FOR LEASE

ST GEORGE PLAZA

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

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FEATURES & AMENITIES

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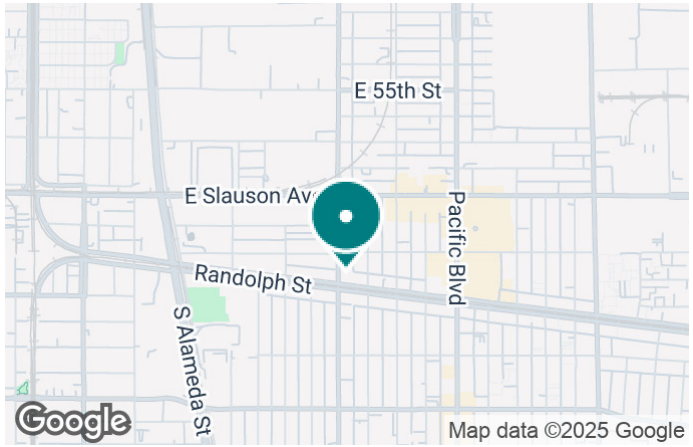

FEATURES & AMENITIES

- 1,224 Retail Space Available
- Includes Private Offices + Kitchenette
- Space Can Be Delivered in Vanilla Shell Condition
- Seeking Hair + Beauty Salon, Eyebrow Threading + Lash Care, Tattoo Studio, Insurance Services, or Staffing Firm
- Pylon Sign
- Ample Parking in Onsite Lot Accessible From Both Cross Streets
- Signalized Intersection of Santa Fe + Randolph
- High Traffic Count on Major Area Thoroughfares
- Convenient Access to 10, 710 + 105 Freeways

NEIGHBORING RETAILERS

IHOP
SUBWAY
IN-N-OUT BURGER
STARBUCKS COFFEE

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

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

1,224 SF space available in bustling, well-maintained corner strip center fronting onto busy Santa Fe Avenue. Unit includes built-out private offices and kitchenette, or can be delivered in vanilla shell condition. Suitable for a variety of retail tenants, hair + beauty salon, eyebrow threading + lash care, tattoo studio, insurance services, or staffing firm. Property features high street visibility, pylon signage, convenient access from both cross streets, a diverse tenant mix, and ample parking in a sizable on-site 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.

OFFERING SUMMARY

Lease Rate:	$1.65 SF/month (NNN)
Number of Units:	10
Available SF:	1,224 - 2,448 SF
Building Size:	19,817 SF

SPACES	LEASE RATE	SPACE SIZE
6024 Santa Fe (2)	$1.65 SF/month	1,224 - 2,448 SF

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SITE PLAN

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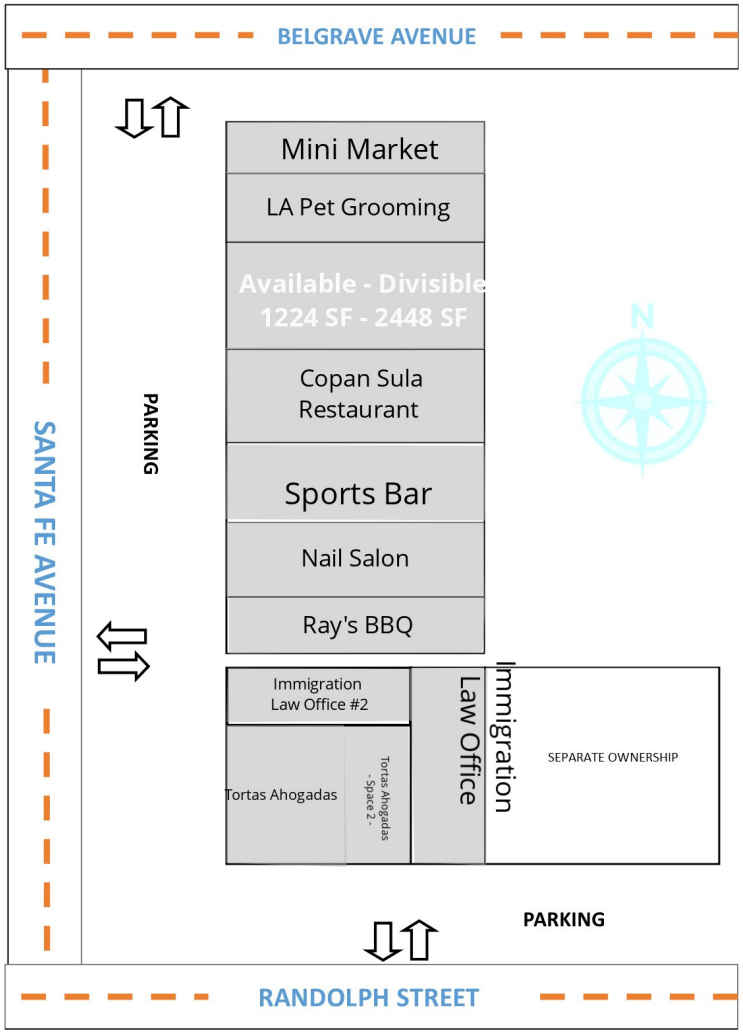

SUITE	TENANT	SIZE
6020 Santa Fe	Santa Fe Mini Market	1,728 SF
6022 Santa Fe	LA Pet Grooming	1,188 SF
6024 Santa Fe	Available (1224 - 2448 SF Divisible)	1,224 - 2,448 SF
6026 & 6028 Santa Fe	Copan Sula	2,850 SF
6030 & 6032 Santa Fe	Sports Bar	2,532 SF
6036 Santa Fe	Nail Salon	1,440 SF
6038 Santa Fe	Ray's 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

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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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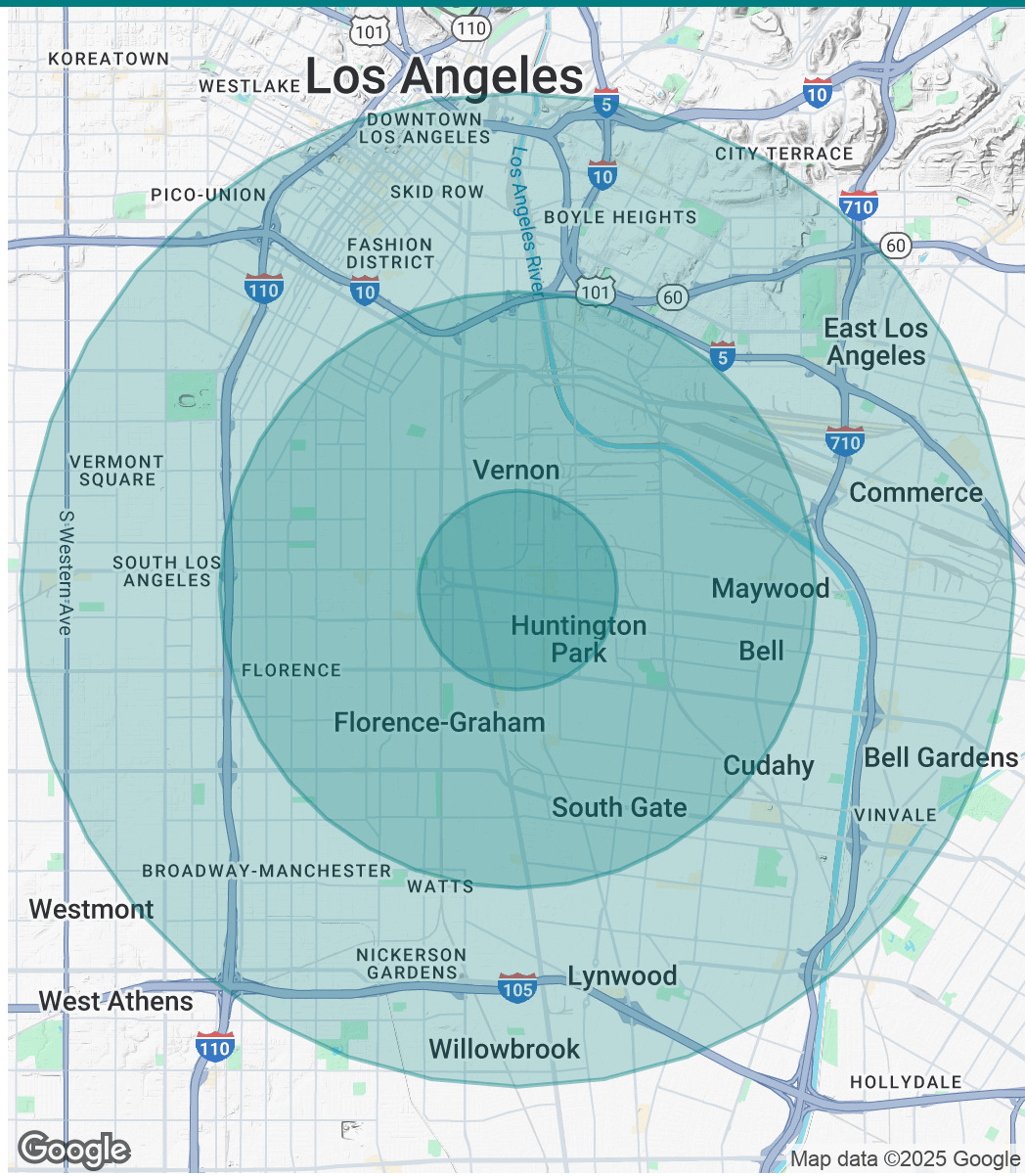
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	41,653	392,443	1,108,480
Average Age	28.9	27.3	27.8
Average Age (Male)	27.5	26.3	26.8
Average Age (Female)	29.9	28.4	28.7

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*



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