

Pacific Arcade Plaza

6324-6338 PACIFIC BLVD., HUNTINGTON PARK, CA 90255



- APPROXIMATELY 32,808 SF RETAIL CENTER; LOCATED ON "THE FAMOUS" PACIFIC BOULEVARD IN HUNTINGTON PARK.
- JUST THREE PARCELS NORTH OF THE MAJOR SIGNALIZED INTERSECTION OF PACIFIC BLVD. & GAGE AVE.
- LARGE FREE CITY PARKING LOT DIRECTLY BEHIND THE PROPERTY IN ADDITION TO AMPLE STREET PARKING.
- **OFFERED AT A 6.6% CAP RATE ON EXISTING 97% OCCUPANCY!!!**
- GREAT FRONTAGE; APPROX. 150 FT ALONG PACIFIC BLVD.; PACIFIC BLVD. IS A MAJOR COMMERCIAL THOROUGHFARE WITH EXCELLENT FOOT & CAR TRAFFIC COUNTS!
- STRONG TENANCY; WITH LONG TERM & SEASONED TENANTS.
- EXCELLENT DEMOGRAPHICS: OVER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 390,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this excellent retail investment opportunity on "The Famous" Pacific Blvd. in Huntington Park, just three parcels north of the major signalized intersection of Pacific Blvd. & Gage Ave.

This two-story retail center consists of an approximately 32,808 SF of improvements on 22,793 SF HP-CBD zoned lot. The subject offering also has a corridor which connects Pacific Blvd. to the large city parking lot directly at its rear. The parking lot is free to all customers.

This offering consists of approximately 27 units. The average tenancy for all tenants is over 7 years!

The subject property will attract an investor who is looking for a 97% occupied retail property offered at a 6.6% CAP Rate on existing occupancy in an infill location with great foot and car traffic counts.

LOCATION OVERVIEW

Pacific Blvd. is a major commercial thoroughfare that offers excellent foot and car traffic counts! The property has excellent frontage with approximately 150 Feet along Pacific Blvd.

There is an excellent tenant mix in the immediate area including: 7-Eleven, Walgreens, 99 Cents Only, Bank of Hope, Chase Bank, CVS, Fallas Peredes, JC Penney, La Curacao, Superior Grocers, and WSS Shoes, to name a few. (Pg. 13)

Huntington Park is located in the Los Angeles MSA and is one of the most dense sub-markets. Huntington Park is located just 10 minutes (4 miles) from Downtown Los Angeles. Pacific Boulevard is the Main North/South thoroughfare in Huntington Park and the Surrounding Area and the 2nd strongest retail strip in Los Angeles County!

The area provides strong demographics; Over 50,000 people reside within a 1-mile radius and over 390,000 people residing within a 3 mile radius, thus providing excellent density!



Income Summary



INVESTMENT SUMMARY

Price:	\$6,950,000
Year Built: (Construction)	1987 & 1990
SF:	32,808
Price / SF:	\$211.84
Lot Size (SF):	22,793
Floors:	2
Parking:	Rear & Street
Zoning:	HP-CBD
APN:	6320-030-027;033
Current Cap Rate:	6.6%
Proforma Cap Rate:	7.4%

TENANT ANNUAL SCHEDULED INCOME

	Actual	Proforma
Gross Rent	\$630,733	\$683,913
TOTALS	\$630,733	\$683,913

ANNUALIZED INCOME

	Actual	Proforma
Gross Potential Rent	\$630,733	\$683,913
Less: Vacancy	(\$24,000)	(\$20,517)
Effective Gross Income	\$606,733	\$663,396
Less: Expenses	(\$152,158)	(\$153,138)
Reimbursements	\$1,476	\$1,476
Net Operating Income	\$456,051	\$511,734

ANNUALIZED EXPENSES

	Actual	Proforma
Property Taxes	\$83,400	\$83,400
Insurance	\$22,450	\$22,450
Utilities	\$7,322	\$7,322
Trash	\$8,287	\$8,287
Elevator	\$2,069	\$2,069
Supplies	\$1,850	\$1,850
Telephone	\$1,648	\$1,648
Repairs & Maintenance	\$6,000	\$6,000
Alarm	\$210	\$210
Management	\$18,922	\$19,902
Total Expenses	\$152,158	\$153,138
Expenses Per RSF	\$4.64	\$4.67

Rent Roll

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/ SF	Proforma Monthly Rent	Rent/ SF	Increases	Lease Type
101	VACANT	1,000			\$2,000.00	\$2.00	\$2,000.00	\$2.00		MG
102	Juice/Ice Cream	740	3/11/08	3/31/23	\$3,796.00	\$5.13	\$3,947.84	\$5.33	4%	MG
103A	Womans Accessories	620	1/1/14	m-m	\$1,000.00	\$1.61	\$1,225.00	\$1.98		MG
103B	Body Care & Massage	580	9/1/13	m-m	\$1,137.00	\$1.96	\$1,175.00	\$2.03		MG
104*	Gustavo Beauty Supply	635	7/1/17	6/30/22	\$1,155.00	\$1.82	\$1,212.75	\$1.91	5%	MG
105	Dress Shop	635	3/12/20	3/31/23	\$1,200.00	\$1.89	\$1,224.00	\$1.93	2%	MG
106	Homeopathic Medicine	560	8/12/16	m-m	\$1,135.00	\$2.03	\$1,150.00	\$2.05		MG
107	Immigration & Legal Services	335	5/1/13	4/30/21	\$832.65	\$2.49	\$874.28	\$2.61	5%	MG
108	AC Fiesta	700	12/1/19	11/30/22	\$1,200.00	\$1.71	\$1,224.00	\$1.75	2%	MG
109	Ojan, Inc - Facial & Skin Care	750	3/1/02	m-m	\$1,250.00	\$1.67	\$1,500.00	\$2.00		MG
110	Accupuncture	800	9/1/95	m-m	\$1,133.00	\$1.42	\$1,600.00	\$2.00		MG
111	The Goods - Beauty Supply	500	3/1/19	2/28/22	\$1,200.00	\$2.40	\$1,236.00	\$2.47	3%	MG
112	Conchagua Restaurant	900	2/1/19	1/31/25	\$3,500.00	\$3.89	\$3,675.00	\$4.08	2%	MG
114	JMY Restaurant	1,500	7/13/15	6/14/29	\$4,350.00	\$2.90	\$4,450.00	\$2.97	\$100	MG
200-206	American Education	4,845	12/1/19	12/31/29	\$7,267.50	\$1.50	\$7,449.19	\$1.54	2.5%	MG
207-210	American Education	3,019	12/1/19	12/31/29	\$4,528.50	\$1.50	\$4,641.71	\$1.54	2.5%	MG
211	Riveria Salon	495	12/1/16	1/31/23	\$1,061.00	\$2.14	\$1,082.22	\$2.19	2%	MG
6334 1/2	Riveria Salon	7,250	3/21/11	1/31/23	\$7,428.46	\$1.02	\$7,577.03	\$1.05	2%	MG
6334	Primor HP Womens	3,319	1/1/14	1/31/22	\$3,100.00	\$0.93	\$3,255.00	\$0.98	5%	MG
6338	Candy Store	3,625	10/15/10	m-m	\$4,137.00	\$1.14	\$6,343.75	\$1.75		MG
Storage	Storage			m-m	\$150.00		\$150.00			
Total Square Feet		32,808			\$52,561.11		\$56,992.77			

Note: * - Pays \$123.00/mo CAM charges in addition to base rent amount.

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

****DRIVE BY ONLY****

Additional Photos



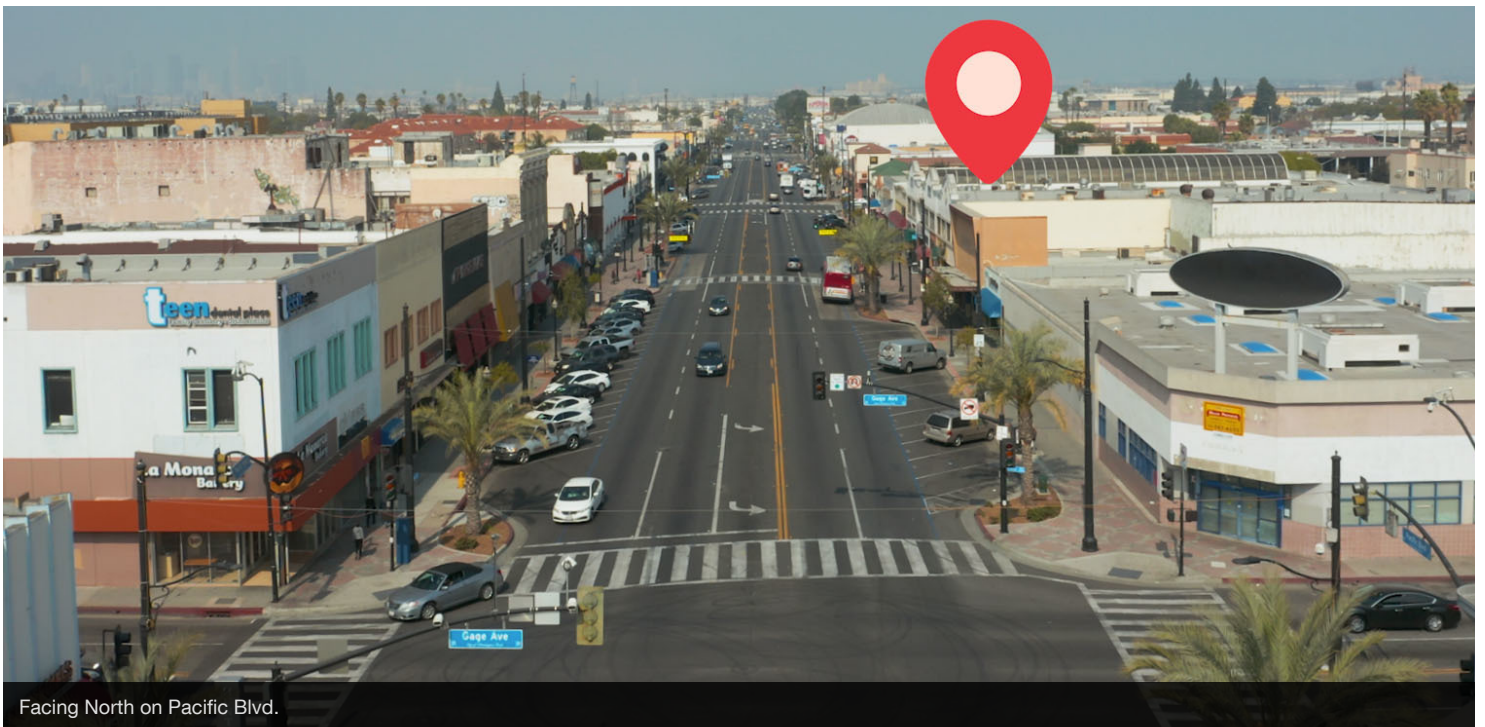
Additional Photos



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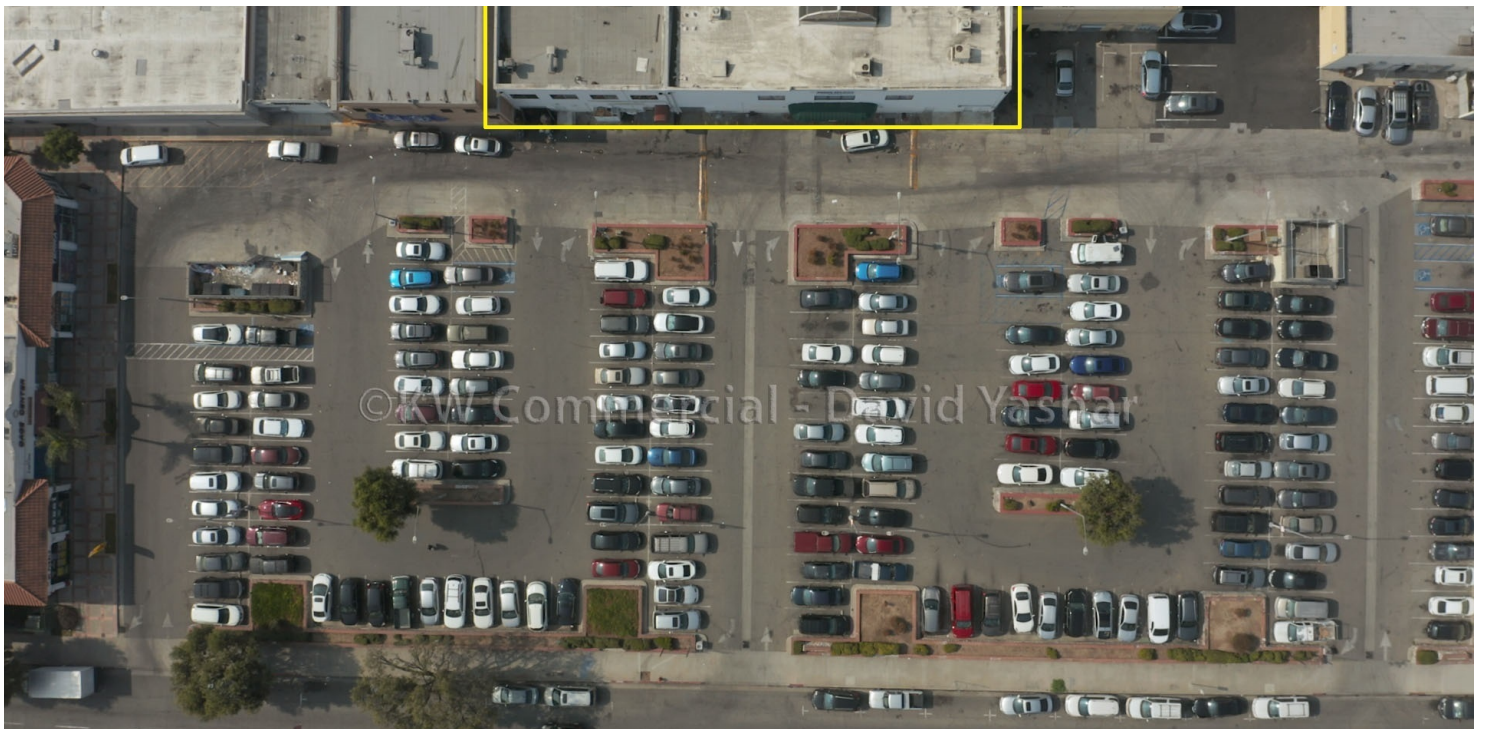


Facing South on Pacific Blvd.



Facing North on Pacific Blvd.

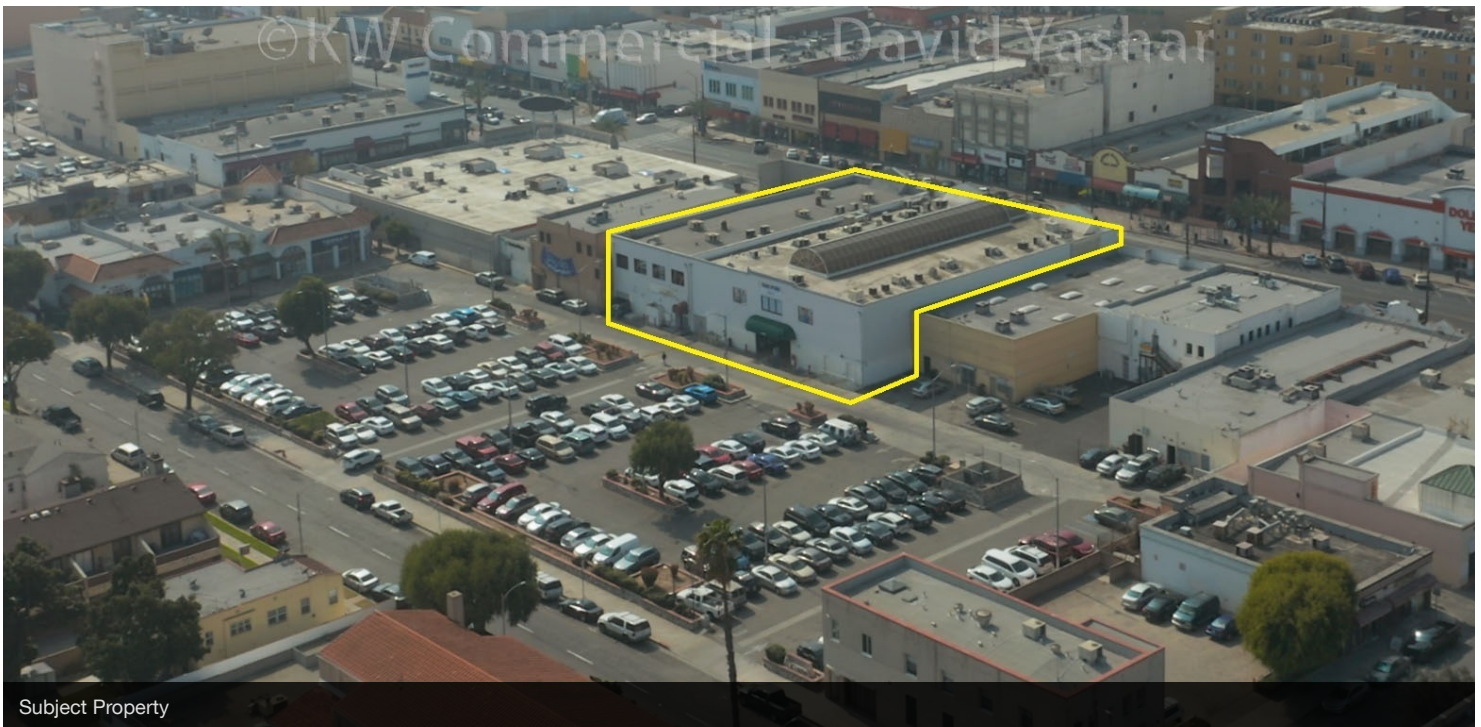
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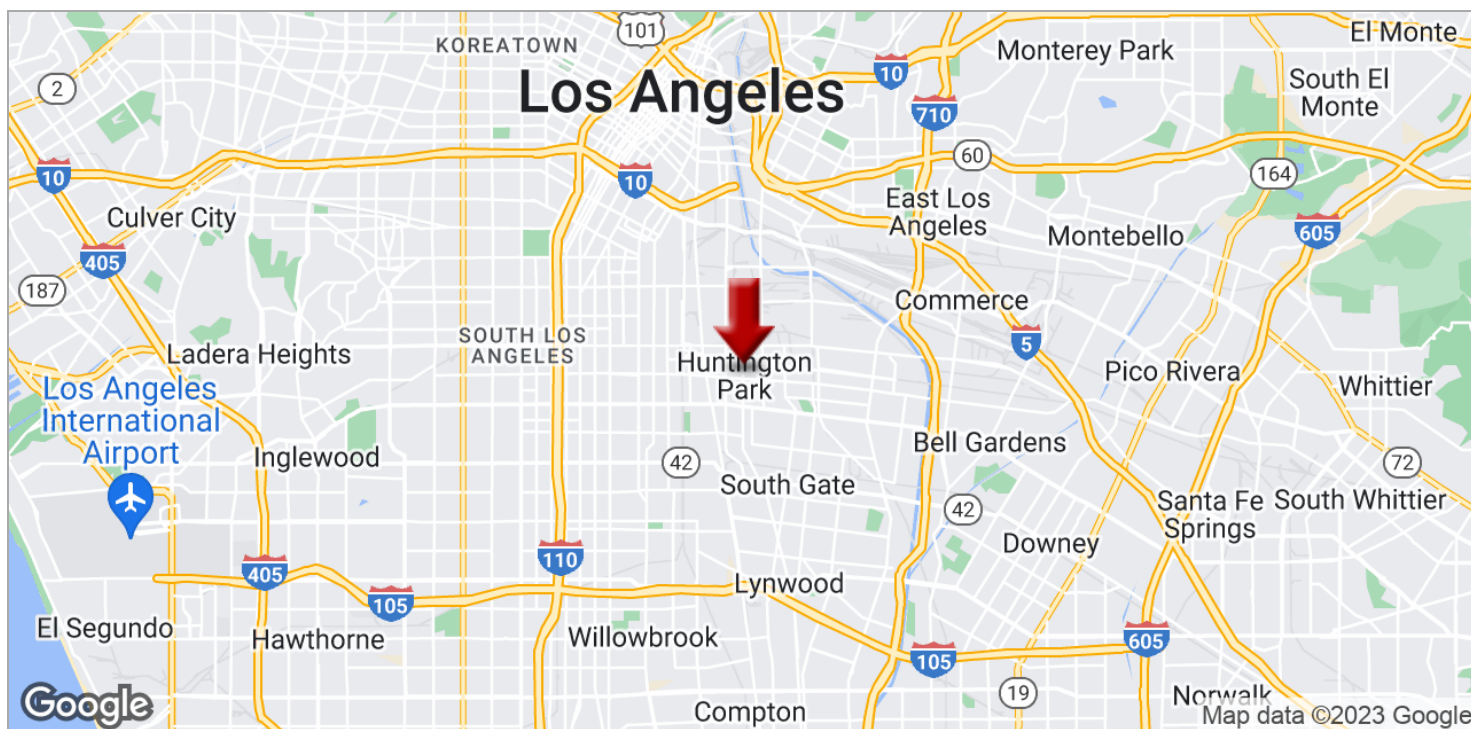


Parking Lot at Rear of Subject Property

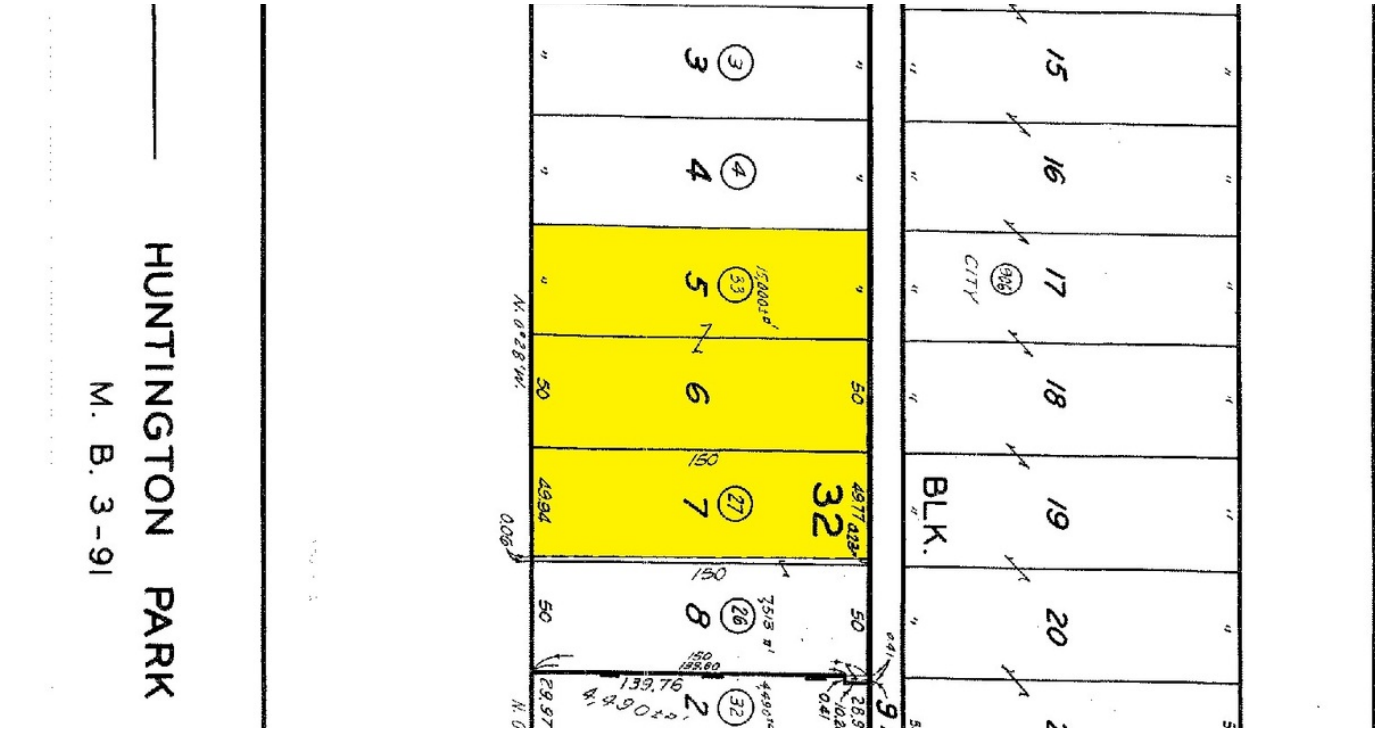


Subject Property

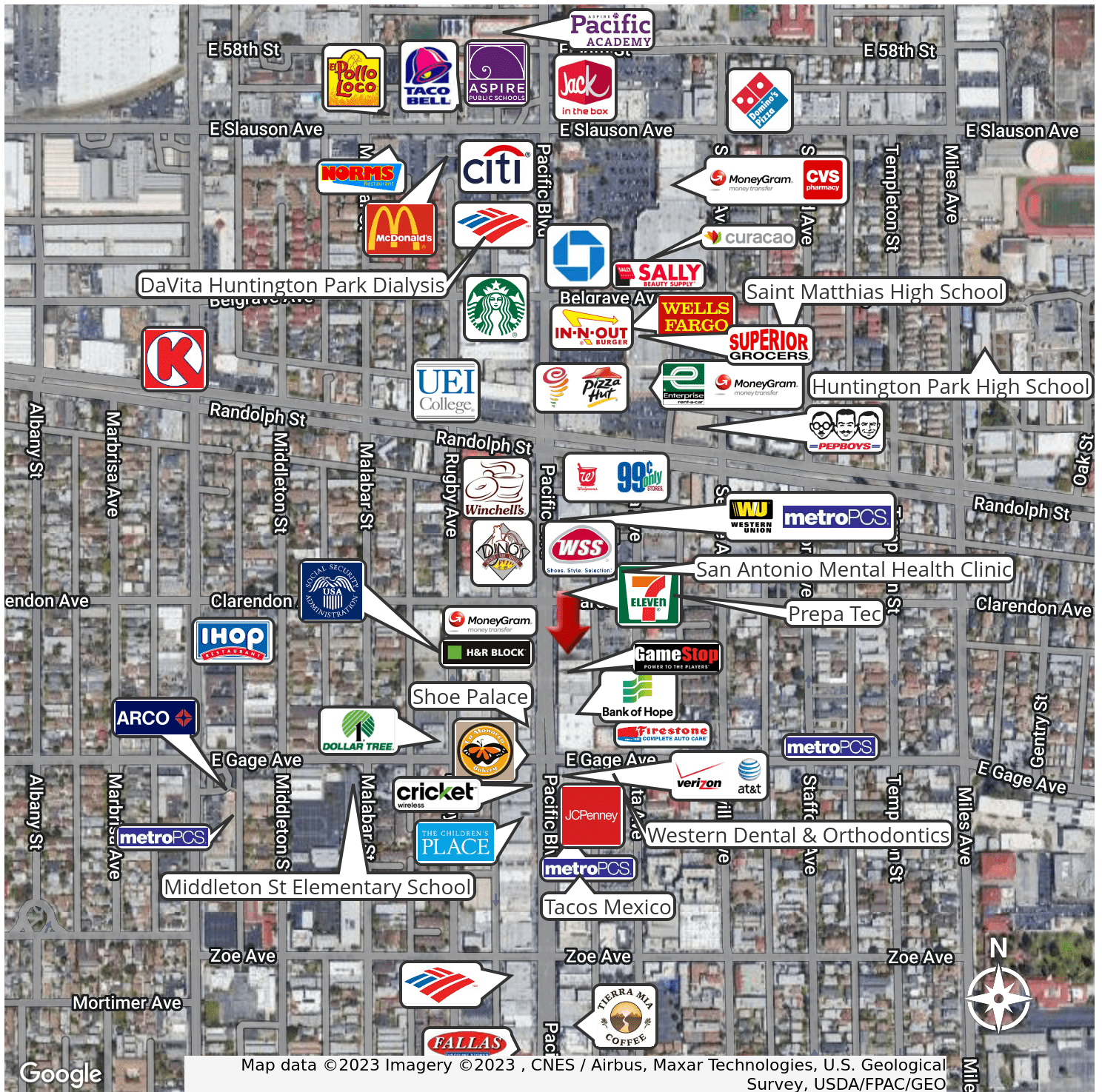
Location Maps



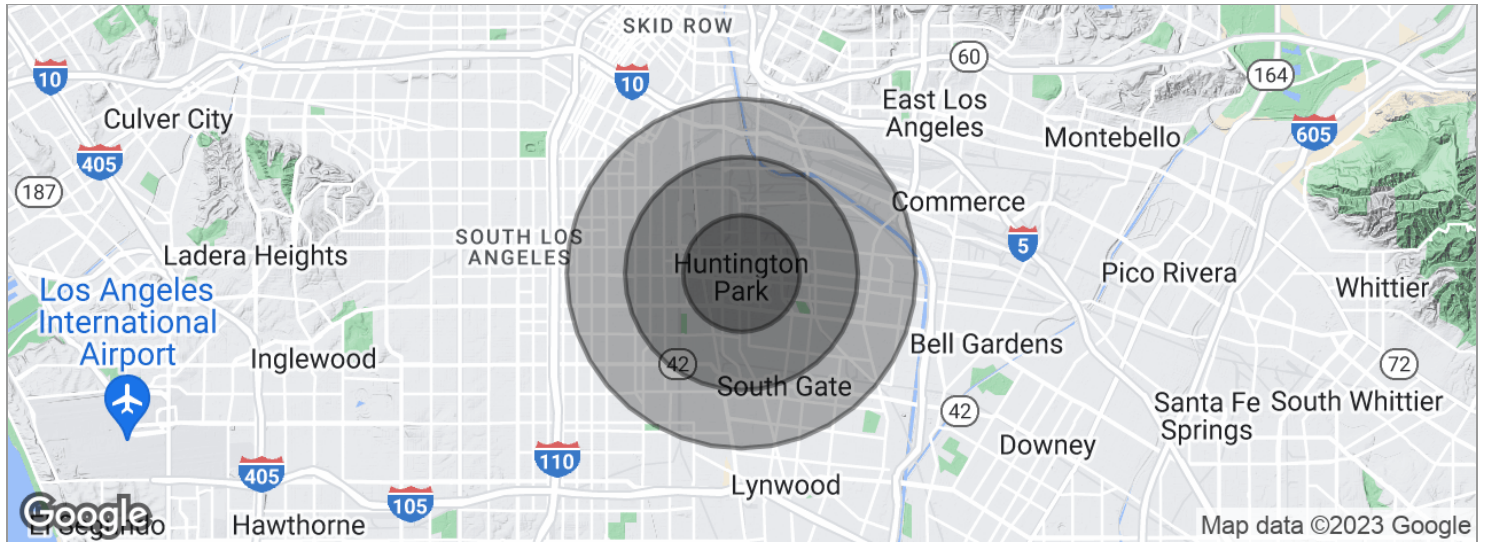
Aerial Map



Retailer Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	51,532	172,545	392,228
Median age	29.6	28.0	27.4
Median age (male)	28.5	27.1	26.4
Median age (Female)	30.4	28.7	28.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	12,971	41,216	94,089
# of persons per HH	4.0	4.2	4.2
Average HH income	\$44,391	\$46,372	\$44,974
Average house value	\$432,990	\$399,314	\$391,724
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	97.8%	95.5%	91.7%
RACE (%)	1 MILE	2 MILES	3 MILES
White	61.5%	58.0%	51.8%
Black	0.6%	2.5%	6.2%
Asian	0.8%	0.5%	0.5%
Hawaiian	0.2%	0.1%	0.1%
American Indian	0.4%	0.3%	0.4%
Other	35.7%	37.6%	39.9%

* Demographic data derived from 2020 ACS - US Census