# 6710-6720 PACIFIC BLVD



#### 6710-6720 PACIFIC BLVD HUNTINGTON PARK, CA

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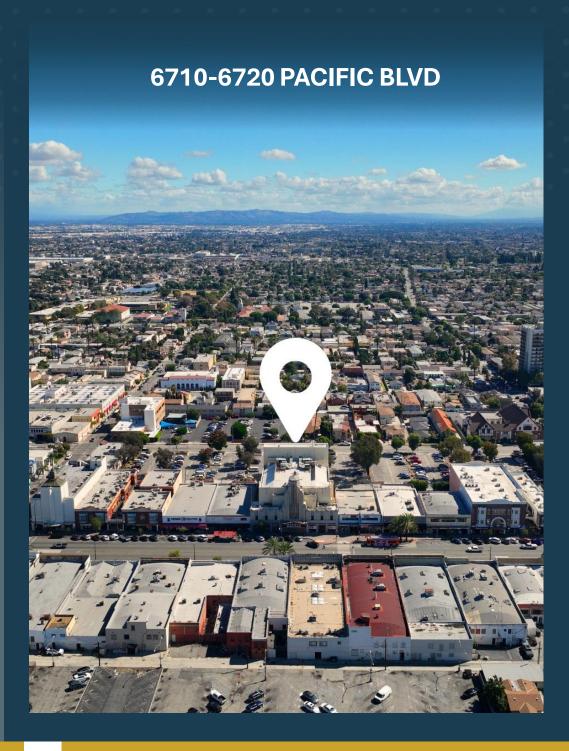






# Property Summary

PRICE:	\$6,395,000
YEAR BUILT:	1930
YEAR RENOVATED	: 2018
SF (PER BOMA):	30,923
PRICE / SF:	\$206.80
SF (PER TITLE):	24,828
PRICE / SF:	\$257.57
LOT SIZE (SF):	17,442
FLOORS:	4
PARKING:	Designated City Parking Lot & Street
ZONING:	C2
APN:	6322-017-006



# Property Highlights

#### 6710-6720 PACIFIC BLVD

- Located on the Famous "Pacific Blvd." in Huntington Park, the third highest grossing commercial district in Los Angeles County.
- Architectural Landmark Warner Theater building totaling 30,923 SF.
- Great frontage with approx. 114 feet of frontage on Pacific Boulevard.
- The property has access to a large city parking lot at its rear with over 240 parking spaces, as well as ample street parking.
- Excellent Demographics: Over 50,000 people reside within a 1-mile radius and over 400,000 people reside within a 3 mile radius.

- Located Between the signalized intersections of Zoe & Saturn Ave.
- The Property underwent a \$4.5+ million dollar renovation in 2018, including a new roof, electrical, plumbing, and a brand-new elevator system.
- Pacific Blvd. is a major commercial thoroughfare with an excellent walking score of 91 & great car traffic counts of over 25,000 Cars per day!
- This property will attract an owner/user or investor with tenant(s) in mind looking to take advantage of its excellent location & frontage!
- Centrally located between 110, 10, 710 & 105 Freeways.
- Tenants in the immediate area include; Bank of America, Chase Bank, AT&T, JCPenney, Foot Locker, In-n-Out, Superior Grocers, UEI College, just to name a few.



## Investment Overview

6710–6720 Pacific Boulevard is a **landmark retail property totaling approximately 30,923 square feet**, prominently located in the heart of Huntington Park along one of the busiest commercial corridors in Los Angeles County. **Built in 1930 and fully renovated in 2018 with over \$4.5 million invested**, the property combines historic charm with modern infrastructure, including upgraded HVAC, plumbing, electrical systems, structural improvements, elevator access, and a new roof.

The building currently has three units. A Beauty Supply and Dress Shop occupies 2,610 square feet at the north end of the property. A Health and Supplement Shop occupies 2,978 square feet at the south end. The main space of 25,328 square feet, formerly home to Blink Gym, a subsidiary of Equinox, is vacant. This large, fully built-out space offers an exceptional opportunity for a single tenant or a redevelopment project.

The property features multiple levels, including a ground floor, lower level, mezzanine, and balcony, providing flexible layouts suitable for retail, entertainment, fitness, creative office, etc. **The building has approximately 114 feet of frontage on Pacific Boulevard**, ensuring maximum visibility, and benefits from heavy pedestrian traffic and **daily vehicle counts exceeding 25,000**.

Located in a densely populated urban market, the property sits within a five-mile radius of over one million residents and offers convenient access to major thoroughfares and public transit. Huntington Park is a vibrant shopping district with a diverse retail mix, including national retailers, regional brands, restaurants, and entertainment options. The property is surrounded by strong cotenancy, including Bank of America, Chase, T-Mobile, JC Penney, and Foot Locker, and sits in one of the top-performing commercial districts in Los Angeles County.











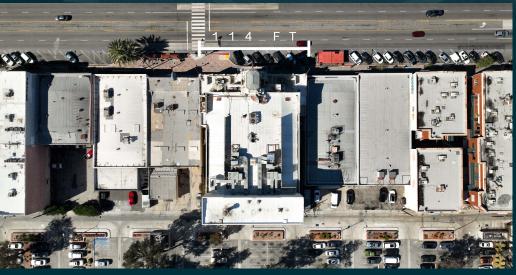


The property underwent a \$4.5 million dollar renovation in 2018

















# 6710-6720 PACIFIC BLVD





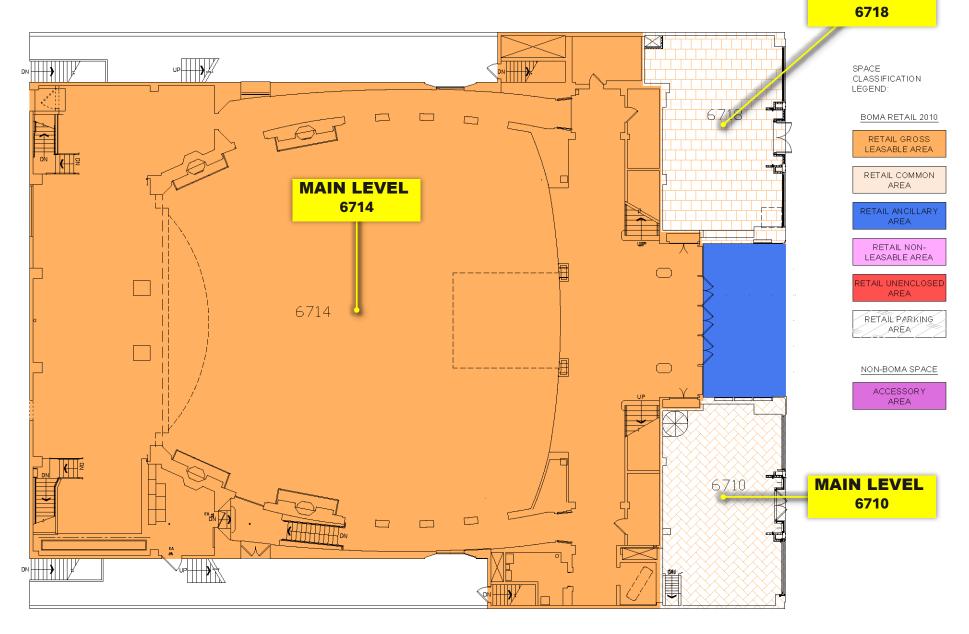
#### Lower Level **LOWER LEVEL** 6718 **SPACE** CLASSIFICATION SHAFT LOWER LEVEL LEGEND: 6714 **BOMA RETAIL 2010 RETAIL GROSS** LEASABLE AREA 6718LL RETAIL COMMON AREA RETAIL ANCILLARY AREA RETAIL NON-LEASABLE AREA RETAIL UNENCLOSED AREA 6714LL RETAIL PARKING AREA NON-BOMA SPACE ACCESSORY AREA 6710LL **LOWER LEVEL** 6710

FLOOR: LL

6710-6720 PACIFIC BLVD

JDB#: 3003

#### First Floor



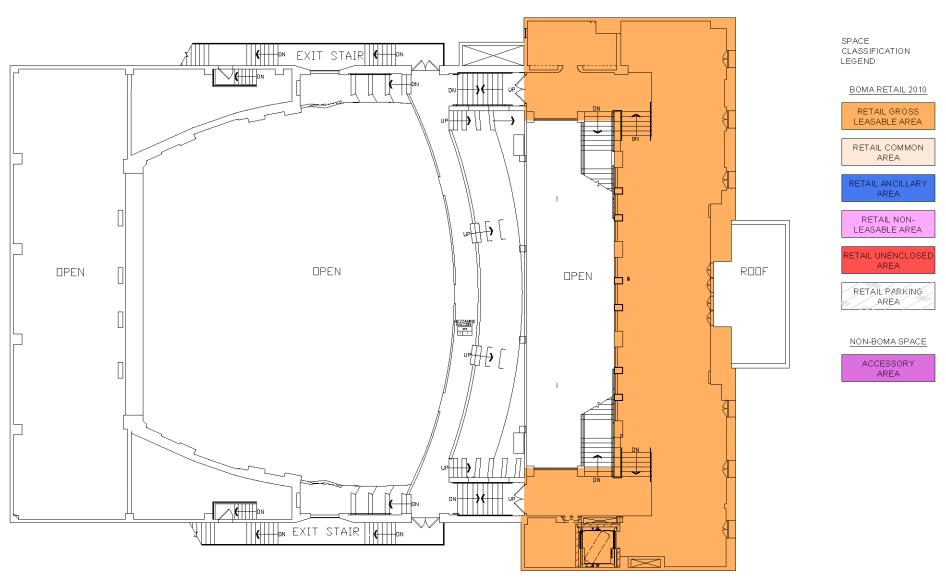
FLOOR: 01

6710-6720 PACIFIC BLVD

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**MAIN LEVEL** 

### Mezzanine

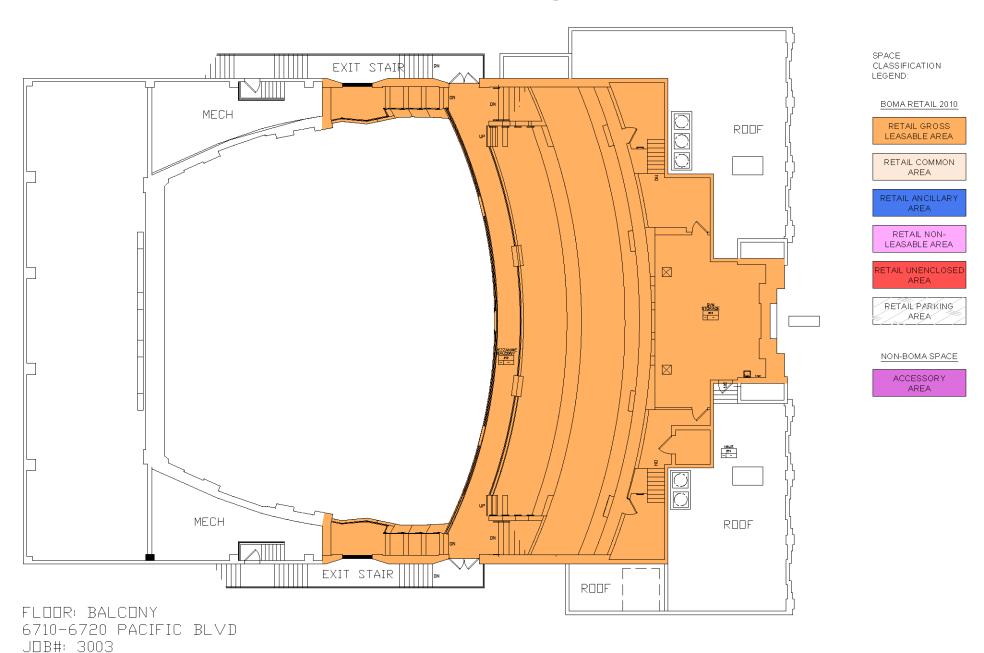


FLOOR: MZ

6710-6720 PACIFIC BL∨D

J□B#: 3003

# Balcony





# Financial Analysis

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PRICE / SF (LAND):	\$366.64
FLOORS:	4
PARKING: Designated C	city Parking Lot & Street
ZONING:	C2
APN:	6322-017-006
PROFORMA CAP RATE:	8.1%

TENANT ANNUAL SCHEDULED INCOME				
	Current	Proforma		
Gross Rent	\$510,503	\$526,094		
TOTALS	\$510,503	\$526,094		

ANNUALIZED INCOME		
	Current	Proforma
Gross Potential Rent	\$510,503	\$526,094
Less: Vacancy	(\$425,510)	(\$10,522)
Reimbursements	\$23,087	\$147,683
Effective Gross Income	\$108,079	\$663,256
Less: Expenses	(\$135,459)	(\$147,683)
Net Operating Income	(\$27,379)	\$515,573

ANNUALIZED EXPENSES		
	Current	Proforma
Property Taxes	\$84,030	\$84,030
Insurance	\$16,000	\$16,000
Janitorial	\$5,500	\$5,500
Utilities	\$10,846	\$10,846
Fire Alarm Monitoring	\$840	\$840
Repairs & Maintenance	\$15,000	\$15,000
Management	\$3,242	\$15,467
Total Expenses	\$135,459	\$147,683
Expenses Per RSF	\$4.38	\$4.78

# Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Lease Type	Proforma Rent	Proforma Rent/SF	Proforma Lease Type
6710	Beauty Empire	2,610	8/1/22	m-m	\$3,182.70	\$1.22	NNN	\$3,915.00	\$1.50	NNN
6714	Vacant	25,328			\$35,459.20	\$1.40	NNN	\$35,459.20	\$1.40	NNN
6718	Bella All Natural	2,978	4/11/19	m-m	\$3,900.00	\$1.31	NNN	\$4,467.00	\$1.50	NNN
7	Total Square Feet	30,916			\$42,541.90			\$43,841.20		

	SF Breakdown	Unit	Ground Floor	Lower Level	M

Notes:

SF Breakdown	Unit	<b>Ground Floor</b>	Lower Level	Mezzanine	Balcony
	6710	1,022	1,588		
	6714	12,730	4,269	3,587	4,742
	6718	1,056	1,922		

<sup>(1)</sup> SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE BUILDING!!!



# Huntington Park

Huntington Park maintains one of the most vibrant and established downtown shopping districts catering to Latino shoppers in the greater Los Angeles region. For decades, this bustling retail corridor—centered along Pacific Boulevard—has served as a major commercial and cultural hub for the Hispanic community across Los Angeles County. The area is home to a dynamic mix of national and local retailers, restaurants, and service-based businesses that reflect the community's strong entrepreneurial spirit and deep cultural roots.





\$51,065

AVG HH INCOME





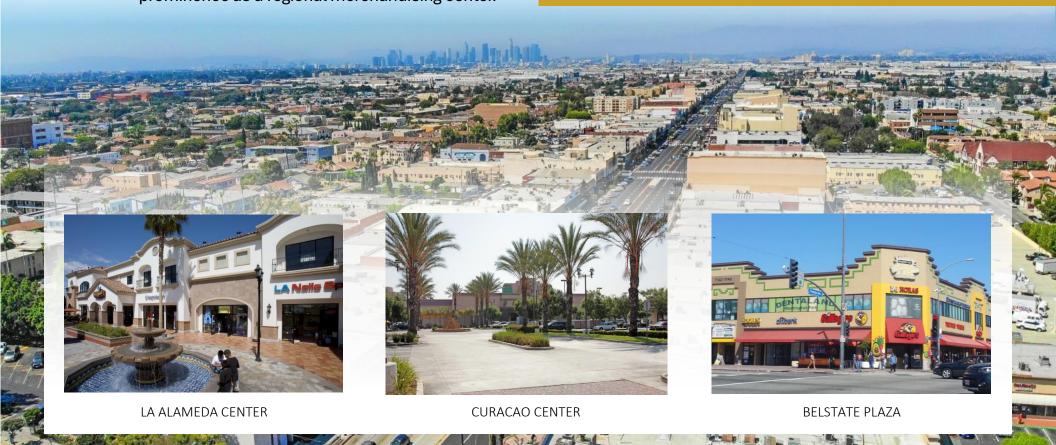
## HP Retail Profile

### Pacific Blvd

The city has more than 600 retail businesses in their downtown area. Lively business activity is enhanced with a large population of new and repeat customers.

The steady growth in sales tax signifies the city's prominence as a regional merchandising center.

The well-defined downtown focuses on pedestrian shopping along Pacific Boulevard and adjacent streets. This stretch of Pacific Boulevard in downtown Huntington Park is a major commercial district serving the city's largely working-class residents, as well as those of neighboring cities such as Bell, Cudahy, and South Gate.







The West Santa Ana Branch Transit Corridor (WSAB) project is a 19-mile corridor that Metro is evaluating for a new light rail transit line that would connect southeast LA County to downtown Los Angeles.

Metro's plan for better transit includes a new light rail transit (LRT) line to southeast LA County. This project would connect Artesia, Cerritos, Bellflower, Paramount, Downey, South Gate, Cudahy, Bell, Huntington Park, Vernon, unincorporated Florence-Firestone and downtown Los Angeles. Connecting this area to Metro's rail network will provide alternatives to driving and create more access to opportunity.

#### TOP EMPLOYERS









# **AltaMed**











#### Area Economy

Named for prominent industrialist Henry E. Huntington, Huntington Park was incorporated in 1906 as a streetcar suburb for workers in the rapidly expanding industries to the southeast of downtown Los Angeles. Today, about 30% of its residents still work at factories in nearby Vernon and Commerce. The City has a variety of business activity and is not dependent on one large source tax revenue. Huntington Park has a varied manufacturing and industrial base that adds to the relative stability of the unemployment rate which has aided in the discernible trend toward steady residential growth.

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