

Block To Block Retail Center

7600-7616 PACIFIC BLVD., HUNTINGTON PARK, CA 90255



- TWO RETAIL BUILDINGS TOTALING APPROX. 13,798 SF ON APPROX. 30,295 SF C2 ZONED LOT.
- OUTSTANDING FRONTAGE; 250 FEET ALONG THE FAMOUS "PACIFIC BLVD."
- JUST 4 BLOCKS SOUTH OF THE MAJOR SIGNALIZED INTERSECTION OF PACIFIC BLVD & FLORENCE AVE.
- PLENTY OF ON-SITE PARKING WITH APPROX 40 PARKING SPACES IN THE REAR, IN ADDITION TO AMPLE STREET PARKING.
- CENTRALLY LOCATED BETWEEN THE 110, 10, 710 & 105 FREEWAYS.
- EXCELLENT DEMOGRAPHICS: OVER 60,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 400,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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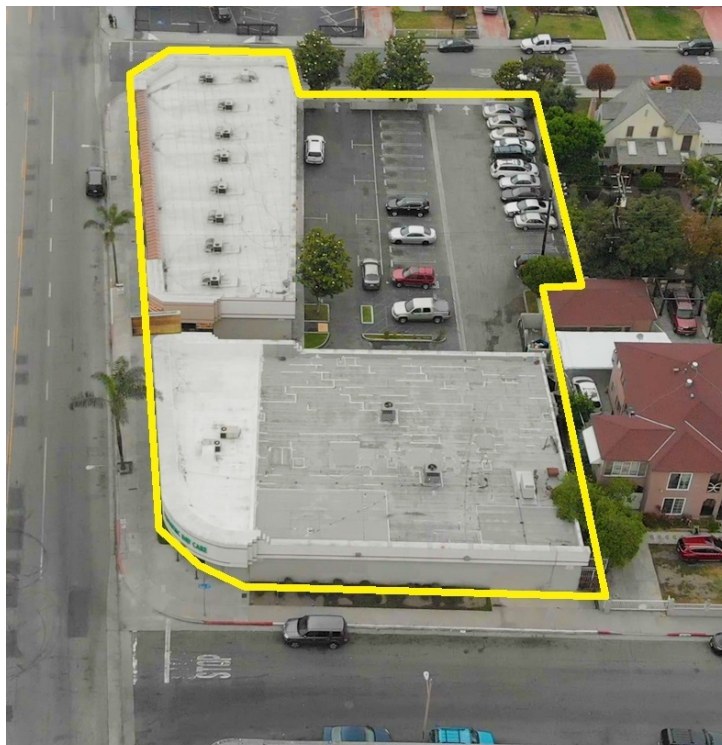
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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this Block to Block 2 building Retail Center totaling approximately 13,798 SF on 30,295 SF C2 zoned lot. The offering has excellent frontage with approximately 250 Ft along the famous Pacific Blvd.

The subject offering is currently 100% occupied. The tenant mix includes a church, religious store, bridal boutique, accountant, travel agency, and a child daycare center.

The property has two points of ingress & egress, one along Pacific Blvd & one along Flower St. The lot also provides plenty of on-site parking with approximately 40 spaces, in addition to ample street parking.

This offering will attract an investor who is looking for a fully occupied retail center with upside in rents in an area with strong demographics.

LOCATION OVERVIEW

The subject property is located on the East side of Pacific Blvd. between Flower & Hope St, just 4 blocks south of the major signalized intersection of Pacific Blvd & Florence Ave. It is also just 2 blocks north of Walnut Park Elementary School.

This offering is centrally located between the 110, 10, 710 & 105 freeways.

The property is situated within an area comprised of clusters of single-family residences and multi-family units, thus providing density. This area benefits from Strong population demographics, with over 60,000 people residing within a 1-mile radius and over 400,000 people reside within a 3-mile radius.

Income Summary



INVESTMENT SUMMARY

| | |
|--------------------|-----------------------------|
| Price: | \$3,590,000 |
| Year Built: | 1949/1966 |
| SF: | 13,798 |
| Price / SF: | \$260.18 |
| Lot Size (SF): | 30,295 |
| Price / SF Land: | \$118.50 |
| Floors: | 1 |
| Parking: | Rear & Street |
| Zoning: | LC-C2 |
| APN: | 6201-023-033; 015; 014; 017 |
| Current Cap Rate: | 4.7% |
| Proforma Cap Rate: | 5.5% |

TENANT ANNUAL SCHEDULED INCOME

| | Actual | Proforma |
|---------------|------------------|------------------|
| Gross Rent | \$235,644 | \$274,874 |
| TOTALS | \$235,644 | \$274,874 |

ANNUALIZED INCOME

| | Actual | Proforma |
|-------------------------------|------------------|------------------|
| Gross Potential Rent | \$235,644 | \$274,874 |
| Less: Vacancy | \$0 | (\$8,246) |
| Effective Gross Income | \$235,644 | \$266,628 |
| Less: Expenses | (\$67,906) | (\$67,812) |
| Net Operating Income | \$167,738 | \$198,816 |

ANNUALIZED EXPENSES

| | Actual | Proforma |
|-------------------------|-----------------|-----------------|
| Property Taxes | \$43,080 | \$43,080 |
| Insurance | \$7,000 | \$7,000 |
| Utilities | \$1,800 | \$1,800 |
| Trash | \$1,800 | \$1,800 |
| Gardners & Maintenance | \$4,800 | \$4,800 |
| Management | \$9,426 | \$9,332 |
| Total Expenses | \$67,906 | \$67,812 |
| Expenses Per RSF | \$4.92 | \$4.91 |

Rent Roll

Rent Roll

| Suite | Tenant Name | GLA Occupied | Lease Commence | Lease Expire | Monthly Rent | Rent/SF | Proforma Monthly Rent | Proforma Rent/SF | Increases | Lease Type |
|--------------------------|-----------------------------|---------------|----------------|--------------|--------------------|---------|-----------------------|------------------|-------------|------------|
| 7600* | Temple Mayor | 1,309 | 1/1/19 | M/M | \$2,200.00 | \$1.68 | \$2,945.25 | \$2.25 | | Gross |
| 7602-04**/** | Temple Mayor | 1,644 | 2/1/17 | 3/30/20 | \$2,700.00 | \$1.64 | \$3,699.00 | \$2.25 | | Gross |
| 7606-08*** | El Indio | 1,483 | 2/21/03 | M/M | \$3,865.00 | \$2.61 | \$3,980.95 | \$2.68 | CPI 3-6%/yr | Gross |
| 7610 | Bridal Boutique | 680 | 9/15/17 | 8/31/19 | \$1,350.00 | \$1.99 | \$1,870.00 | \$2.75 | | Gross |
| 7612 | Next Generation Enterprises | 640 | 3/1/19 | 3/31/22 | \$1,100.00 | \$1.72 | \$1,150.00 | \$1.80 | \$50/yr | Gross |
| 7614 | Travel Agency | 596 | 4/22/16 | M/M | \$1,022.00 | \$1.71 | \$1,639.00 | \$2.75 | | Gross |
| 7616 | Child Daycare | 7,446 | 6/1/13 | 5/31/23 | \$7,400.00 | \$0.99 | \$7,622.00 | \$1.02 | 3%/yr | Gross |
| Total Square Feet | | 13,798 | | | \$19,637.00 | | \$22,906.20 | | | |

Note:

* Units are leased to the same entity.

** This unit is a combination of 2 units. Each unit is an approx. 900-1,000 SF.

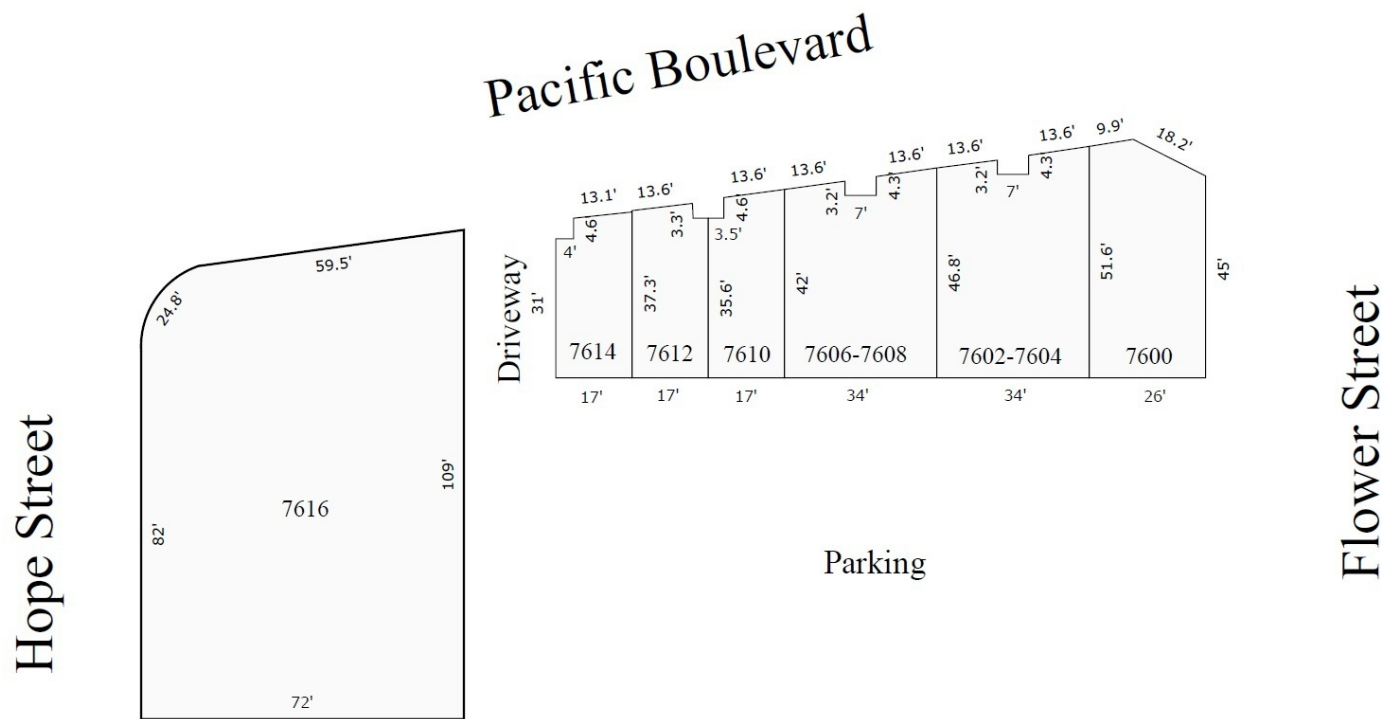
*** This unit is a combination of 2 units. Each unit is an approx. 900-1,000 SF.

(I) SELLER & AGENT DO NOT GUARANTEE THE MEASUREMENTS OF EACH UNIT. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF FOR EACH/ALL UNITS!!!

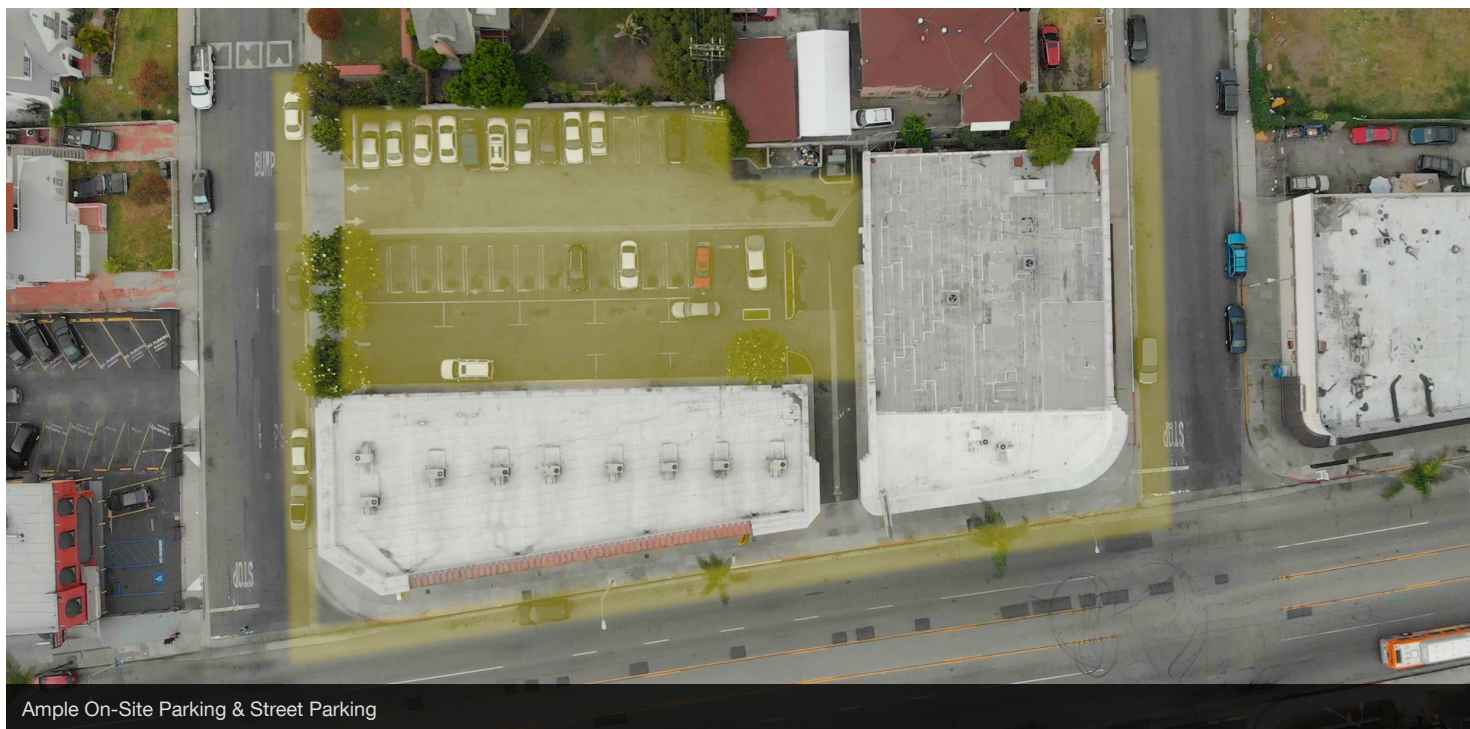
****DRIVE BY ONLY****

****DO NOT DISTURB TENANTS!!!****

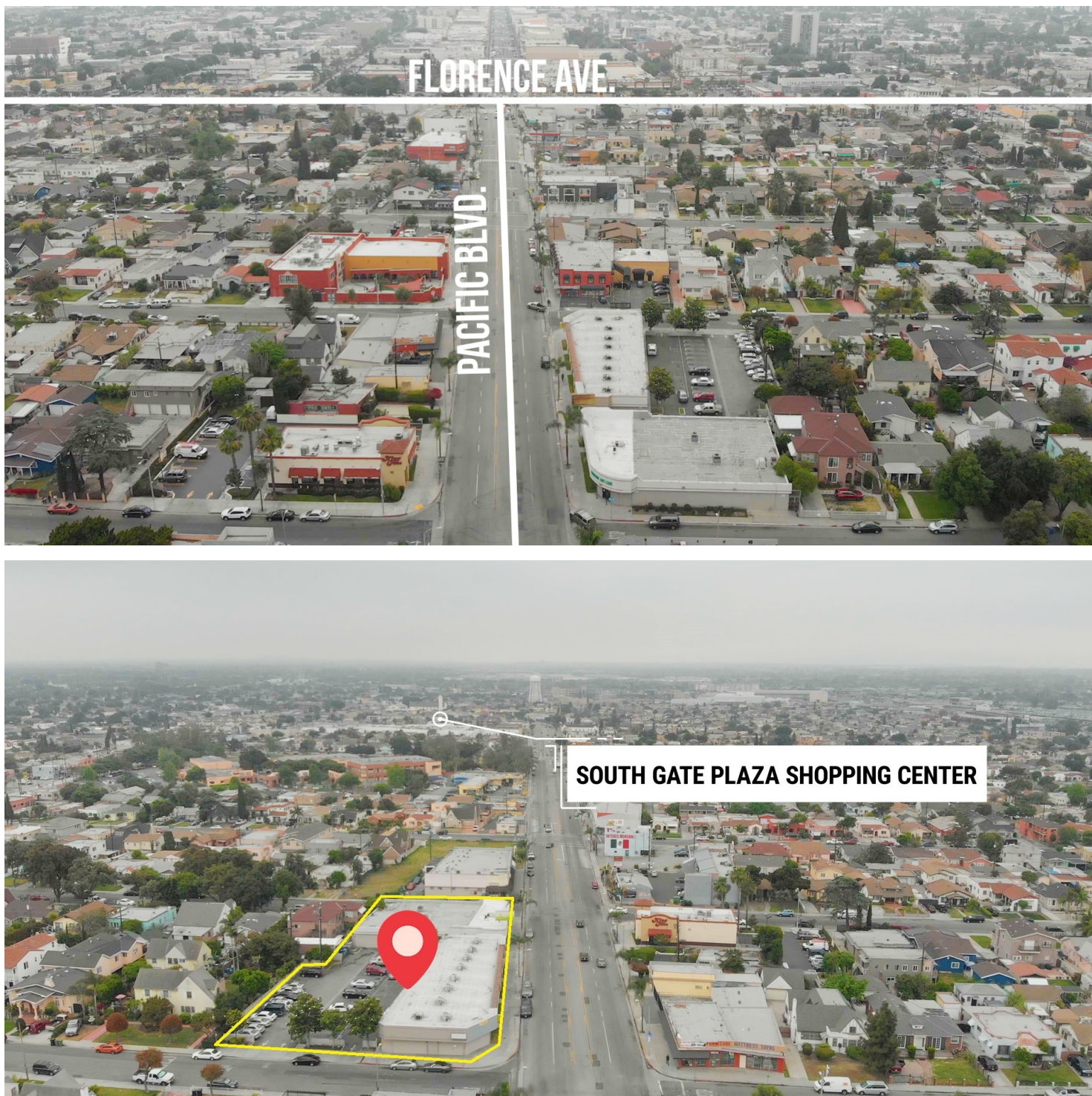
Aerial & Site Plan



Additional Photos



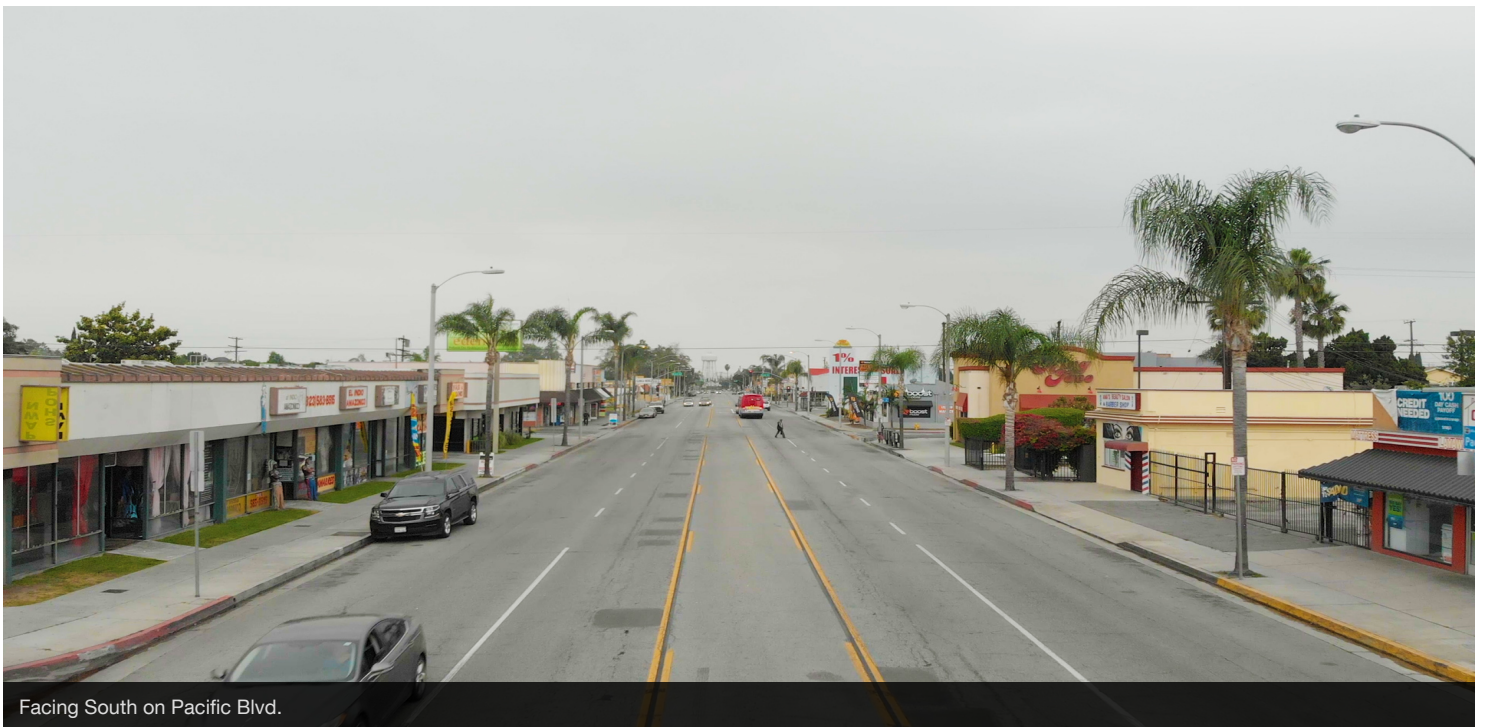
Additional Photos



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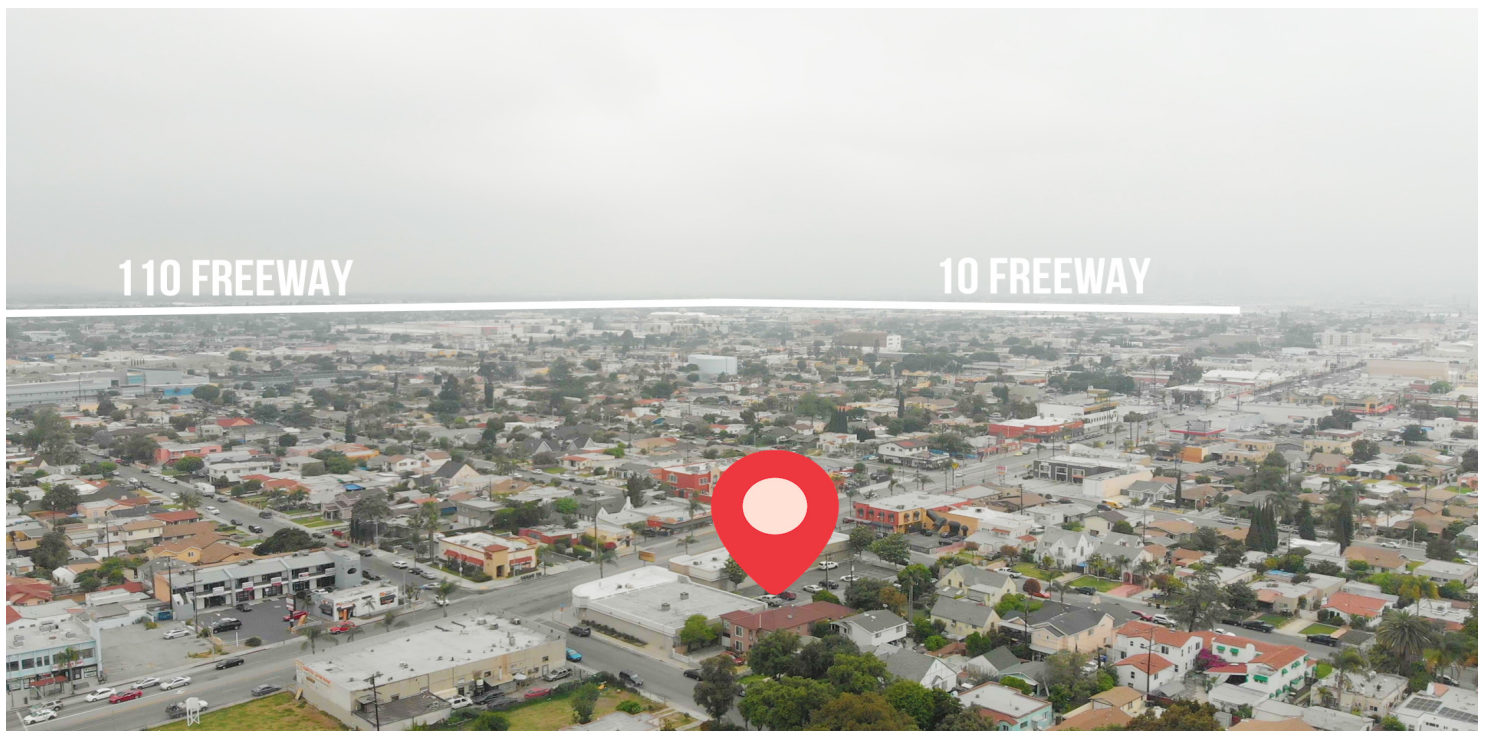


Facing North on Pacific Blvd.

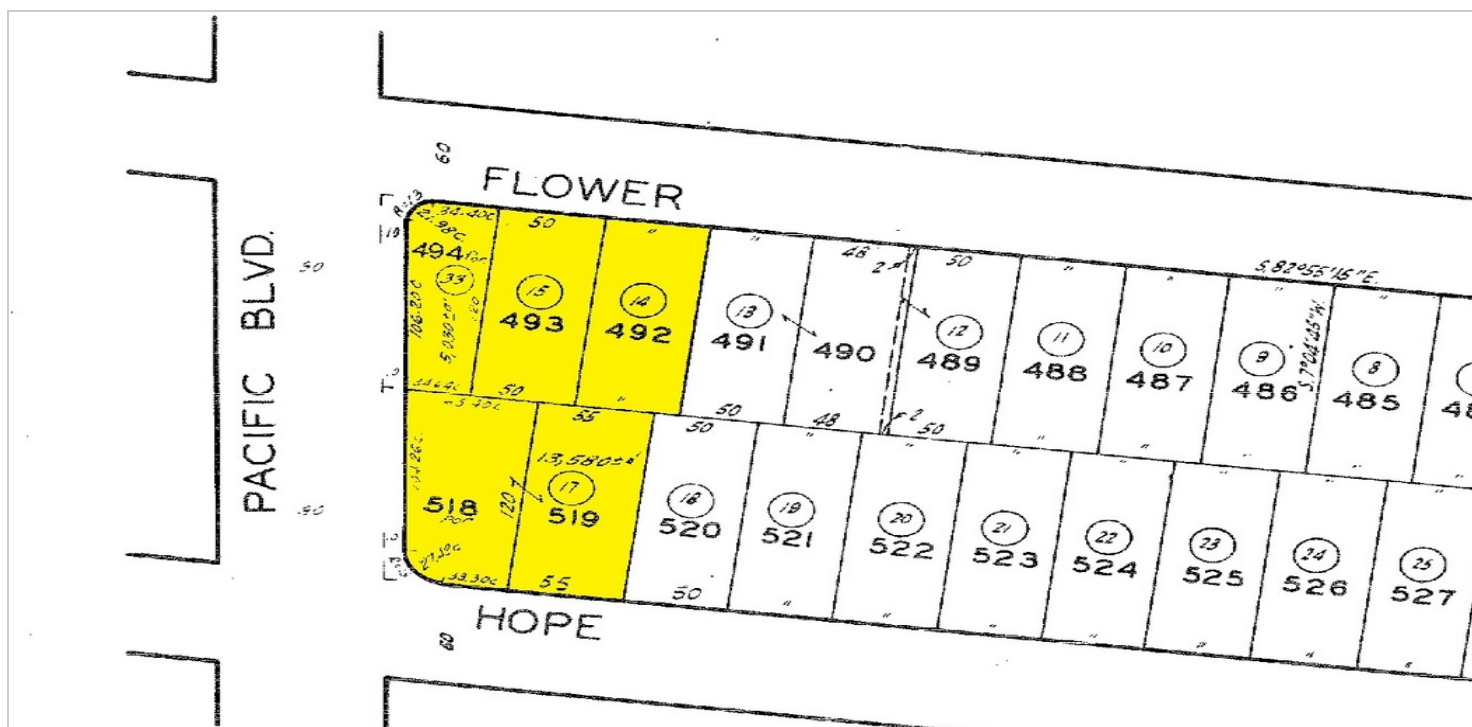


Facing South on Pacific Blvd.

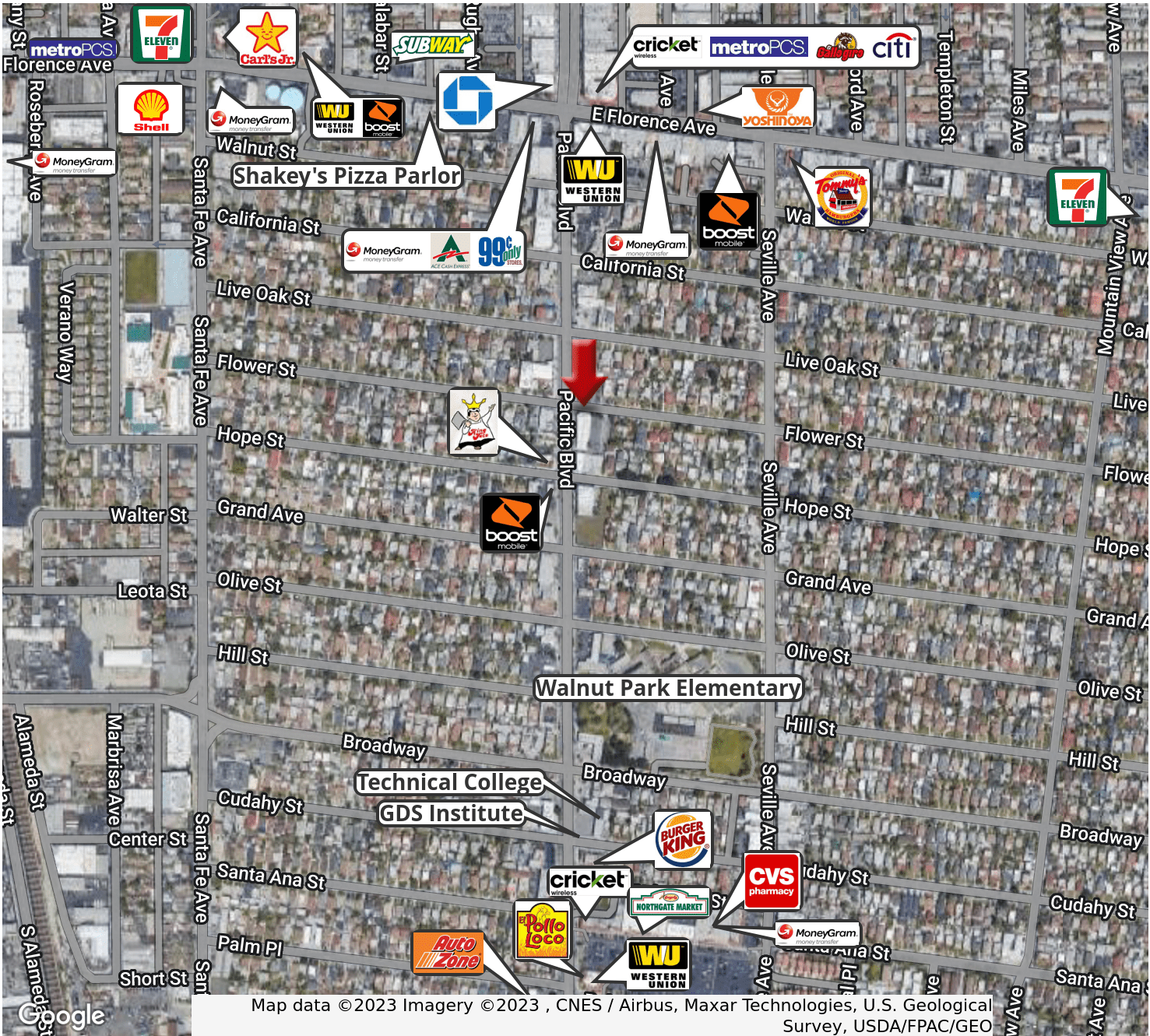
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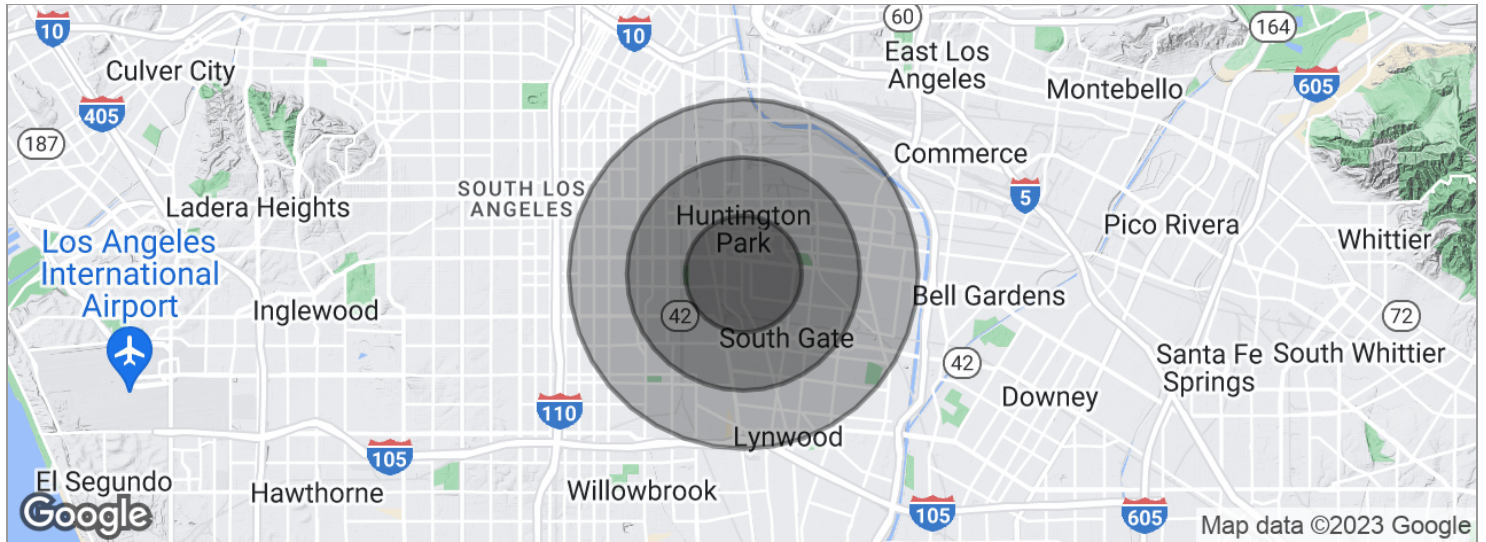
Location Maps



Retailer Map



Demographics Map



| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 65,263 | 205,134 | 425,345 |
| Median age | 29.3 | 28.0 | 27.4 |
| Median age (male) | 28.3 | 26.7 | 26.4 |
| Median age (Female) | 29.8 | 29.3 | 28.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total households | 15,877 | 49,526 | 101,936 |
| # of persons per HH | 4.1 | 4.1 | 4.2 |
| Average HH income | \$44,402 | \$46,116 | \$45,528 |
| Average house value | \$421,906 | \$389,379 | \$387,253 |
| ETHNICITY (%) | 1 MILE | 2 MILES | 3 MILES |
| Hispanic | 97.8% | 93.9% | 90.2% |
| RACE (%) | 1 MILE | 2 MILES | 3 MILES |
| White | 58.2% | 57.3% | 52.1% |
| Black | 0.7% | 4.1% | 7.5% |
| Asian | 0.3% | 0.4% | 0.4% |
| Hawaiian | 0.1% | 0.1% | 0.1% |
| American Indian | 0.2% | 0.4% | 0.4% |
| Other | 39.8% | 36.7% | 38.2% |

* Demographic data derived from 2020 ACS - US Census