



**COMMERCIAL  
REAL ESTATE**  
the sign of a profitable property



# PRIME HUNTINGTON PARK RETAIL: HIGH DENSITY, HIGH TRAFFIC INTERSECTION

7148 Pacific Blvd., Huntington Park, CA 90255



VIEW LISTING PAGE

**JAMES HEERDEGEN**  
(818) 697-9379 | james@illicre.com  
DRE#02197482

**TODD NATHANSON**  
(818) 514-2204 | todd@illicre.com  
DRE#00923779



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACE  
HUNTINGTON PARK, CA



## EXCLUSIVELY LISTED BY

**JAMES HEERDEGEN**  
ASSOCIATE

(818) 697-9379 | james@illicre.com  
DRE#02197482

**TODD NATHANSON**  
PRESIDENT

(818) 514-2204 | todd@illicre.com  
DRE#00923779

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 foot-age 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.

RETAIL SPACE  
HUNTINGTON PARK, CA

# PROPERTY FEATURES

7148 Pacific Blvd., Huntington Park, CA 90255



## APPROX. 875 - 4,500 SF

RETAIL SHELL SPACES AVAILABLE

- ✓ Located at the prime intersection of Florence Ave & Pacific Blvd
- ✓ Anchored for 35 years by El Gallo Giro
- ✓ Signalized intersection
- ✓ Direct access to El Gallo Giro's iconic location (since 1989)
- ✓ Co-tenancy with El Gallo Giro
- ✓ Located on dense commercial thoroughfare

## AREA AMENITIES

- ✓ Very walkable (88)
- ✓ Close to public transit
- ✓ 7 blocks from Walnut Park Elementary
- ✓ High density residential nearby
- ✓ High foot and bus traffic
- ✓ Newly reopened public parking just 100 feet away

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	60,539	408,878	1,024,882
Avg. HH Income	\$63,296	\$63,760	\$65,502
Daytime Pop	47,572	318,212	802,069
Traffic Count	± 47,849 CPD ON FLORENCE AVE & PACIFIC BLVD		

RETAIL SPACE  
HUNTINGTON PARK, CA

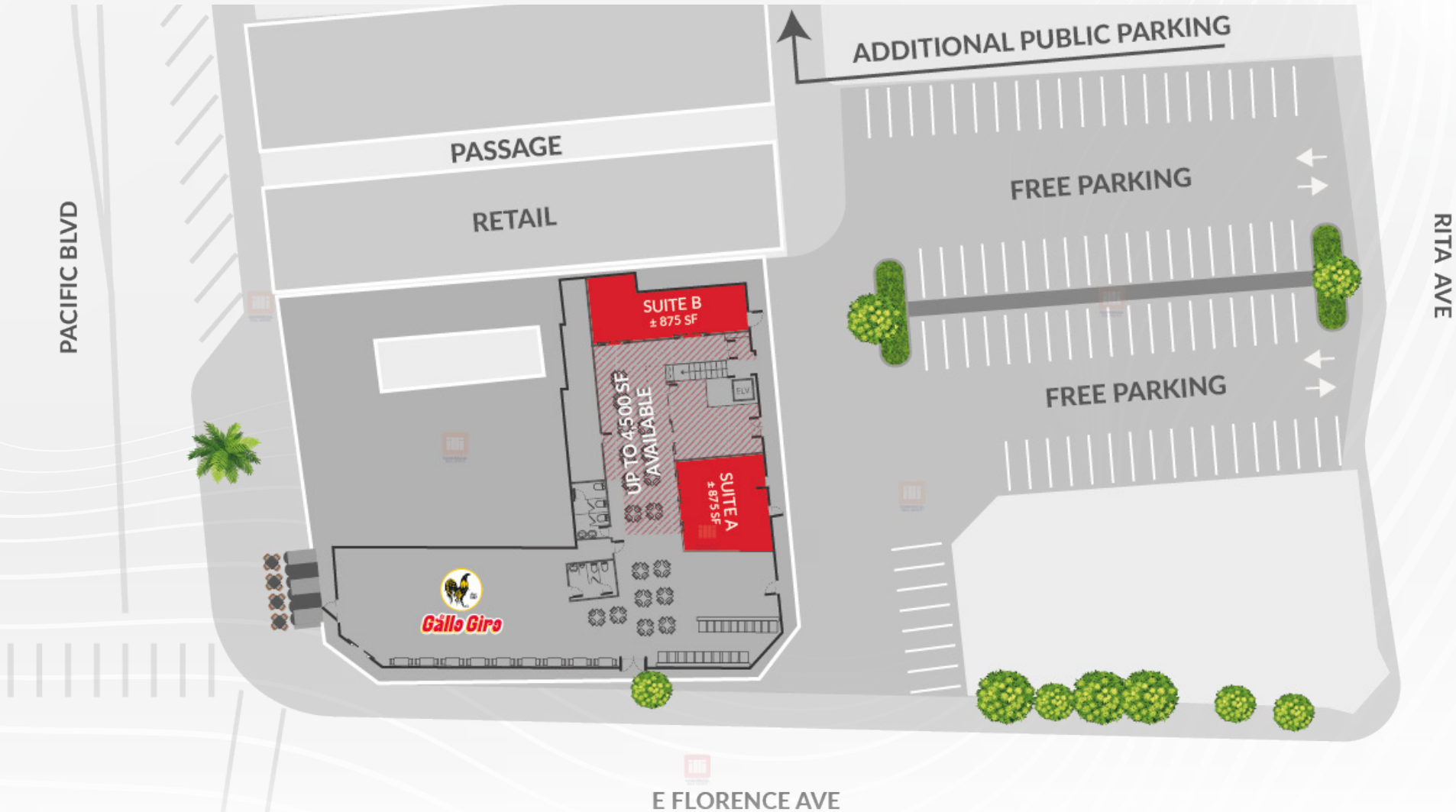
# INTERIOR PHOTOS

7148 Pacific Blvd., Huntington Park, CA 90255



# SITE PLAN

7148 Pacific Blvd., Huntington Park, CA 90255



Measurements 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 features shown 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.



**AVAILABLE**



**AERIAL MAP**



**COMMERCIAL  
REAL ESTATE**

**JAMES HEERDEGEN**  
ASSOCIATE

(818) 697-9379 | [james@illicre.com](mailto:james@illicre.com)  
DRE#02197482

**TODD NATHANSON**  
PRESIDENT

(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779



5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 818.501.2212/PHONE | [www.illicre.com](http://www.illicre.com) | DRE #01834124

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 foot-age 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.