

# FOR LEASE

ST GEORGE PLAZA

6020-6038 SANTA FE AVE | HUNTINGTON PARK, CA 90255-2724



**DAVE O'CONNELL**

CALDRE #01398651  
818.380.9967  
DAVE@CBM1.COM

**DAVID GUARDADO**

CalDRE #1837493  
818.380.9972  
DAVIDG@CBM1.COM

CBM1.COM

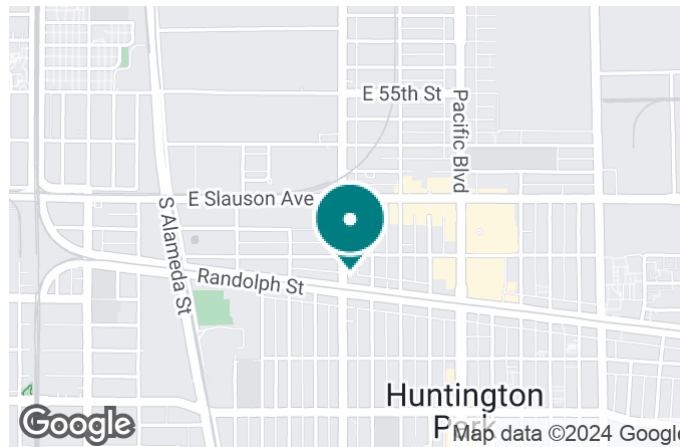
**CBM1**

LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES & AMENITIES

ST GEORGE PLAZA | 6020-6038 SANTA FE AVE, HUNTINGTON PARK, CA 90255-2724

BROCHURE | PAGE 2



### FEATURES & AMENITIES

- +/- 1,224 or 2,448 built-out office & 2,532 SF of open Retail Space Available
- Pylon Sign
- Entrances From Both Cross Streets
- Ample Parking in Onsite Lot
- Signalized Intersection of Santa Fe + Randolph
- High Traffic Count on Major Area Thoroughfares
- Convenient Access to 10, 710 + 105 Freeways

### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	10,657	93,521	278,312
Total Population	41,653	392,443	1,108,480
Average HH Income	\$41,383	\$44,229	\$42,978

EXCLUSIVELY REPRESENTED BY

**DAVE O'CONNELL**

CALDRE #01398651  
818.380.9967  
DAVE@CBM1.COM

**DAVID GUARDADO**

CALDRE #1837493  
818.380.9972  
DAVIDG@CBM1.COM

## PROPERTY SUMMARY

ST GEORGE PLAZA | 6020-6038 SANTA FE AVE, HUNTINGTON PARK, CA 90255-2724

BROCHURE | PAGE 3



### PROPERTY DESCRIPTION

+/- 1224 - 2448 SQFT or 2532 SQFT Available, including a former professional office fully built-out with individual offices, bullpen, and reception area. Spaces available are in a bustling, well-maintained corner shopping center. Property features high street visibility, pylon signage, convenient access from both cross streets, diverse tenant mix, and ample parking in onsite lot.

### LOCATION DESCRIPTION

Located in the heart of vibrant Huntington Park, this bustling area offers a rich tapestry of diverse retail opportunities. The neighborhood boasts a diverse mix of dining, shopping, and entertainment options, making it the ideal location for a Retail/Strip Center tenant. Just moments away from the excitement of Pacific Boulevard and the iconic Huntington Park Shopping Center, the area draws a steady flow of foot traffic and ensures high visibility for businesses. With its dynamic atmosphere and close proximity to well-known attractions, this prime location presents an attractive opportunity for retailers looking to thrive in a bustling, energetic community.

#### DAVE O'CONNELL

CALDRE #01398651  
818.380.9967  
DAVE@CBM1.COM

#### DAVID GUARDADO

CalDRE #1837493  
818.380.9972  
DAVIDG@CBM1.COM

### OFFERING SUMMARY

Lease Rate:	\$1.65 SF/month (NNN; \$0.50 psf NNN)
Number of Units:	10
Available SF:	1,224 - 2,532 SF
Building Size:	19,817 SF

SPACES	LEASE RATE	SPACE SIZE
6024 Santa Fe	\$1.65 SF/month	1,224 - 2,448 SF
6030 & 6032 Santa Fe	Negotiable	2,532 SF

## ADDITIONAL PHOTOS

ST GEORGE PLAZA | 6020-6038 SANTA FE AVE, HUNTINGTON PARK, CA 90255-2724

BROCHURE | PAGE 4



**DAVE O'CONNELL**

CalDRE #01398651

818.380.9967

DAVE@CBM1.COM

**DAVID GUARDADO**

CalDRE #1837493

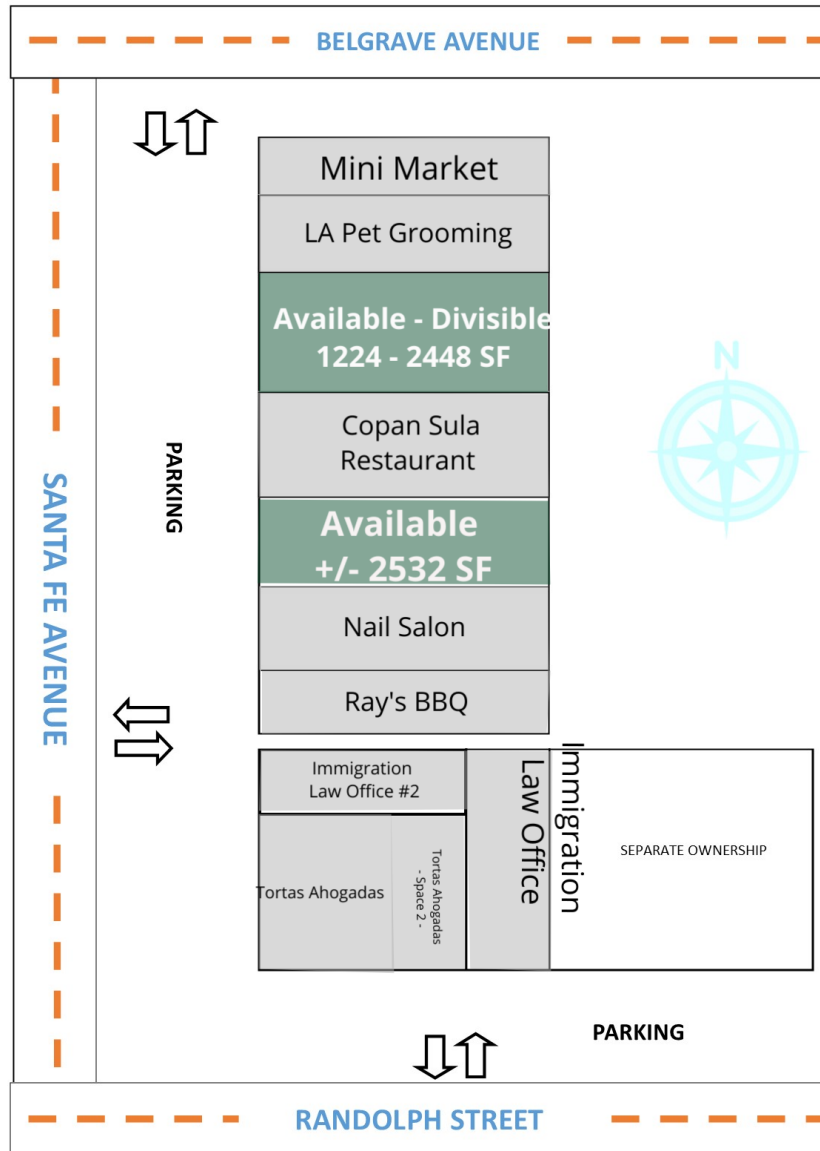
818.380.9972

DAVIDG@CBM1.COM

## PLANS

ST GEORGE PLAZA | 6020-6038 SANTA FE AVE, HUNTINGTON PARK, CA 90255-2724

BROCHURE | PAGE 5



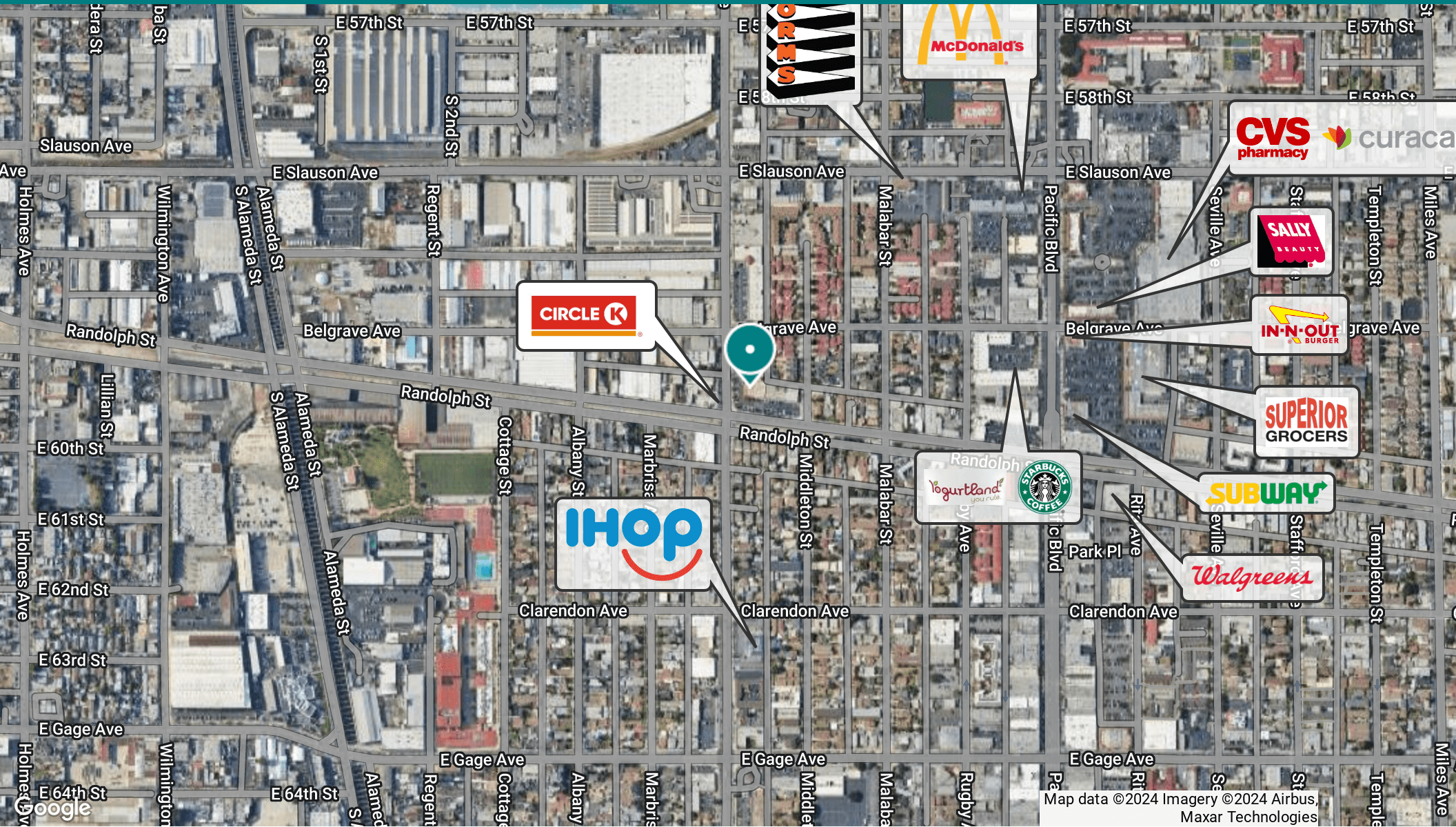
SUITE	TENANT	SIZE
6020 Santa Fe	Santa Fe Mini Market	1,728 SF
6022 Santa Fe	LA Pet Grooming	1,188 SF
6024 Santa Fe	Available	1,224 - 2,448 SF
6026 & 6028 Santa Fe	Copan Sula	2,850 SF
6030 & 6032 Santa Fe	Available	2,532 SF
6036 Santa Fe	Nail Salon	1,440 SF
6038 Santa Fe	Ray's BBQ	1,367 SF
6042 Santa Fe	Tortas Ahogadas	1,632 SF
2405 Randolph	Tortas Ahogadas - Space 2	816 SF
2407 Randolph	Immigration Office	3,816 SF

**DAVE O'CONNELL**  
CALDRE #01398651  
818.380.9967  
DAVE@CBM1.COM

**DAVID GUARDADO**  
CALDRE #1837493  
818.380.9972  
DAVIDG@CBM1.COM

## RETAILER MAP

ST GEORGE PLAZA | 6020-6038 SANTA FE AVE, HUNTINGTON PARK, CA 90255-2724



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

**DAVE O'CONNELL**  
CALDRE #01398651  
818.380.9967  
DAVE@CBM1.COM

**DAVID GUARDADO**  
CALDRE #1837493  
818.380.9972  
DAVIDG@CBM1.COM

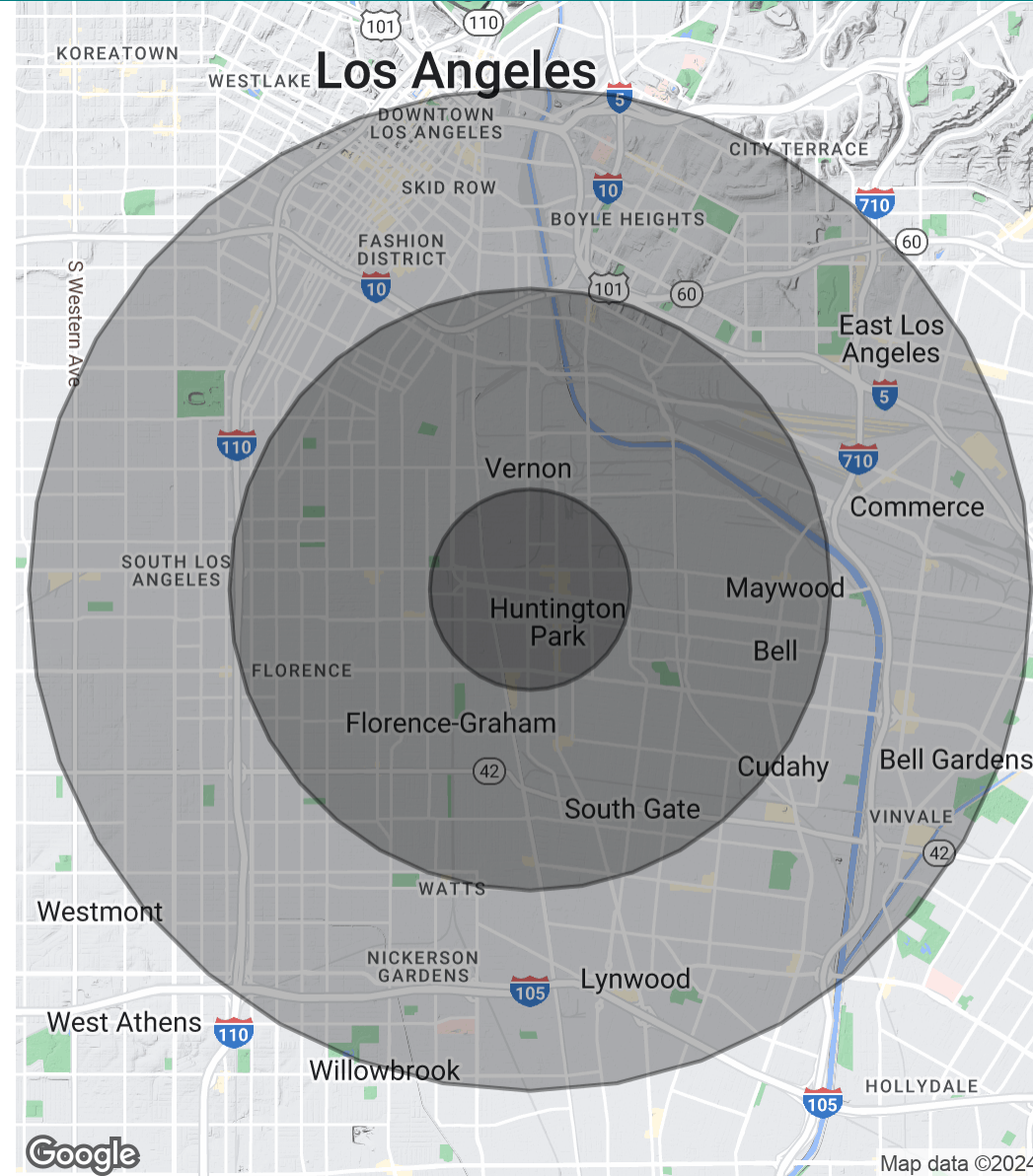
## DEMOGRAPHICS MAP & REPORT

ST GEORGE PLAZA | 6020-6038 SANTA FE AVE, HUNTINGTON PARK, CA 90255-2724

BROCHURE | PAGE 7

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	41,653	392,443	1,108,480
Average Age	28.9	27.3	27.8
Average Age (Male)	27.5	26.3	26.8
Average Age (Female)	29.9	28.4	28.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,657	93,521	278,312
# of Persons per HH	3.9	4.2	4.0
Average HH Income	\$41,383	\$44,229	\$42,978
Average House Value	\$431,744	\$391,366	\$379,142
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	96.8%	90.9%	82.5%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	24,991	197,712	494,002
Total Population - Black	597	27,446	135,121
Total Population - Asian	365	2,104	20,769
Total Population - Hawaiian	113	404	989
Total Population - American Indian	211	1,346	4,931
Total Population - Other	15,027	158,988	436,365

\* Demographic data derived from 2020 ACS - US Census



**DAVE O'CONNELL**  
CALDRE #01398651  
818.380.9967  
DAVE@CBM1.COM

**DAVID GUARDADO**  
CALDRE #1837493  
818.380.9972  
DAVIDG@CBM1.COM