

FOR LEASE

END-CAP AVAILABLE IN HUNTINGTON PARK CENTER
2701 EAST GAGE AVENUE | HUNTINGTON PARK, CA 90255



JASON EHRENPREIS

CALDRE #1741961

310.231.5213

JASON@CBM1.COM

CBM1.COM

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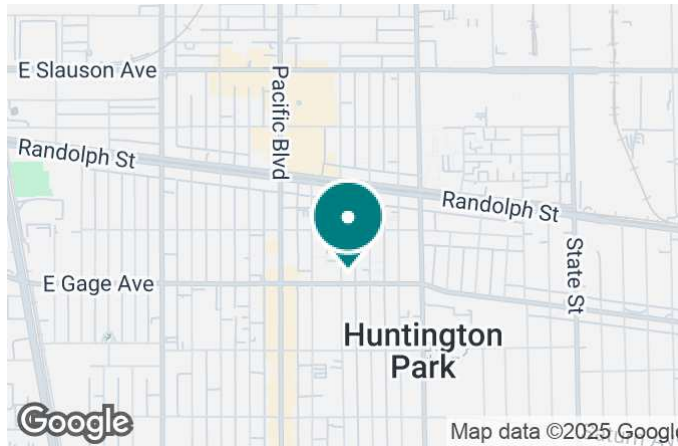
LEASING

BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- End-cap available ±900-1,800 SF
- High street visibility from a busy thoroughfare
- Prominent Monument Signage
- Ample parking in an onsite lot
- Modern, attractive exterior facade
- Lush, well-maintained landscaping
- Situated on a signalized intersection
- Easy access from major transportation arteries
- Adjacent to densely populated residential neighborhoods
- Close to popular retail and dining destinations
- Consistently high foot and auto traffic

NEIGHBORING RETAILERS



Shoes. Style. Selection



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,365	96,802	292,375
Total Population	44,154	378,723	1,065,556
Average HH Income	\$72,654	\$73,300	\$73,856

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

±900-1,800 SF end-cap space in active Huntington Park retail shopping center. Constructed in 2009, the property features six ground-floor retail units and two 2nd floor office spaces. Additional amenities include high street visibility on heavily trafficked Gage Avenue, prominent monument and storefront signage, and ample parking in an onsite lot.

LOCATION DESCRIPTION

Neighborhood shopping center situated at Gage Avenue and Saville Avenue in prime Huntington Park. Surrounded by a mix of commercial properties and residential neighborhoods, the subject property is close to Pacific Boulevard, a hub for area shopping and dining, and Salt Lake Park, a popular area attraction, two factors driving consumer traffic to the general locale. Nearby freeways and public transportation stops provide convenient access to would-be clientele. The area is undeniably attractive for retail, service, and food-related tenants seeking a thriving, high-traffic, high-visibility location.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	8
Available SF:	900 - 1,800 SF
Building Size:	9,241 SF

SPACES	LEASE RATE	SPACE SIZE
100	Negotiable	900 - 1,800 SF

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ADDITIONAL PHOTOS

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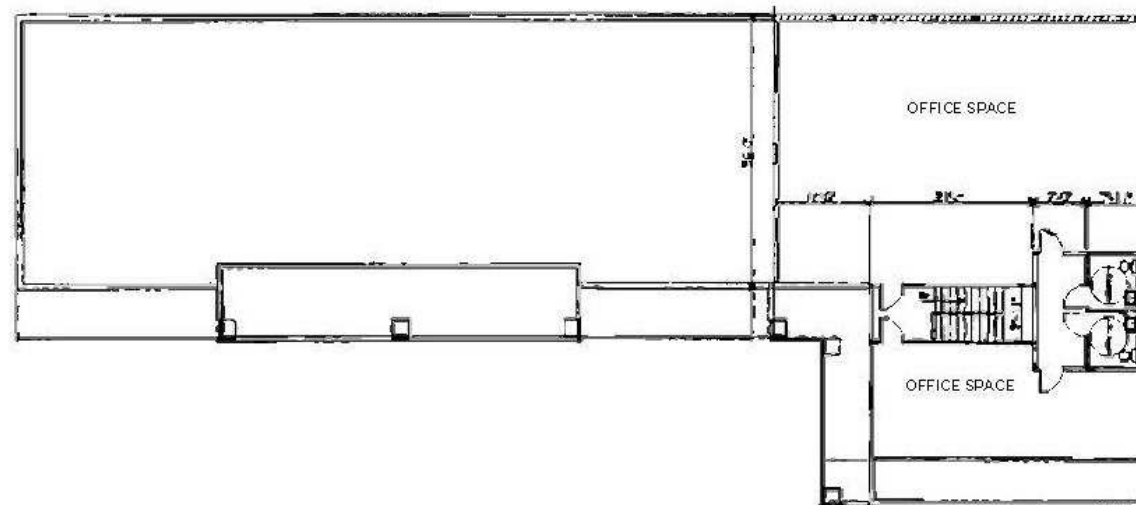
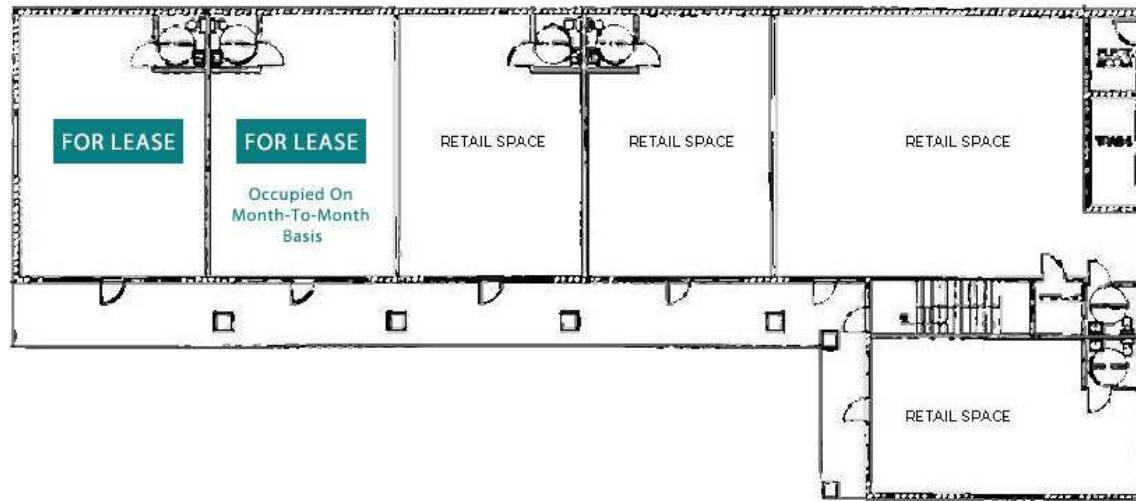
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SITE PLAN

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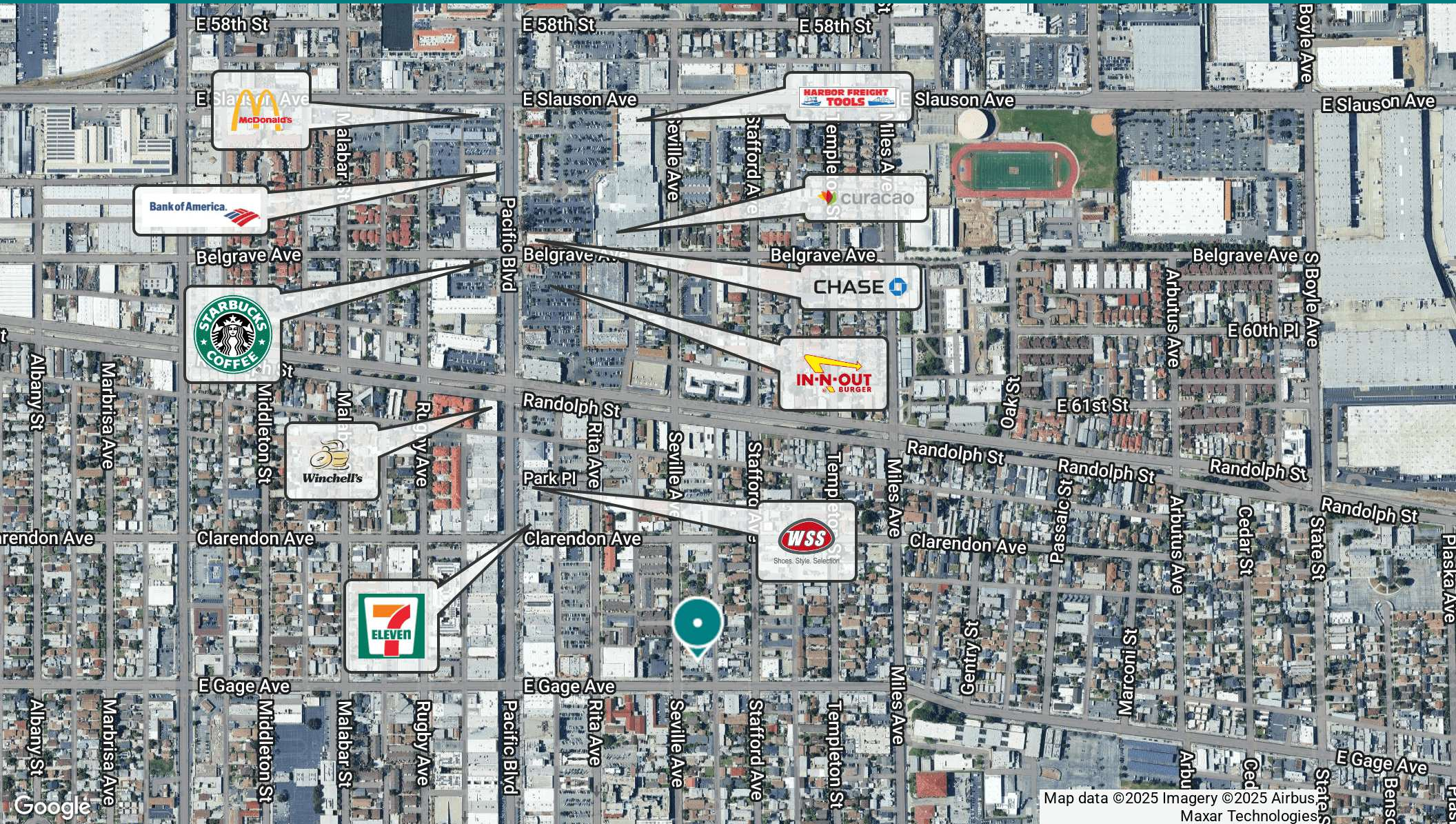
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RETAILER MAP

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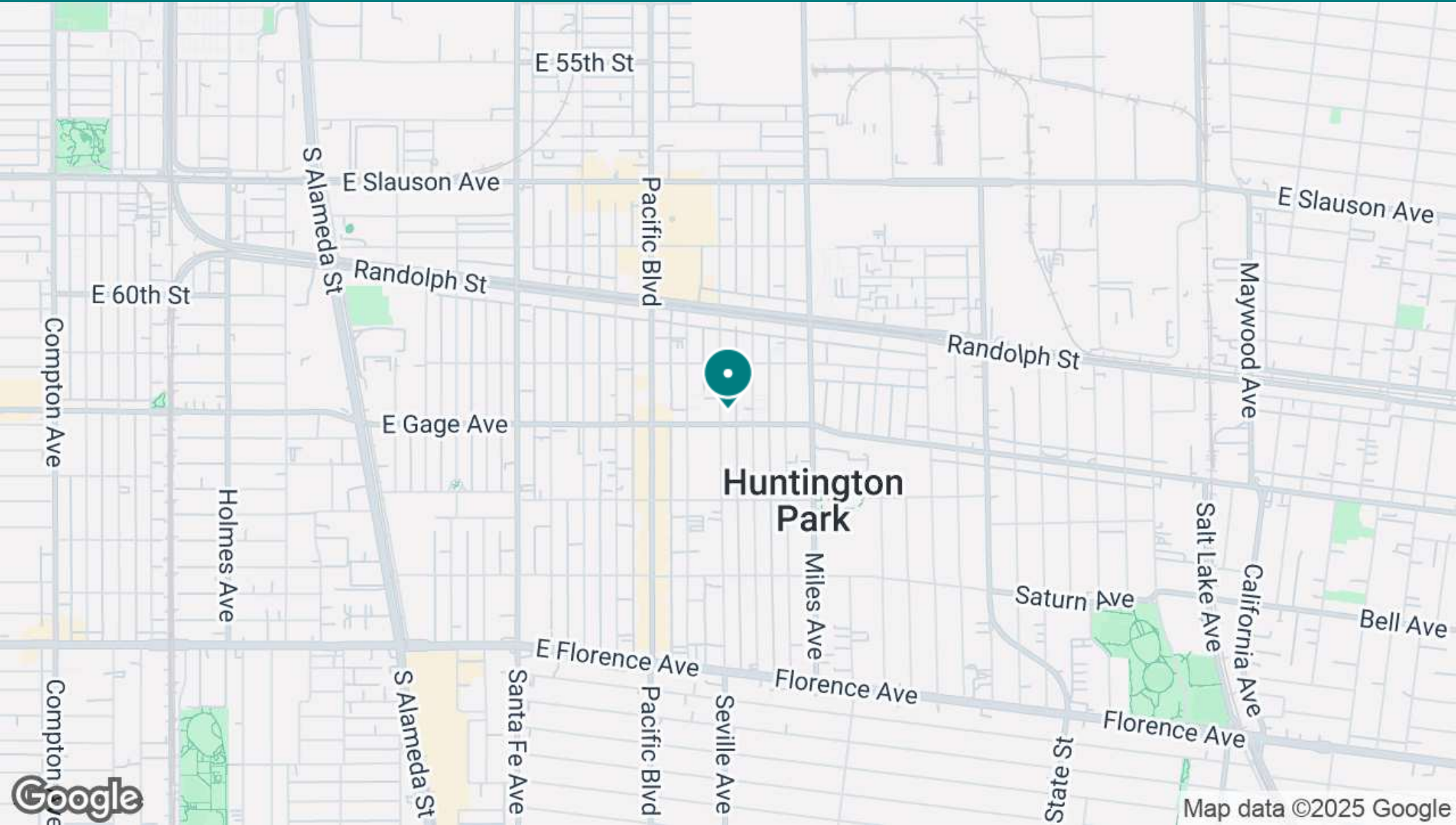


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LOCATION MAP

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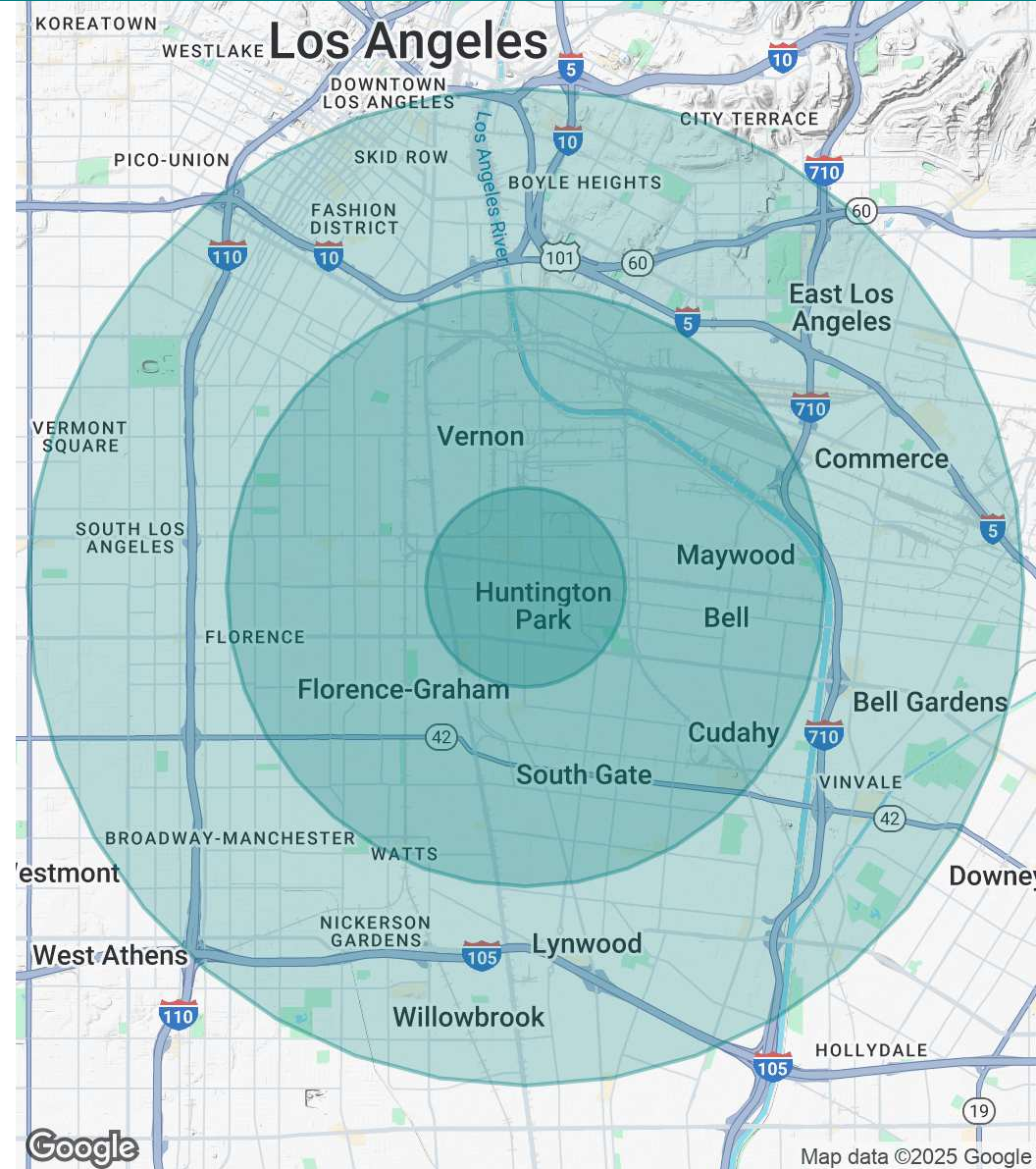
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	44,154	378,723	1,065,556
Average Age	37	35	36
Average Age (Male)	36	34	35
Average Age (Female)	38	36	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,365	96,802	292,375
# of Persons per HH	3.6	3.9	3.6
Average HH Income	\$72,654	\$73,300	\$73,856
Average House Value	\$673,488	\$654,811	\$696,796
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	96.6%	92.2%	82.5%
RACE	1 MILE	3 MILES	5 MILES
% White	14.2%	12.6%	13.4%
% Black	1.0%	5.2%	9.8%
% Asian	0.7%	0.6%	2.7%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	2.6%	2.8%	2.8%
% Other	61.1%	60.9%	55.0%

Demographics data derived from AlphaMap



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