

FOR LEASE

7629-7641 PACIFIC BLVD
HUNTINGTON PARK, CA 90255



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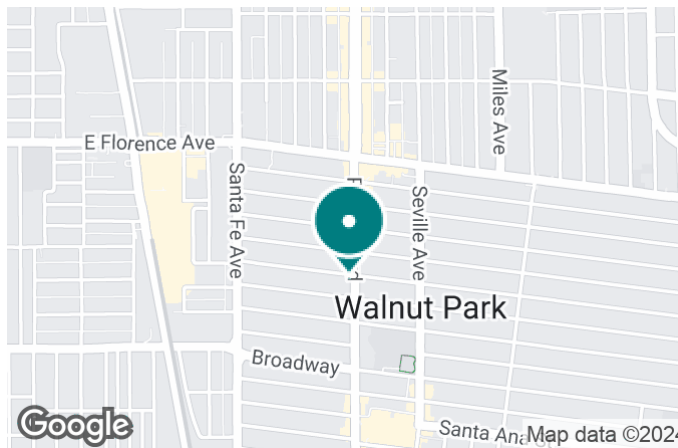
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CBM1
LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

7629-7641 PACIFIC BLVD | HUNTINGTON PARK, CA 90255



FEATURES & AMENITIES

- SECOND-FLOOR RETAIL + OFFICE SPACE AVAILABLE
- APPROXIMATELY 1,000 SF AVAILABLE
- HIGH STREET VISIBILITY
- AMPLE PARKING IN CONVENIENTLY ACCESSIBLE ONSITE LOT
- PROMINENT MONUMENT AND STOREFRONT SIGNAGE
- SITUATED ALONG A BUSY SHOPPING CORRIDOR
- WELL-MAINTAINED SHOPPING CENTER

NEIGHBORING RETAILERS



DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	4,129	15,633	31,064
Total Population	17,537	64,354	129,531
Average HH Income	\$45,363	\$44,291	\$46,593

EXCLUSIVELY REPRESENTED BY

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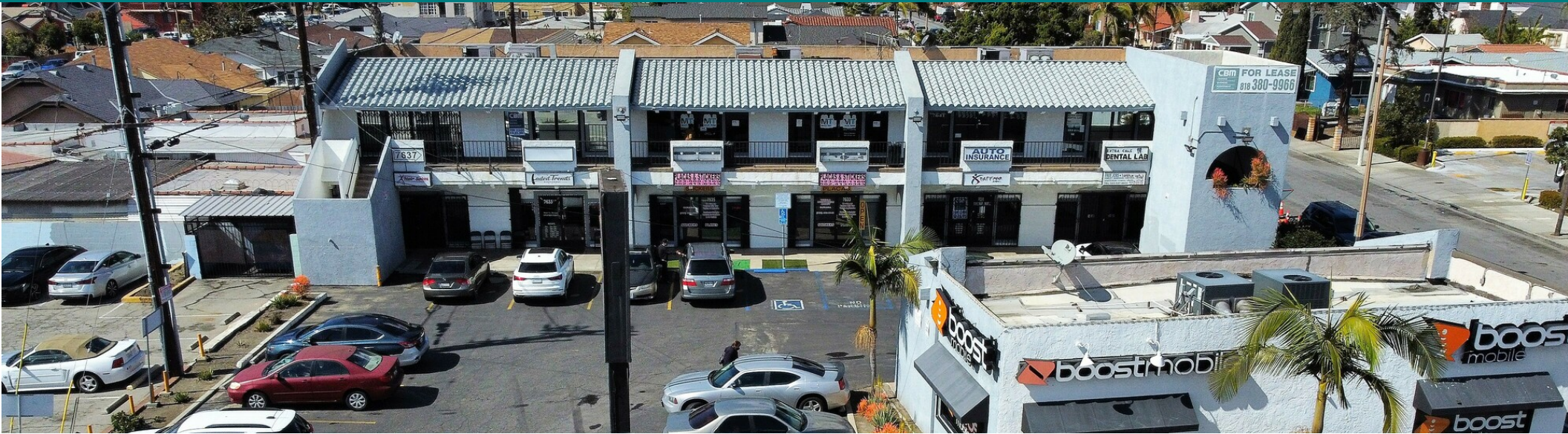
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PROPERTY SUMMARY

7629-7641 PACIFIC BLVD | HUNTINGTON PARK, CA 90255

BROCHURE | PAGE 3



PROPERTY DESCRIPTION

RETAIL + OFFICE SPACE FOR LEASE ON PACIFIC BOULEVARD IN PRIME HUNTINGTON PARK. Ground Level Space available Approx. 1,000 SQFT., 2nd-floor units available, approx. 500 to 1000 SQFT suitable for office + retail use. Property features high street visibility, monument signage, and parking in an onsite lot.

LOCATION DESCRIPTION

Situated on busy Pacific Boulevard, one of the community's primary retail shopping corridors. Site is surrounded by numerous successful retailers and service-oriented businesses. Strong area population density.

OFFERING SUMMARY

Lease Rate:	\$2,000.00 per month (MG)
Available SF:	1,000 SF
Building Size:	6,906 SF

SPACES	LEASE RATE	SPACE SIZE
7637-7637 1/2 Pacific Blvd.	\$2,000 per month	1,000 SF

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ADDITIONAL PHOTOS

7629-7641 PACIFIC BLVD | HUNTINGTON PARK, CA 90255

BROCHURE | PAGE 4



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LOCATION MAP

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Map data ©2024 Google

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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	17,537	64,354	129,531
Average Age	29.9	29.1	28.6
Average Age (Male)	29.1	28.2	27.3
Average Age (Female)	30.2	29.6	29.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	4,129	15,633	31,064
# of Persons per HH	4.2	4.1	4.2
Average HH Income	\$45,363	\$44,291	\$46,593
Average House Value	\$397,099	\$421,688	\$402,687

ETHNICITY (%)	0.5 MILES	1 MILE	1.5 MILES
Hispanic	98.5%	97.8%	96.3%

RACE	0.5 MILES	1 MILE	1.5 MILES
% White	62.5%	58.1%	57.8%
% Black	0.2%	0.8%	2.0%
% Asian	0.1%	0.3%	0.5%
% Hawaiian	0.2%	0.1%	0.1%
% American Indian	0.1%	0.2%	0.3%
% Other	36.6%	39.8%	38.5%

2020 American Community Survey (ACS)

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