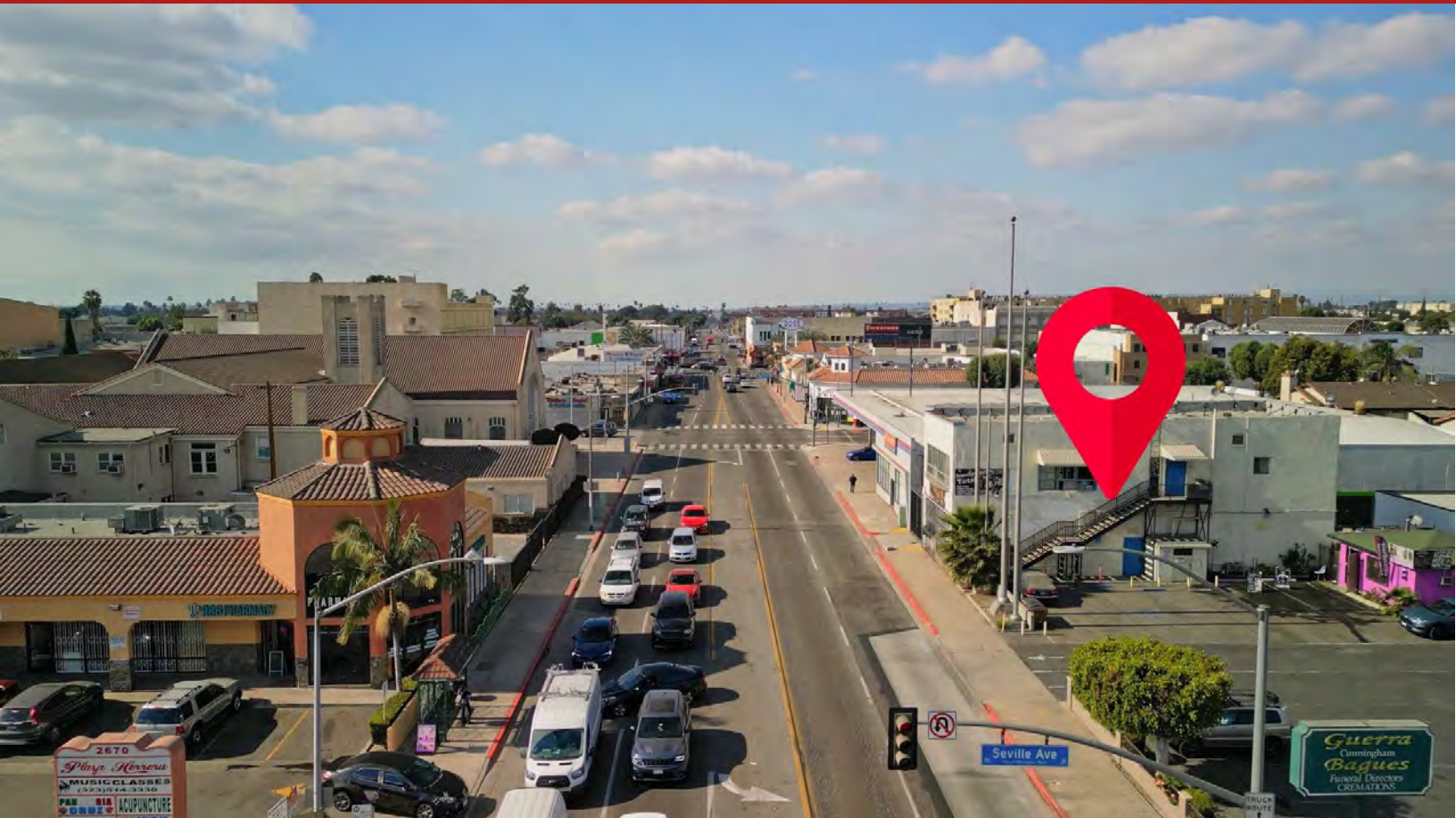
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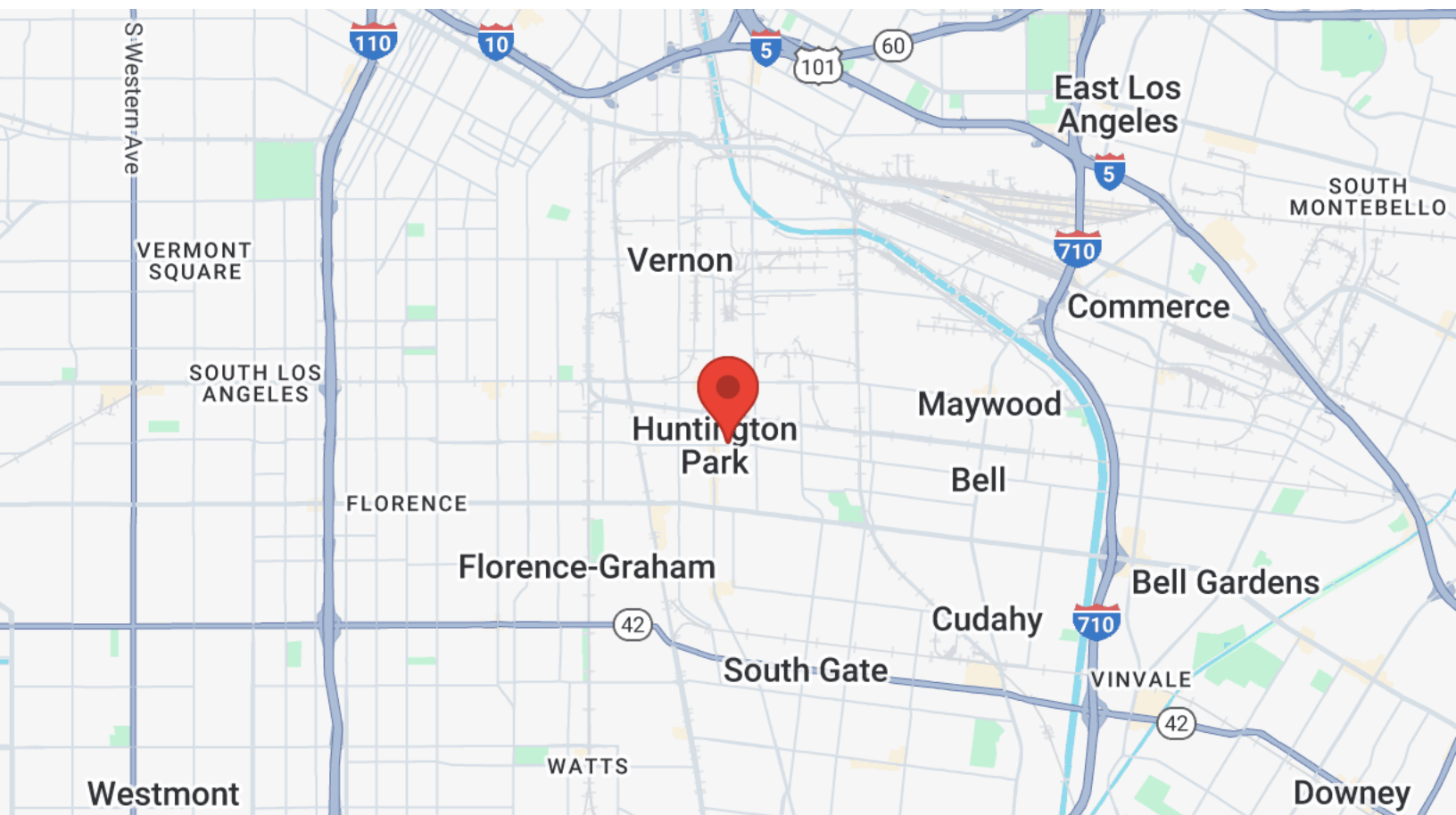
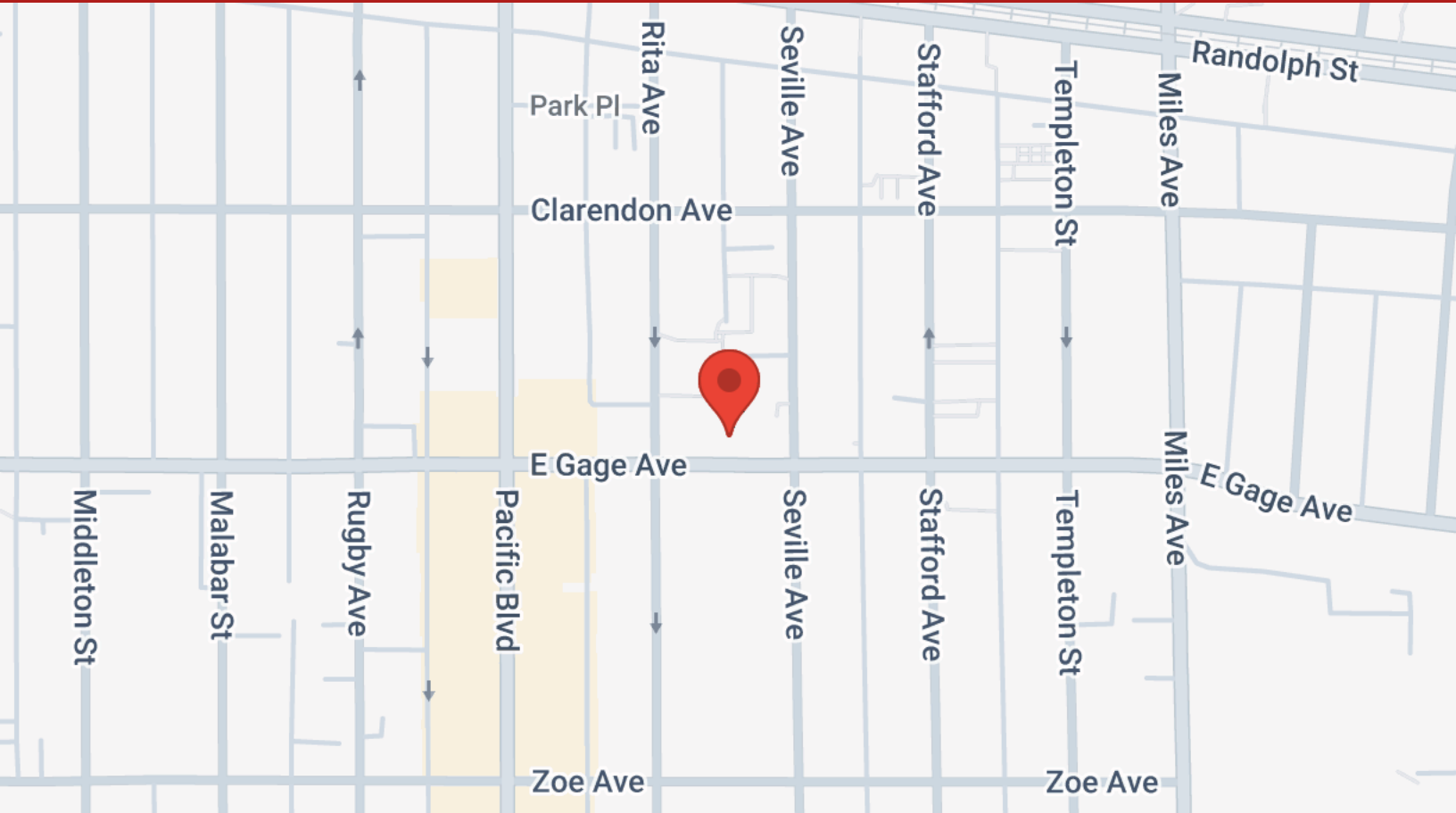
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# LOCATION MAPS

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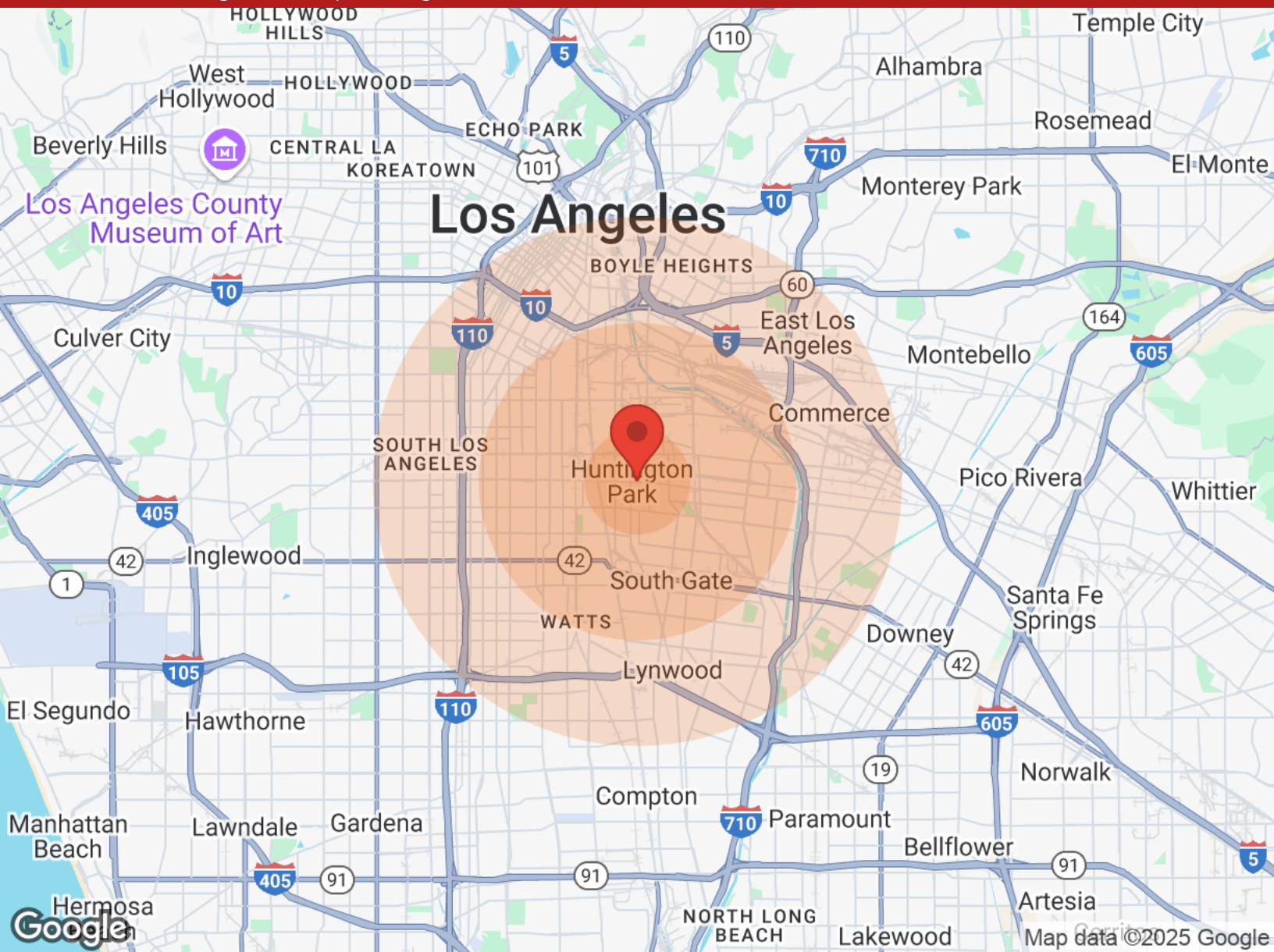
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	28,451	220,903	596,966
Female	25,129	214,653	583,521
Total Population	53,580	435,556	1,180,487

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	13,149	111,918	288,462
Ages 15-24	8,362	71,962	188,033
Ages 25-54	24,083	191,758	521,156
Ages 55-64	4,486	34,343	98,011
Ages 65+	3,500	25,575	84,825

Race	1 Mile	3 Miles	5 Miles
White	25,457	173,644	430,038
Black	124	23,363	127,100
Am In/AK Nat	384	1,691	3,906
Hawaiian	N/A	17	156
Hispanic	52,350	411,749	1,020,888
Multi-Racial	55,004	472,116	1,205,830

Income	1 Mile	3 Miles	5 Miles
Median	\$39,781	\$36,850	\$35,625
< \$15,000	2,143	17,924	63,451
\$15,000-\$24,999	2,437	17,090	47,067
\$25,000-\$34,999	1,953	14,974	40,538
\$35,000-\$49,999	2,726	17,518	47,759
\$50,000-\$74,999	1,999	18,324	50,173
\$75,000-\$99,999	1,023	8,716	22,624
\$100,000-\$149,999	897	5,790	16,281
\$150,000-\$199,999	191	739	3,328
> \$200,000	81	666	2,204

Housing	1 Mile	3 Miles	5 Miles
Total Units	13,214	101,679	301,908
Occupied	12,694	96,725	283,029
Owner Occupied	3,303	30,728	89,386
Renter Occupied	9,391	65,997	193,643
Vacant	520	4,954	18,879

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