

RETAIL/LAND FOR SALE

AUTOMOTIVE/DEVELOPMENT OPPORTUNITY

6811 Santa Fe Ave., Huntington Park, CA 90255



OFFERING SUMMARY

SALE PRICE:	\$1,275,000
YEAR BUILT:	1953
LOT SIZE:	16,090 SF
PRICE PER SF LOT:	\$79.25
BUILDING SIZE:	1,254 SF
ZONING:	HPCM
APN:	6321-024-005
FRONTAGE:	108 Feet along Santa Fe Ave.
DEPTH:	150 Feet

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY HIGHLIGHTS

- APPROXIMATELY 1,254 SF AUTOMOTIVE RELATED BUILDING ON 16,090 SF COMMERCIAL ZONED LOT.
- BUSINESS INCLUDED IN THE SALE OF THE PROPERTY!
- GREAT OPPORTUNITY FOR AN OWNER/USER, INVESTOR WITH A TENANT IN MIND, OR A DEVELOPER.
- JUST NORTH OF THE MAJOR SIGNALIZED INTERSECTION OF SANTA FE & FLORENCE AVE.
- GOOD DEMOGRAPHICS: OVER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS OVER 400,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

KW COMMERCIAL
23670 Hawthorne Blvd.,
Suite 100
Torrance, CA 90505

DAVID YASHAR
Director
O: 310.724.8043
dyashar@kw.com
CA #01102638

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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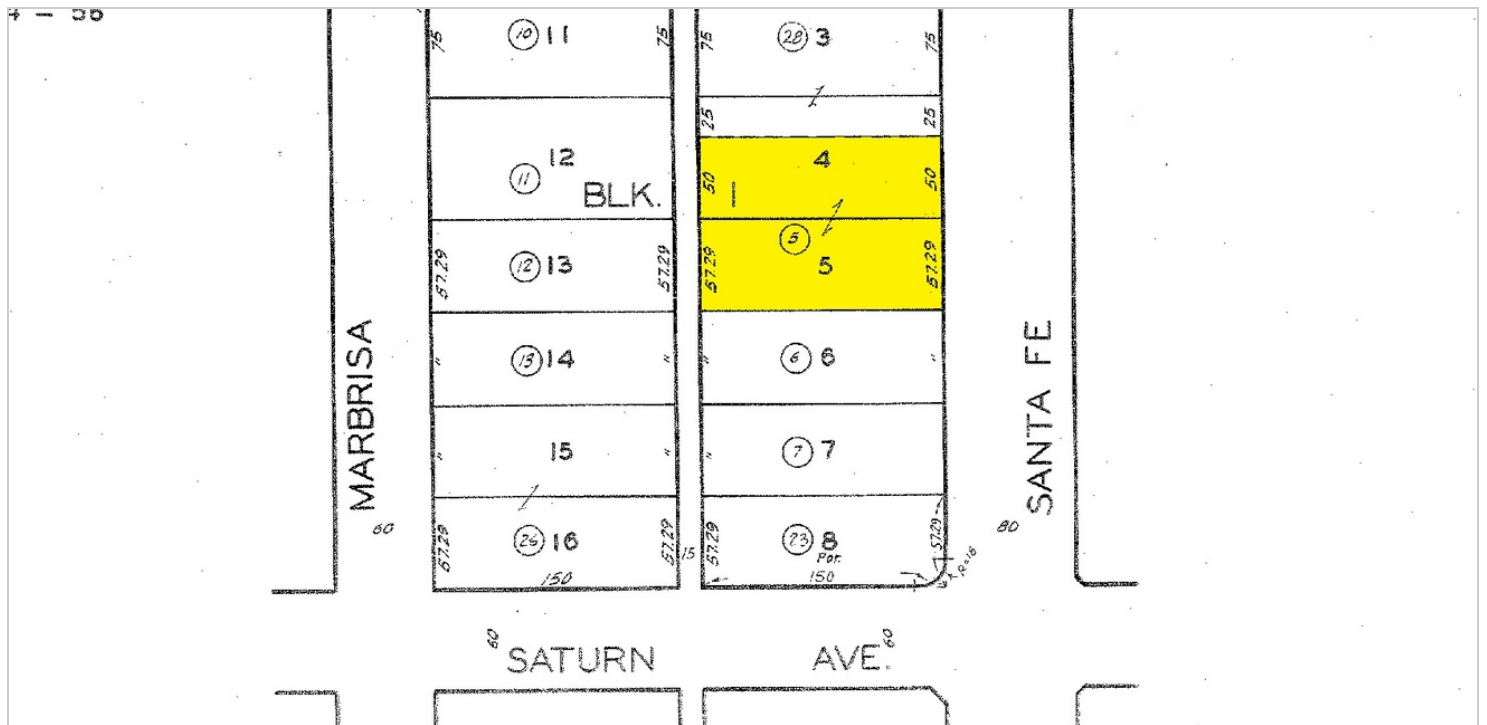
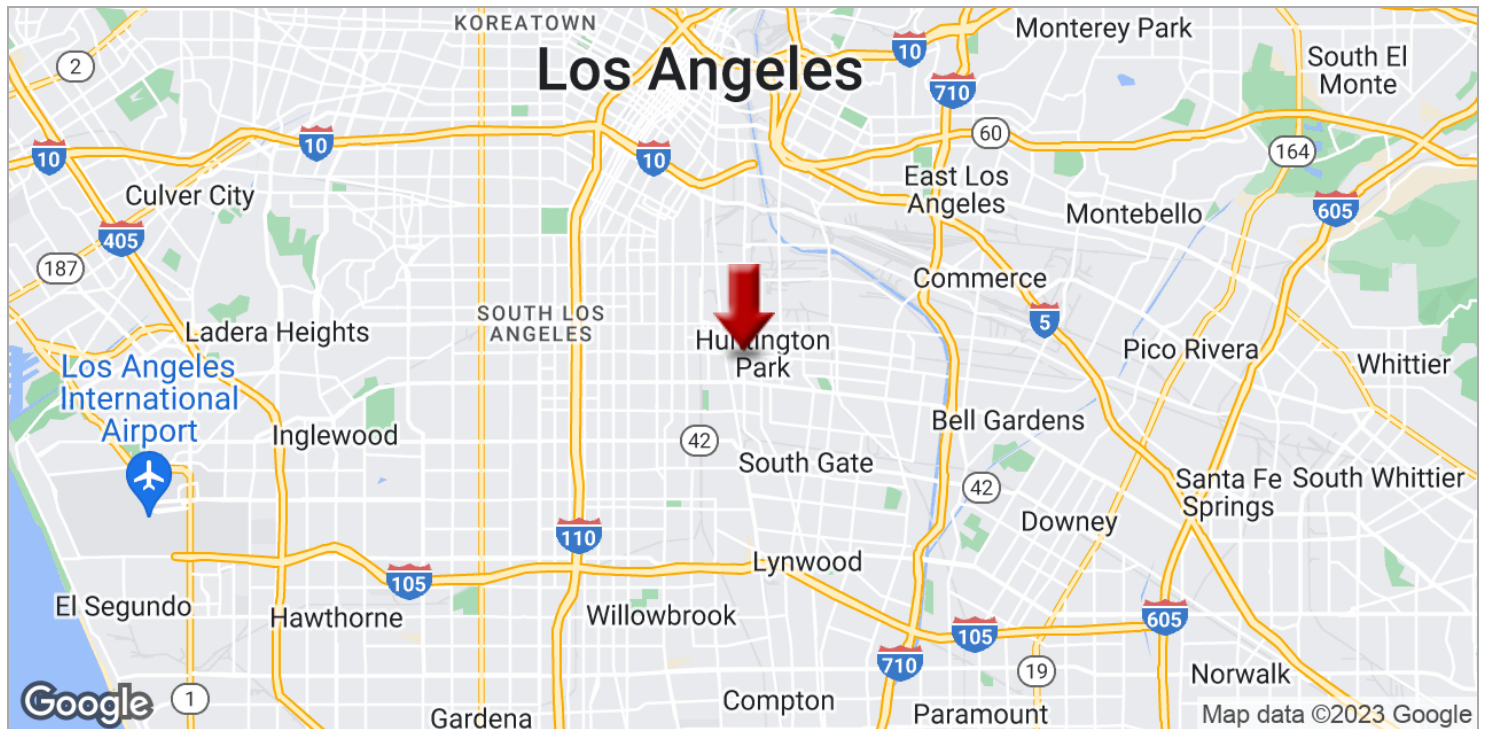
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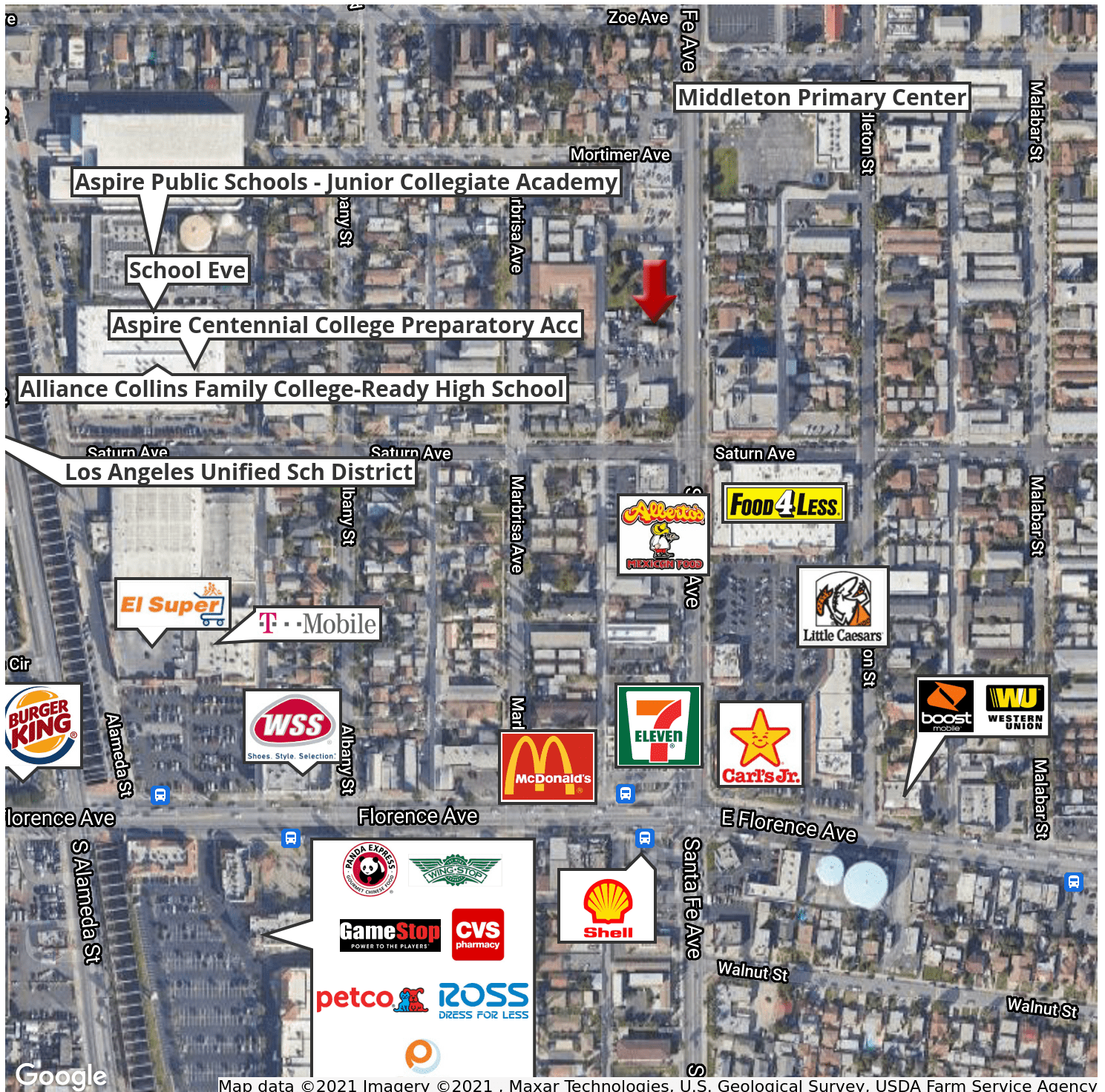
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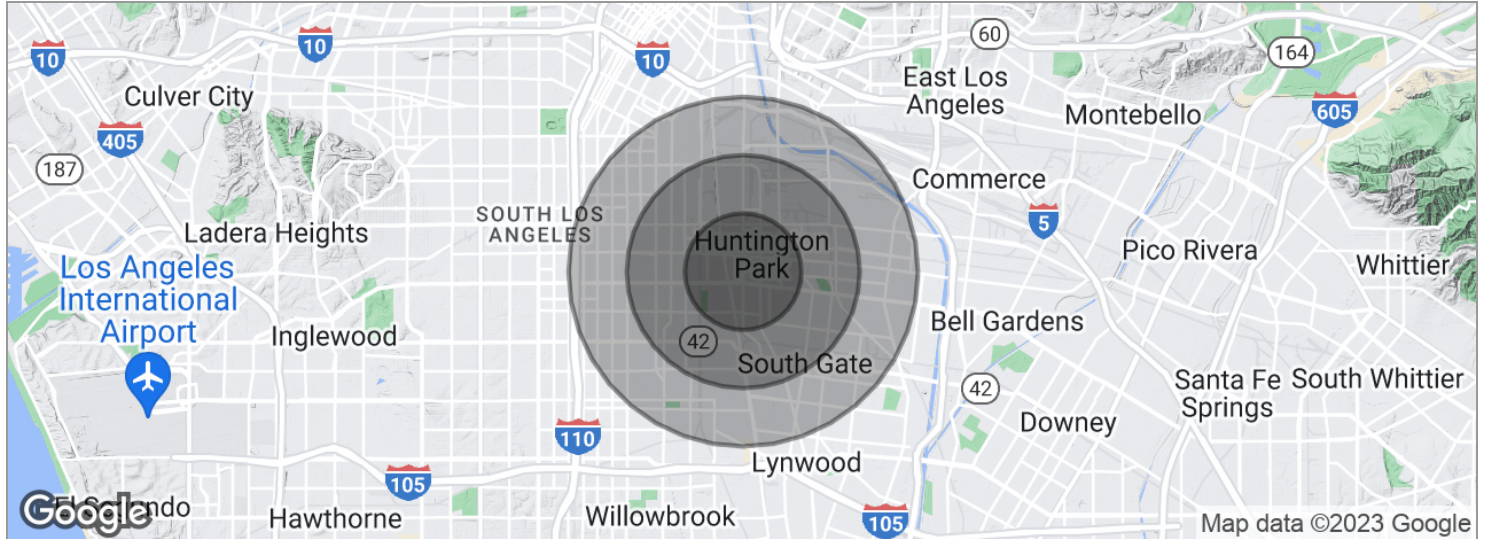
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	57,169	185,413	420,425
Median age	29.2	27.8	27.2
Median age (male)	28.3	26.7	26.2
Median age (Female)	29.6	28.8	28.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	14,111	44,028	100,618
# of persons per HH	4.1	4.2	4.2
Average HH income	\$43,891	\$45,501	\$44,605
Average house value	\$407,788	\$389,245	\$385,874
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	97.6%	93.4%	89.8%
RACE (%)	1 MILE	2 MILES	3 MILES
White	63.7%	56.6%	50.9%
Black	0.9%	4.9%	8.4%
Asian	0.5%	0.5%	0.4%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.4%	0.4%	0.4%
Other	33.6%	36.5%	38.7%

* Demographic data derived from 2020 ACS - US Census

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