



3,320 SF STAND-ALONE RETAIL/OFFICE FOR SALE

5524 PACIFIC BLVD.
HUNTINGTON PARK | CA 90255

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY HIGHLIGHTS



**3,320 SF
AVAILABLE**



**EXCELLENT
VISIBILITY
AND SIGNAGE**



**HPM2
ZONING**

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DAUM
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- Stand-Alone Retail/Office Building with Prominent Pacific Blvd Frontage
- Building SF: 3,320 SF
- Land SF: 6,965 SF
- Sale Price: \$1,126,000.00 (\$339.16 PSF)
- Gated, Secure Parking Lot
- Excellent Visibility and Signage Opportunities on a High-Traffic Street
- Flexible Interior Layout, Ideal for Retail, Office, or Medical Use
- Suitable for Owner-Users or Investors
- Built in 1990
- High Pedestrian and Vehicle Traffic Counts
- Ideal for One or More Tenants
- Convenient Access to Freeways and Public Transportation
- Zoning: HPM2
- Vacant

Property Location

5524 PACIFIC BLVD.
HUNTINGTON PARK | CA 90255



LOCATION:

Situated In the Heart of Huntington Park's Vibrant Commercial District, Surrounded by Established Retailers, Medical Facilities, and Local Businesses.

1,037,305 5-Mile Radius of Population Served	23.9 Miles to Port of LA/ Long Beach	23.4 Miles to Long Beach Airport (LGB)	15.7 Miles to Los Angeles Airport (LAX)
1.1 Miles to Nearest FedEx DC	0.3 Miles to Nearest UPS DC	3.1 Miles to Nearest DHL DC	34.8 Miles to John Wayne Airport (SNA)

AMENITIES MAP

5524 PACIFIC BLVD.
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**SUBJECT
PROPERTY**



Google



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