

OFFERING MEMORANDUM



6200 PACIFIC BLVD,
HUNTINGTON PARK, CA 90255

PREMIER RETAIL INVESTMENT OFFERING IN SOUTHEAST LA

SINGLE-TENANT | VACANT | OWNER/USER | ±9,200 SF STREET FRONT RETAIL BUILDING



TABLE OF CONTENTS

01 EXECUTIVE SUMMARY

02 PROPERTY & ZONING OVERVIEW

03 PROPERTY PHOTOS

04 AREA OVERVIEW

*Exclusively
listed by*

SIMON MATTOX
Senior Vice President
310.906.3295
simon.matttox@kidder.com

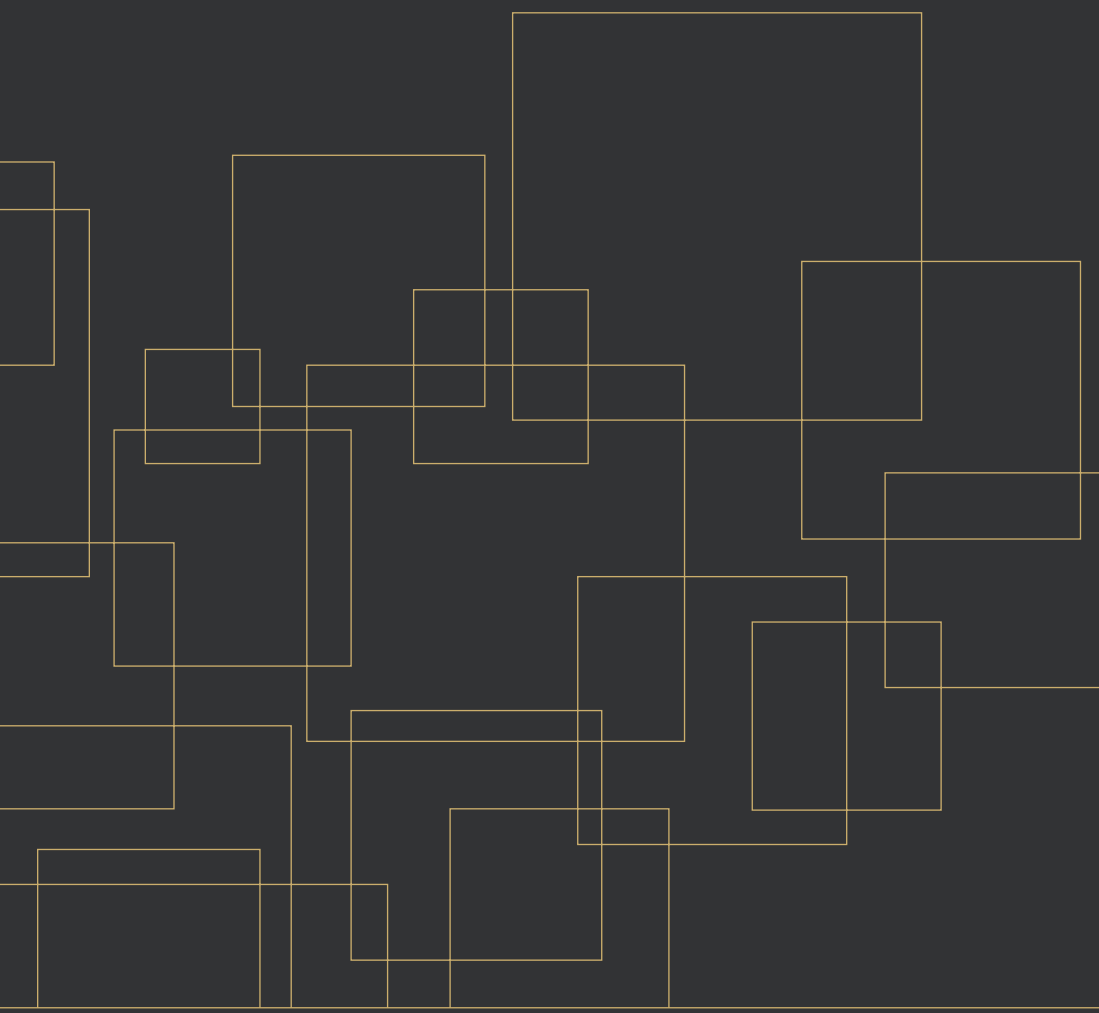
LIC N° 01732008

KIDDER.COM

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



EXECUTIVE SUMMARY

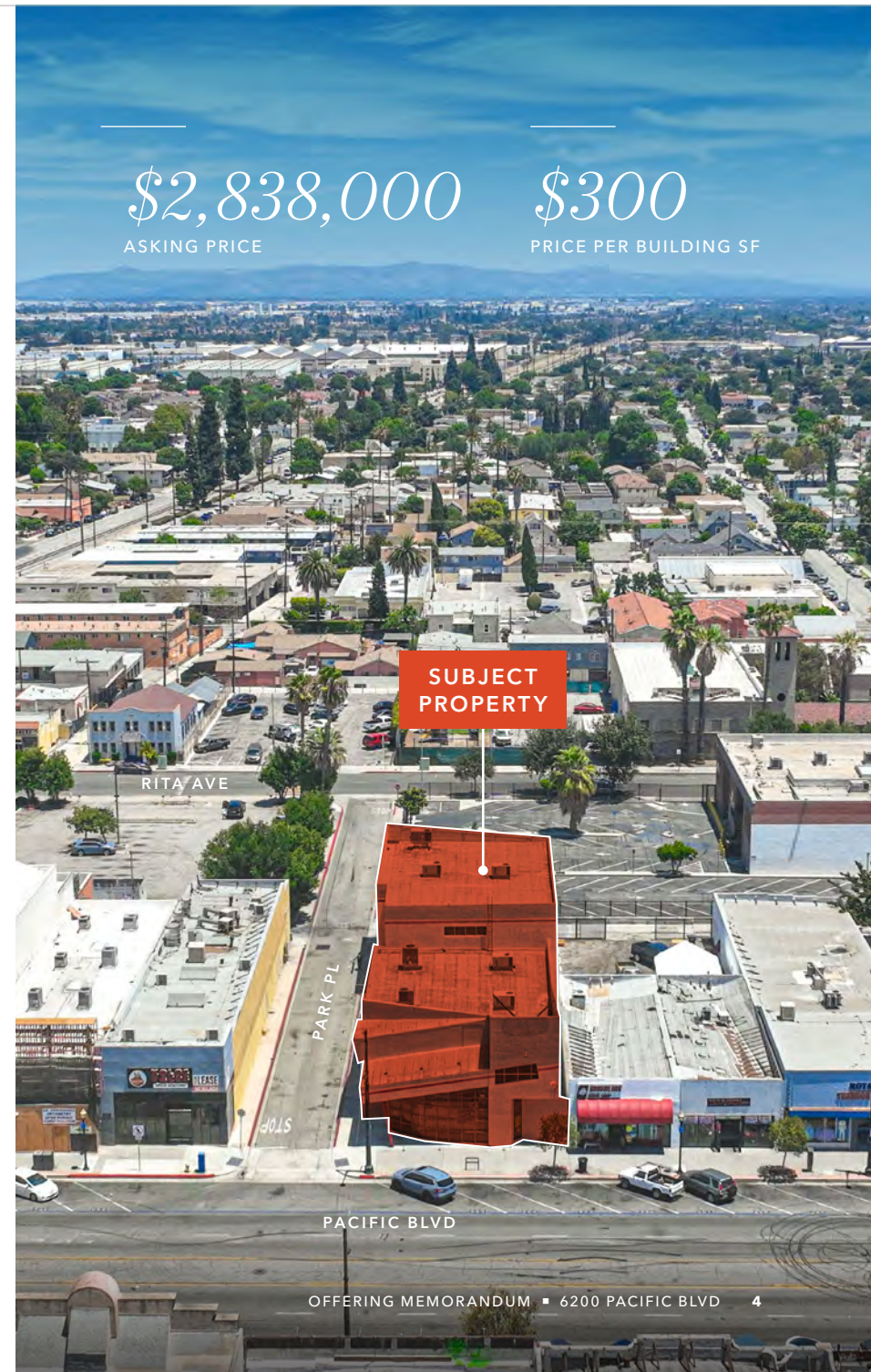
EXECUTIVE SUMMARY

PREMIER RETAIL IN HUNTINGTON PARK

ADDRESS	6200 Pacific Blvd	
OCCUPANCY	Building will be delivered vacant at COE	
NO. OF STORIES	2 - Single-tenant configuration	
BUILDING TYPE	Single-tenant retail	
YEAR BUILT	2000	
CONSTRUCTION	Concrete & sprinklered	
BUILDING SF	Total	±9,200
	Ground floor	±8,000
	2nd floor office	±1,200
TOTAL LAND SF	±7,551 ²	
OWNER/USER POTENTIAL	Entire building	
PREVIOUS USE	Retail Sales	
PARCEL NUMBER	6320-021-004	
ZONING	DTSP (Downtown Huntington Park Specific Plan) District A - Gateway	
OWNERSHIP	Fee Simple (Land & Building)	

¹Estimated (Buyer to Verify)

²Based on public record (Buyer to Verify)



\$2,838,000
ASKING PRICE

\$300
PRICE PER BUILDING SF

**SUBJECT
PROPERTY**

RITA AVE

PARK PL

PACIFIC BLVD

INVESTMENT HIGHLIGHTS



HIGHLY FUNCTIONAL SITE WITH SOLID REAL ESTATE FUNDAMENTALS

Concrete construction built 2000 – newer than much of surrounding submarket inventory. $\pm 8,000$ SF ground floor footprint offers a flexible, efficient layout for retail, service, or showroom users. The $\pm 1,200$ SF second floor provides supplemental office and storage space.



OWNER/USER OR VALUE ADD INVESTMENT OPPORTUNITY - HIGHLY AFFORDABLE COST BASIS

The subject property is being offered at a highly affordable costs basis of \$2,838,000 (\$300/building SF). This represents an ideal “bite-sized” investment opportunity well below replacement cost. Based on Kidder Mathews' debt calculation, it is projected that an owner/user can own the building for a comparable monthly cost to leasing similar space in the submarket, & benefit from tax depreciation and long-term property appreciation.

SBA 504 financing is available, offering long-term, fixed-rate terms that can make the cost of ownership similar to leasing comparable space in the submarket – an attractive path for a user seeking cost certainty and long-term control.



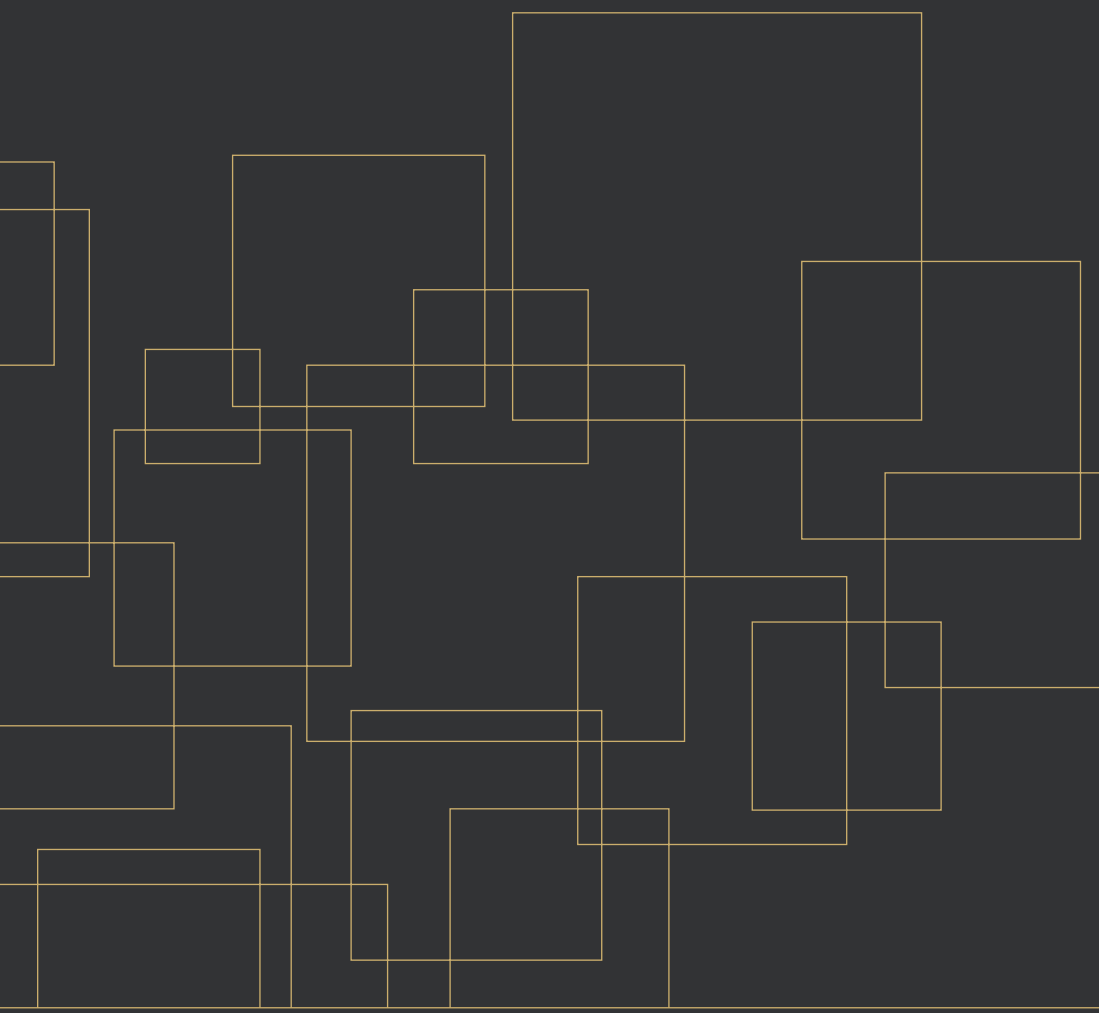
DENSE INFILL MID-CITIES / SOUTHEAST LOS ANGELES TRADE AREA | LIMITED NEW RETAIL SUPPLY

Located along the Pacific Blvd corridor in Huntington Park, within the Mid-Cities submarket of Southeast Los Angeles County – a dense, infill market with limited new retail supply.



DTSP ZONING SUPPORTS A VIBRANT, PEDESTRIAN-ORIENTED DOWNTOWN DESTINATION

Downtown Huntington Park Specific Plan Zoning is intended to improve the economic vitality and livability of the downtown area through a comprehensive strategy; attracting & expanding economic activity and commerce and establishing a more pedestrian-friendly mixed use environment – with land use sub-districts spanning commercial, residential, and mixed uses. (See Zoning for full standards.)



PROPERTY & ZONING OVERVIEW

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	6200 Pacific Blvd, Huntington Park, CA 90255
LOCATION	Intersection of Park Pl & Pacific Blvd
YEAR BUILT	2000

ZONING	Downtown Huntington Park Specific Plan (DTSP) District A - Gateway
STREET FRONTAGE	±50 FT on Pacific Blvd & ±150 FT on Park Pl
PARKING	Public; street parking available adjacent from building & along Pacific Blvd



DOWNTOWN SPECIFIC PLAN DISTRICT A - GATEWAY - ZONING

Huntington Park Municipal Code § 9-4.603

PURPOSE OF DTSP ZONING

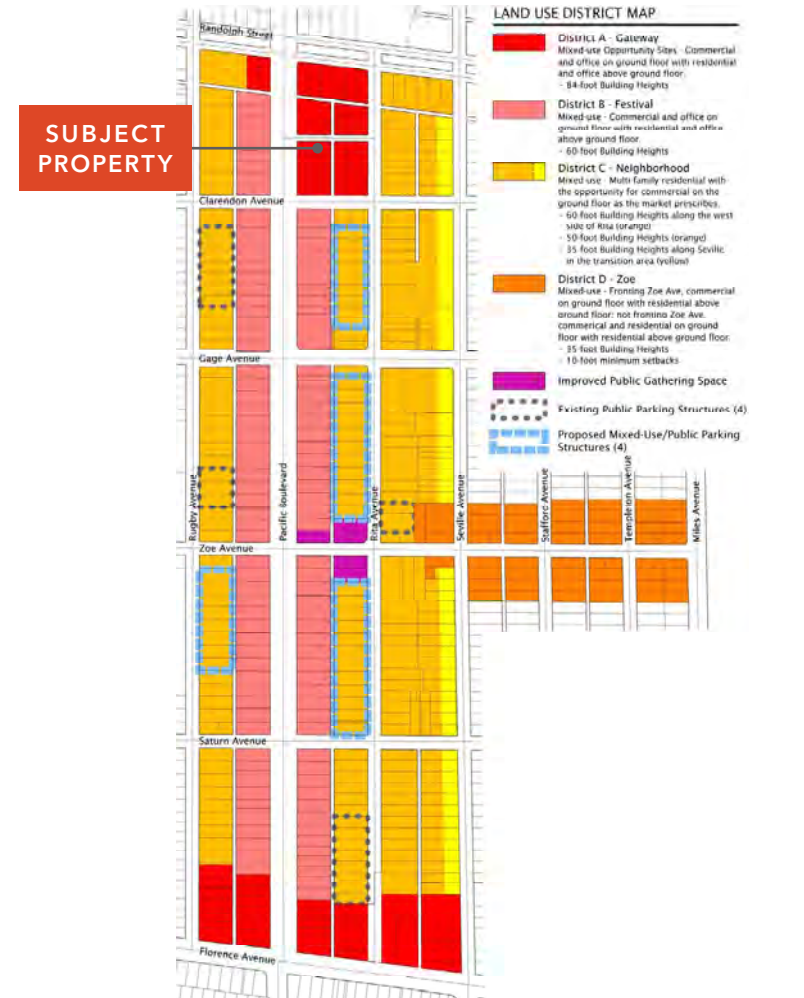
Provide for the development of local & regional-serving commercial uses; to improve the economic vitality & the downtown area livability by attracting and expanding economic activity and commerce; & to establish a more pedestrian-friendly mixed-use environment.

DISTRICT A DEVELOPMENT STANDARDS (DTSP, § 4-7.1(B), P.109)

FLOOR AREA RATIO (FAR)	Min 2:1 / Max 4:1	
DENSITY	Max 70 du/AC	
LOT AREA	Min 5,000 SF	
CEILING HEIGHT	Max 60' Stories above 3rd floor must be recessed from the front	
SETBACKS	Front	Min 0' / Max 15'
	Side	Min 0' / Max 15'
	Rear	Min 0'
PACIFIC BLVD STREET FRONTAGE	Min 80% Storefront glazing min 65% of ground floor wall area (for retail uses)	

Source: Downtown Huntington Park Specific Plan (adopted August 4, 2008), § 4-7.2, pp.

Zoning Map



DOWNTOWN HUNTINGTON PARK SPECIFIC PLAN (DTSP) DISTRICT A ZONING

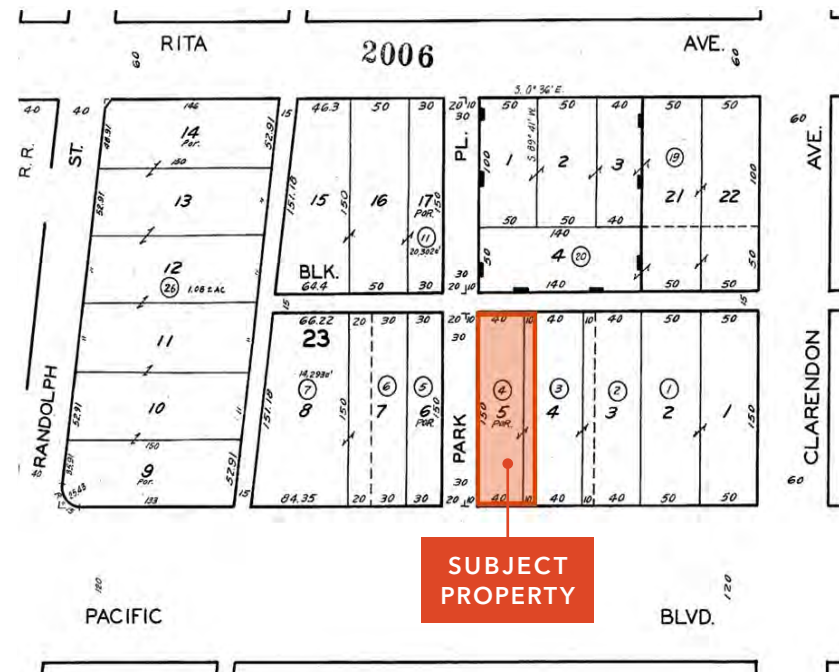
Huntington Park Municipal Code § 9-4.603

DISTRICT A - GATEWAY: GROUND FLOOR & DEVELOPMENT STANDARDS (DTSP, § 4-7.1, PP. 105-106)

- Ground-floor uses include both commercial and office – offering more flexibility than a retail-only requirement, and well suited to a range of owner-user business types.
- General retail, professional office, and multi-family residential uses are permitted above the ground floor, either as single uses or combined into a mixed-use development.
- Max building height of 84' – among the tallest allowances in the DTSP, reflecting the Gateway District's role as a higher-intensity, higher-visibility area of Downtown Huntington Park.
- Minimum street frontage of 80%; where retail is provided, storefront glazing must comprise at least 65% of the ground floor wall area, supporting strong street-level visibility and signage presence.

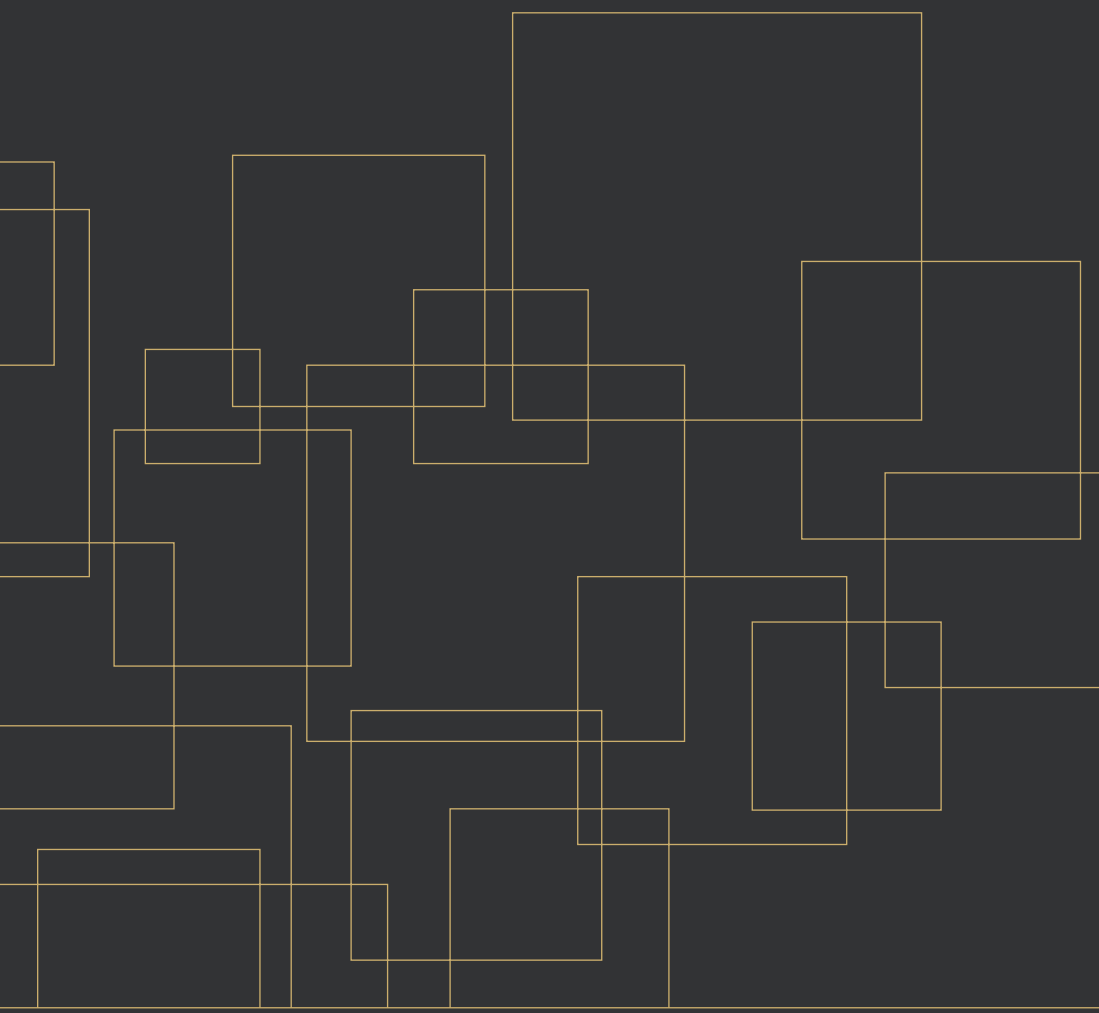
Source: Downtown Huntington Park Specific Plan (adopted August 4, 2008), § 4-7.2, pp.

Tax Map



KEY TAKEAWAY

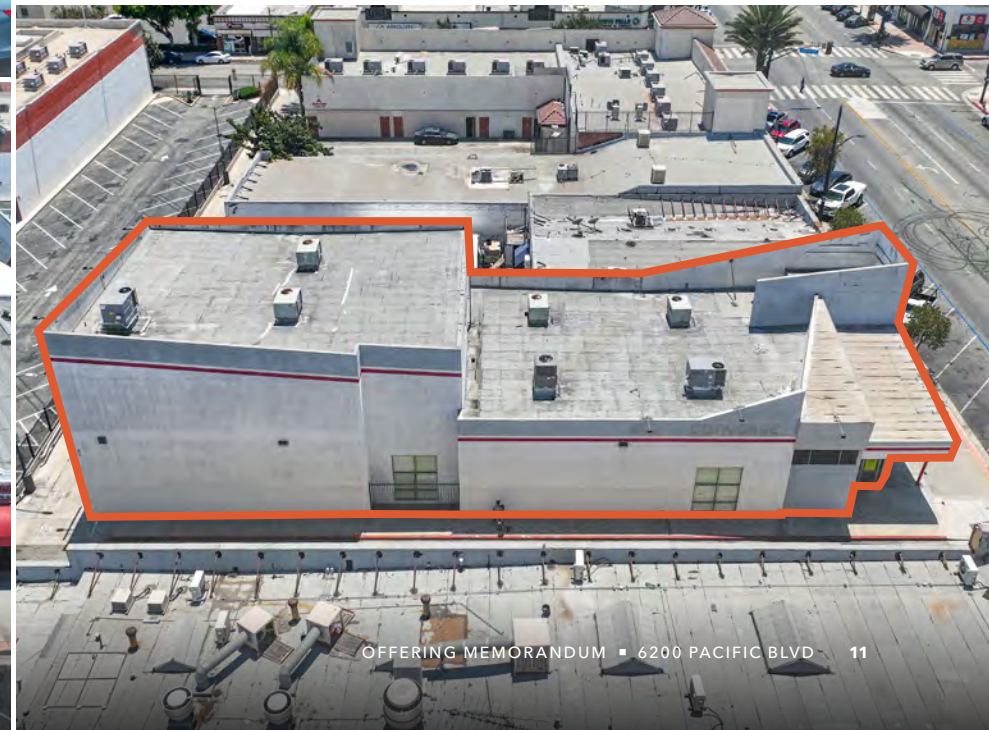
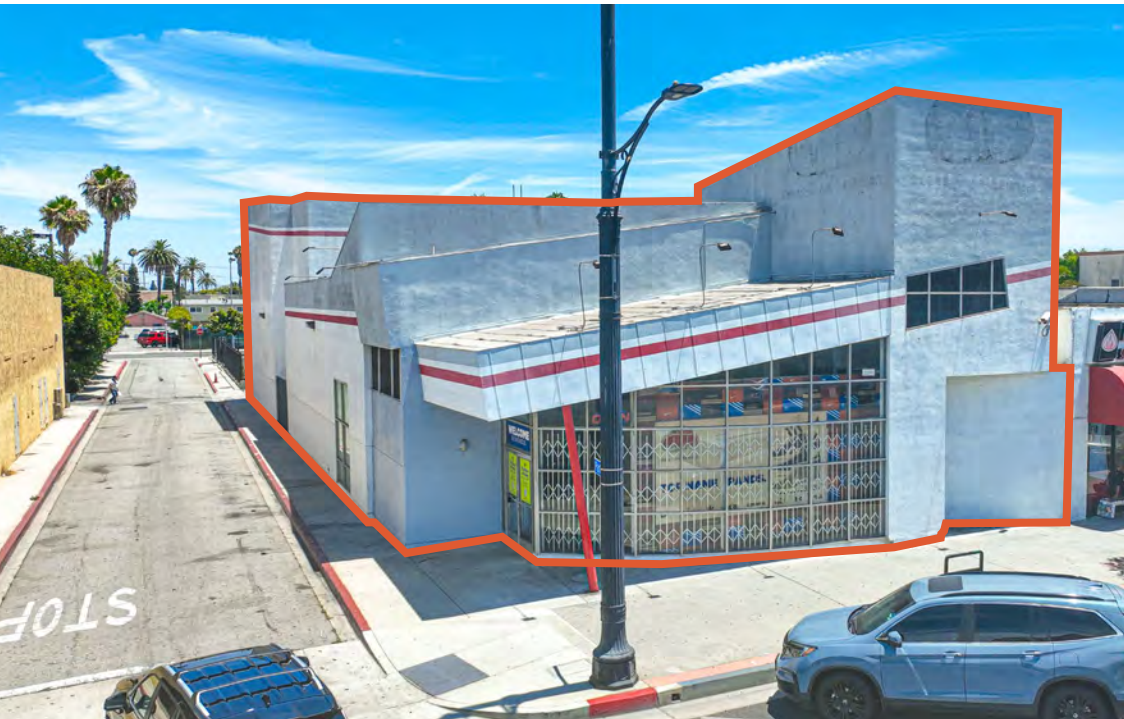
The Gateway District's flexible ground-floor use standards – permitting both commercial and office uses – make 6200 Pacific Blvd well-suited to a broad range of owner/user business types, well beyond retail alone.

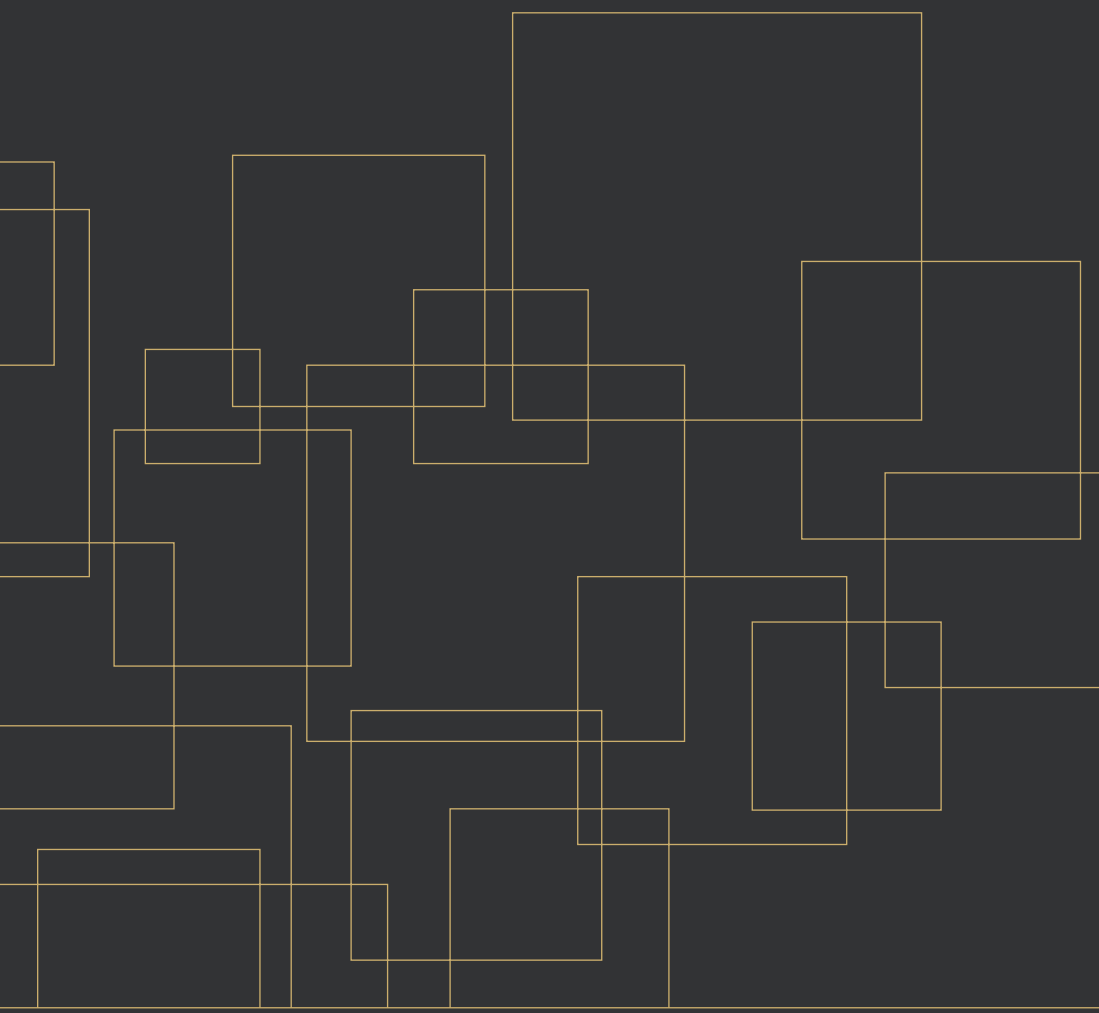


PROPERTY PHOTOS

Section 03

PROPERTY PHOTOS





AREA OVERVIEW

A THRIVING *CULTURAL & COMMERCIAL* HUB

Huntington Park is a vibrant, densely populated community in southeast Los Angeles County, known for its high-energy urban lifestyle and strategic Mid Cities location.

The city has experienced steady economic maturation, with a concentrated consumer base supporting sustained demand for national brand retail and independent commercial ventures along the revitalized Pacific Boulevard corridor.

The market features a diverse mix of anchored shopping centers and high-traffic commercial developments. The city's main thoroughfares serve as key corridors, offering a range of services from locally-owned eateries to essential health and education-focused amenities. Its central location offers convenient access to major regional transportation hubs, solidifying its role as a significant service center within the Los Angeles metro.

The area's status, supported by substantial commercial property appreciation and consistent demand, presents a unique investment profile. The blend of established business districts and planned infrastructure development provides opportunities for value-add projects and new mixed-use construction. The area's sustained consumer appeal and business-friendly environment further promote a market ripe for new retail opportunities.



NOTABLE ATTRACTIONS & NEARBY AMENITIES

Huntington Park offers a mix of bustling historic corridors, vibrant green spaces, and nearby South Los Angeles landmarks.



GAGE BOWL

6 mins. | 1.4 mi. from Subject Property



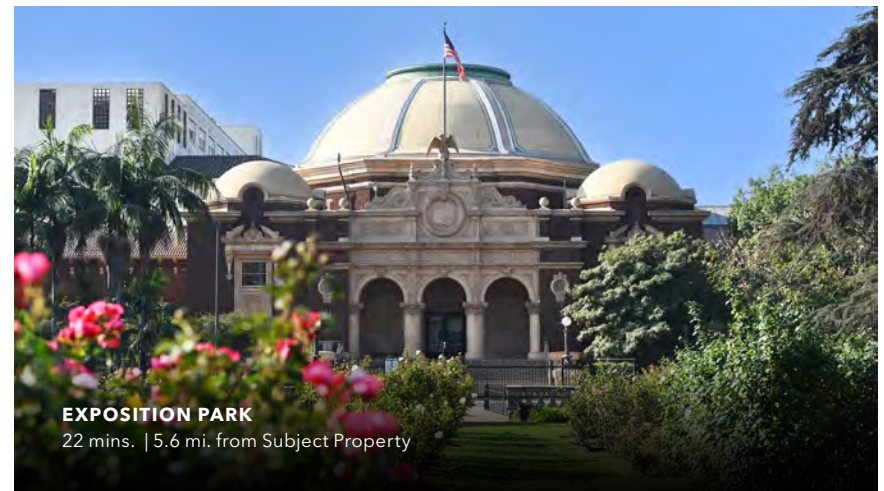
ALAMEDA SWAP MEET

9 mins. | 2.0 mi. from Subject Property



WATTS TOWERS

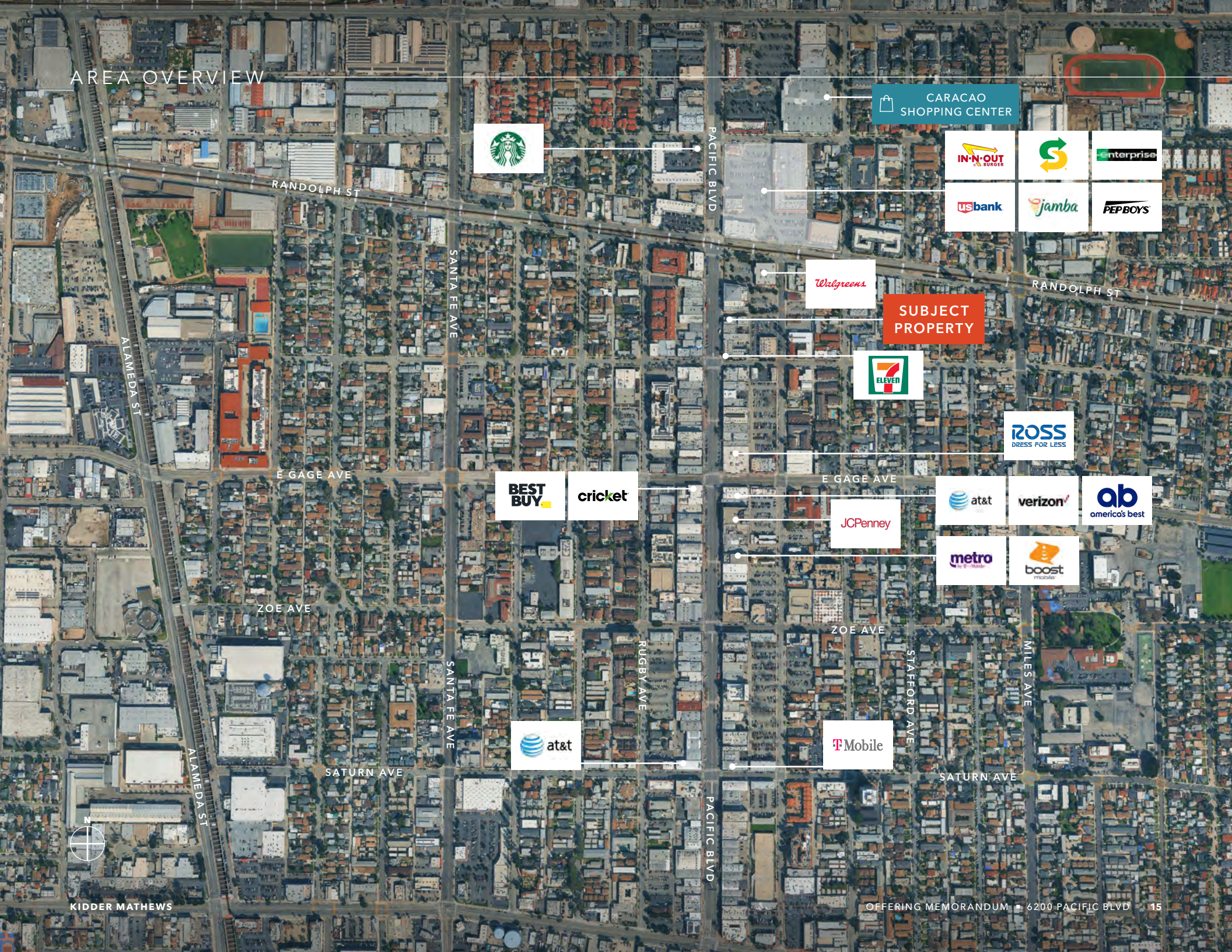
17 mins. | 4.5 mi. from Subject Property



EXPOSITION PARK

22 mins. | 5.6 mi. from Subject Property

AREA OVERVIEW



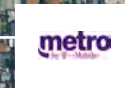
CARACAO SHOPPING CENTER



SUBJECT PROPERTY



E GAGE AVE



E GAGE AVE

ZOE AVE

ZOE AVE

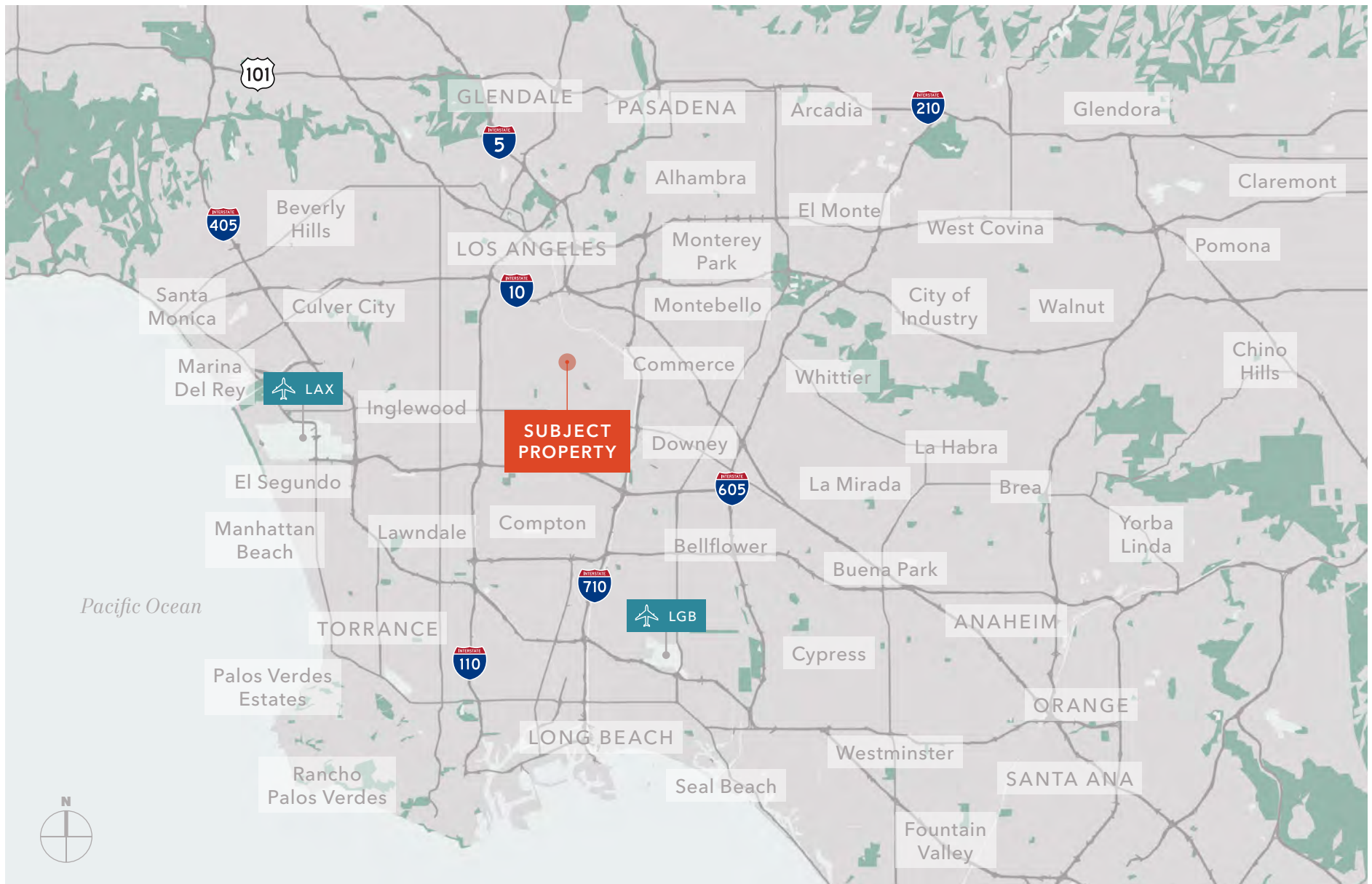


SATURN AVE

SATURN AVE



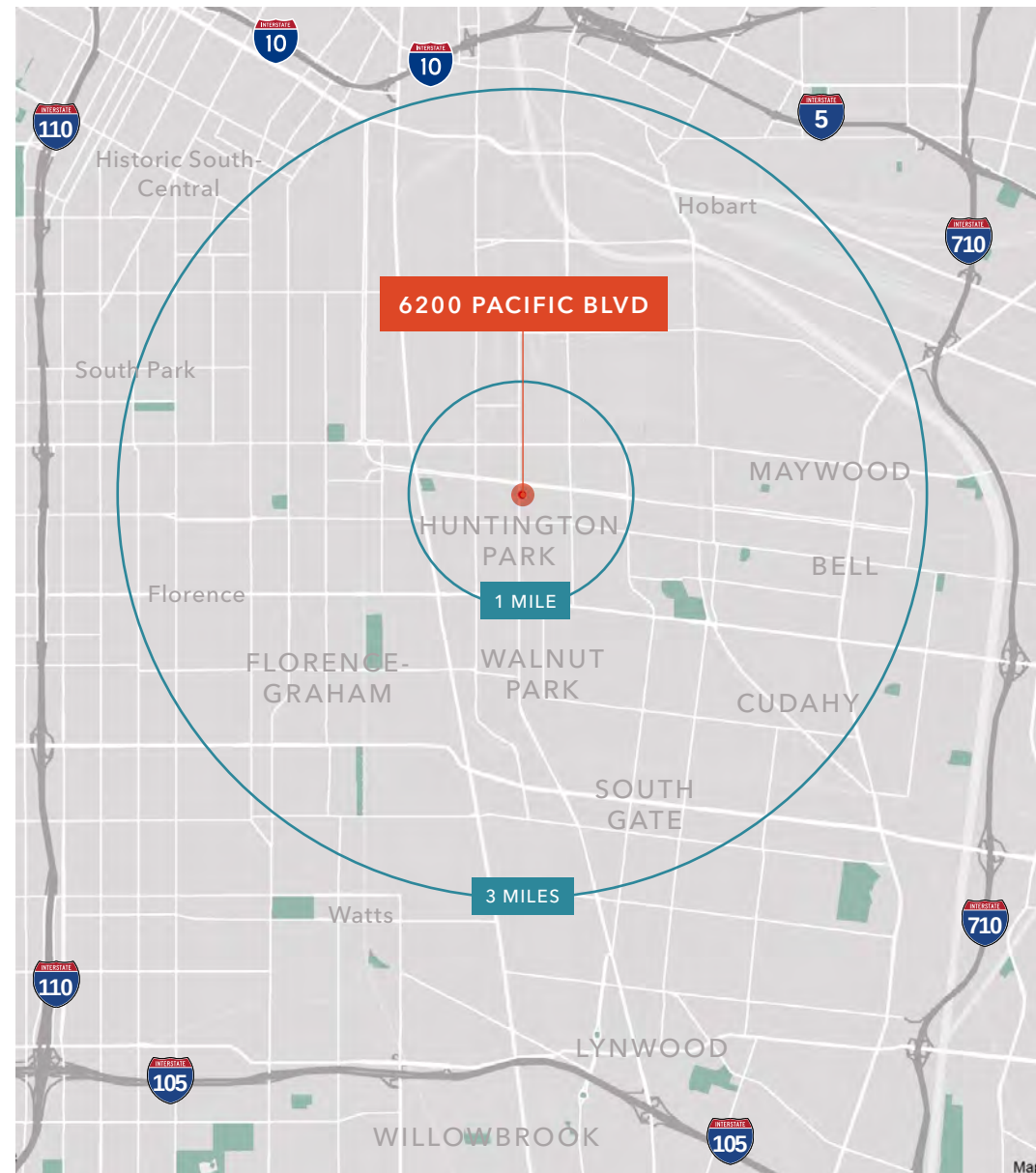
AREA OVERVIEW



DEMOGRAPHICS

	1 Mile	3 Miles	Huntington Park
2026 ESTIMATED	39,939	393,735	52,237
2026 DAYTIME (16 YO. & UP)	32,959	229,148	28,590
2026 ESTIMATED HOUSEHOLDS	11,518	102,359	14,873
AVG HOUSING VALUE	32,959	229,148	28,590
2026 AVG HOUSEHOLD INCOME	\$80,208	\$83,604	\$80,469
TOTAL BUSINESSES	2,007	11,235	1,699
TOTAL EMPLOYEES	20,363	104,769	14,113
EMPLOYEE POP. PER BUSINESS	10.1 to 1	9.3 to 1	8.3 to 1

TOP EMPLOYERS





Exclusively listed by

SIMON MATTOX
Senior Vice President
310.906.3295
simon.mattox@kidder.com
LIC N° 01732008

KIDDER.COM

