

# PRIME ±7,025 SF

PACIFIC BELGRAVE CENTER

6021 PACIFIC BLVD | HUNTINGTON PARK, CA 90255



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LEASING

BROKERAGE

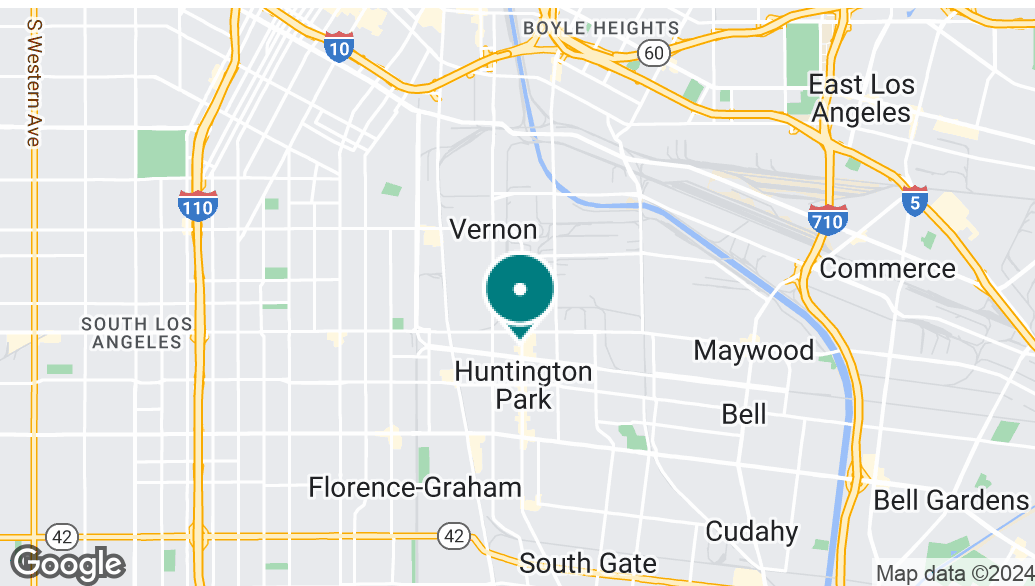
INVESTMENTS



## PROPERTY SUMMARY

PACIFIC BELGRAVE CENTER | 6021 PACIFIC BLVD, HUNTINGTON PARK, CA 90255

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### PROPERTY DESCRIPTION

Optimize your business operations with the sublease of a substantial 7025 SF in the sought-after Suites 110-115 at the Pacific Belgrave Center. Beyond the generous space, benefit from a strategic position alongside established co-tenants, creating synergies within a dynamic retail ecosystem. This sublease opportunity is not merely square footage; it's a strategic positioning within a trade area teeming with potential customers.

### LOCATION DESCRIPTION

Strategically positioned at 6021 Pacific Blvd in Huntington Park, California, the Pacific Belgrave Center is an integral part of a vibrant commercial landscape. Surrounded by a diverse mix of retail, dining, and service establishments, this location ensures your business is immersed in a bustling environment. The proximity to key transportation routes enhances accessibility, making it a focal point in the thriving retail downtown trade area.

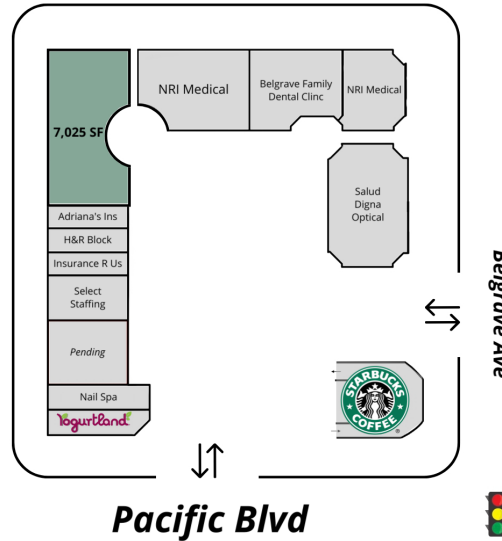
### PROPERTY HIGHLIGHTS

- **Prime Location:** Situated in the heart of Huntington Park's major retail corridor with 252 feet of frontage.
- **Strategic Visibility:** Ingress/Egress from both Pacific Boulevard and Belgrave Avenue, ensuring easy access for customers.
- **Thriving Neighbors:** Join a prestigious lineup of neighboring tenants, including Starbucks, Chase Bank, In-N-Out Burger, and more.
- **Robust Daytime Population:** Benefit from a substantial daytime population of 20,026 employees within a 1-mile radius, ensuring a steady flow of potential customers.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	10,469	324,384	1,241,943
Total Population	38,408	1,165,512	3,719,000
Average HH Income	\$54,506	\$58,376	\$74,068

### LEGEND

- Available
- Unavailable



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,025 SF	Lease Rate:	Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
110-115	Available	7,025 SF	NNN	Negotiable	Seize the chance to sublease this expansive 7,025 square foot retail space at Belgrave Shopping Center. Boasting ample parking and convenient Ingress/Egress from both Pacific Boulevard and Belgrave Avenue, this versatile space is ready to accommodate your business needs. Join a thriving community of neighboring tenants, including Starbucks, Chase Bank, and In-N-Out Burger, in the heart of Huntington Park's bustling retail intersection.

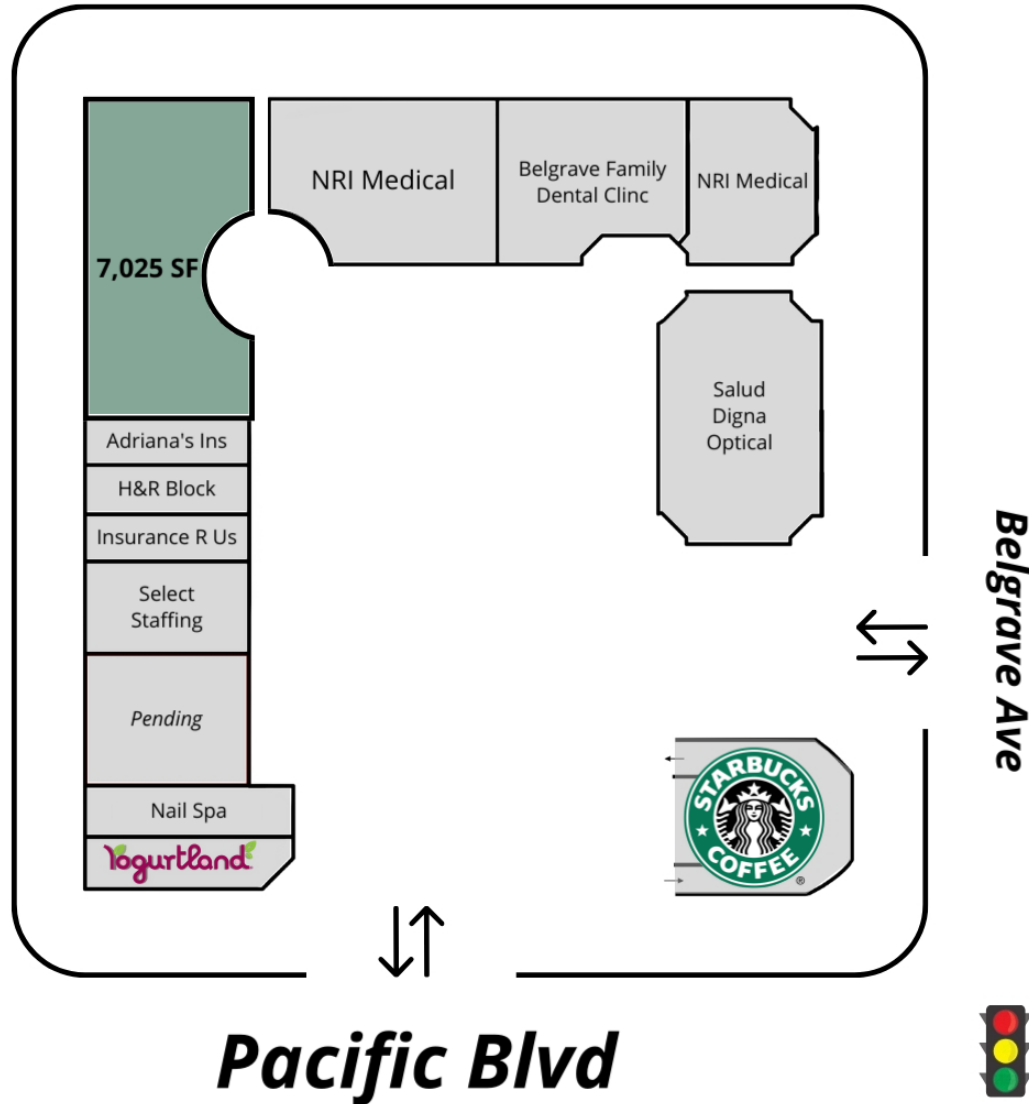
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## SITE PLANS

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## ADDITIONAL PHOTOS

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## INTERIOR PHOTOS

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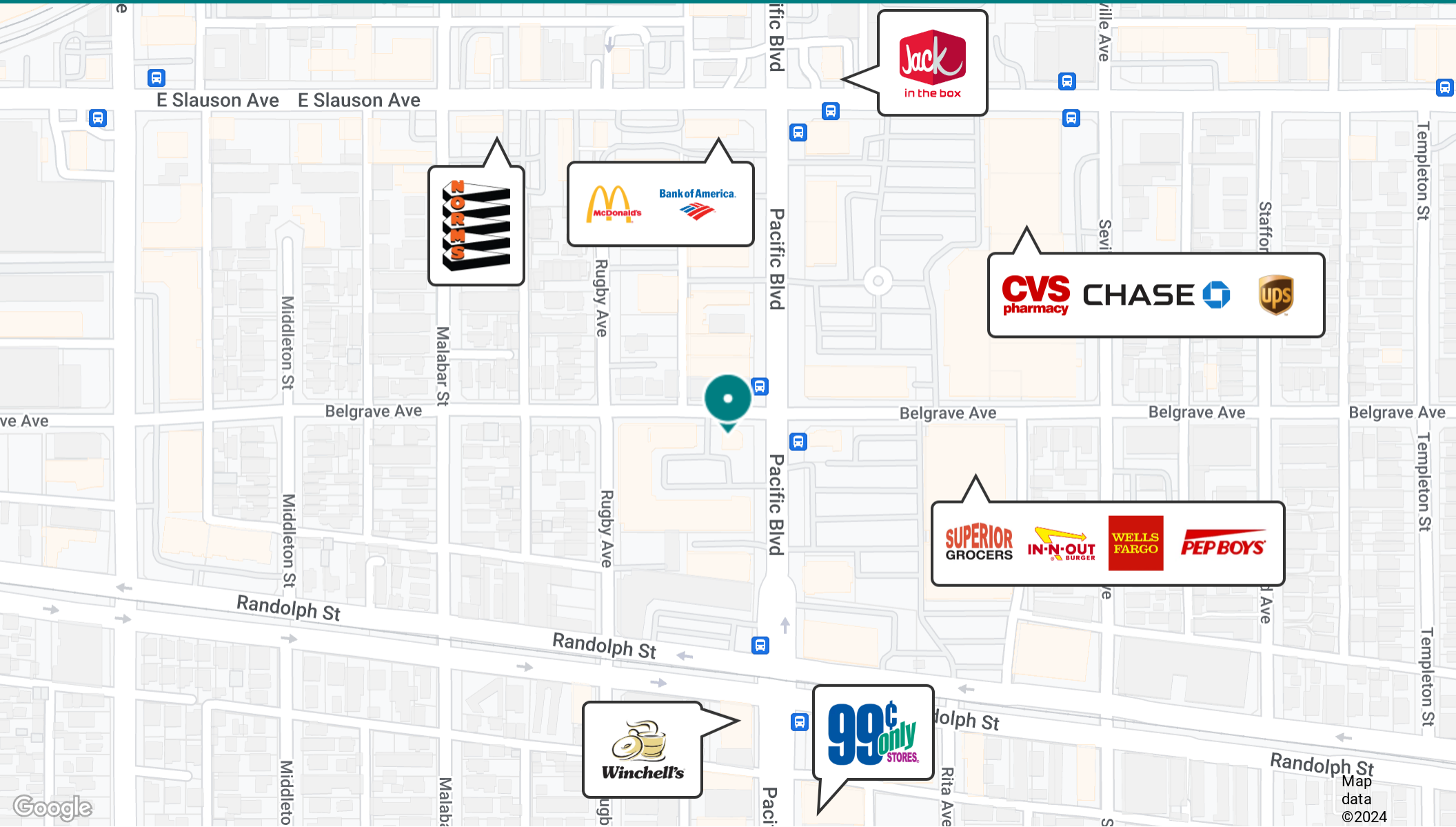
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## RETAILER MAP

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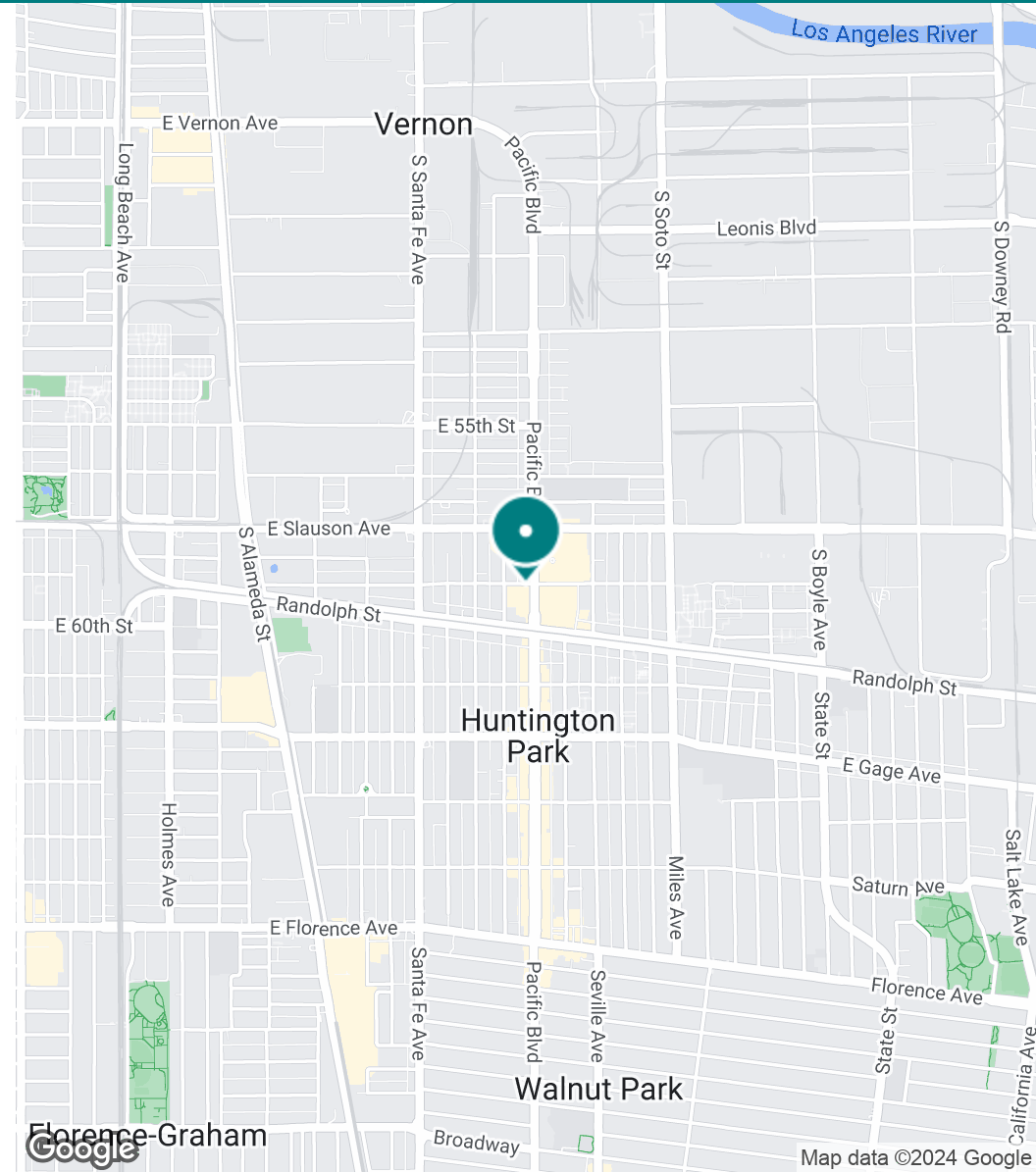
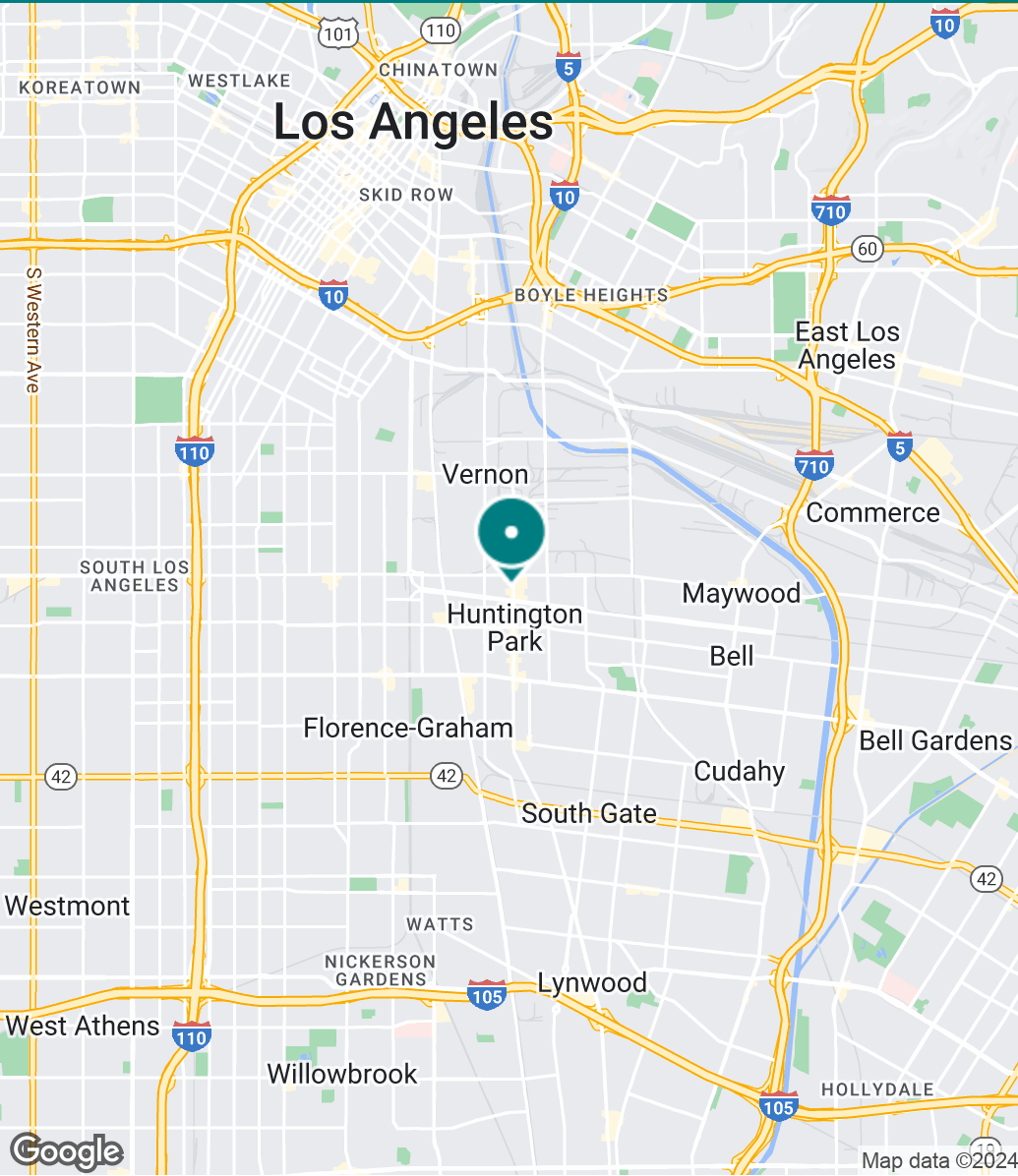
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## LOCATION MAP

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## DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	38,408	1,165,512	3,719,000
Average Age	31.6	31.3	35.2
Average Age (Male)	31.4	30.3	34.1
Average Age (Female)	32.4	32.5	36.4

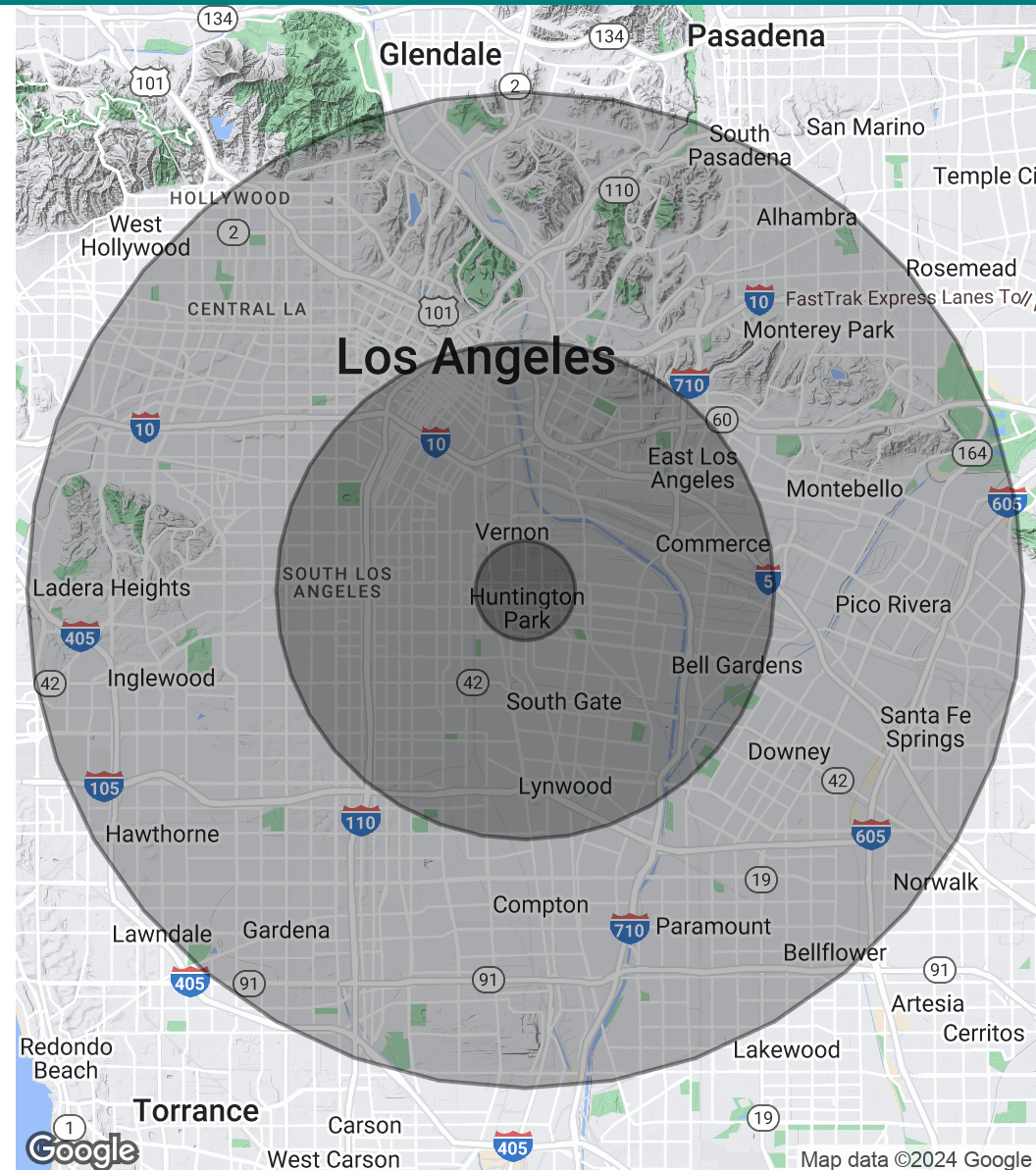
  

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	10,469	324,384	1,241,943
# of Persons per HH	3.7	3.6	3.0
Average HH Income	\$54,506	\$58,376	\$74,068
Average House Value	\$393,913	\$396,492	\$511,775

RACE	1 MILE	5 MILES	10 MILES
% White	55.9%	42.7%	37.5%
% Black	1.8%	10.4%	13.0%
% Asian	0.5%	2.7%	11.6%
% Hawaiian	0.5%	0.1%	0.3%
% American Indian	1.1%	1.1%	0.9%
% Other	35.6%	35.9%	29.7%

\* Demographic data derived from 2020 ACS - US Census



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## MEET THE TEAM

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