

# Retail On "The Famous" Pacific Blvd.

6822 PACIFIC BLVD., HUNTINGTON PARK, CA 90255



- APPROXIMATELY 1.5 ACRES OF COMMERCIAL RETAIL PROPERTY; LOCATED ON "THE FAMOUS" PACIFIC BLVD. IN HUNTINGTON PARK.
- JUST ONE PARCEL NORTH OF THE SIGNALIZED INTERSECTION OF PACIFIC BLVD. & SATURN AVE.
- ON-SITE PARKING, AS WELL AS A LARGE FREE CITY PARKING LOT DIRECTLY BEHIND THE PROPERTY IN ADDITION TO AMPLE STREET PARKING.
- GOOD FRONTAGE; APPROX. 57 FT ALONG PACIFIC BLVD.; PACIFIC BLVD. IS A MAJOR COMMERCIAL THOROUGHFARE WITH EXCELLENT FOOT & CAR TRAFFIC COUNTS!
- STRONG TENANCY; WITH LONG TERM & SEASONED TENANTS. AVERAGE TENANCY OF JUST UNDER 30 YEARS!!!
- EXCELLENT DEMOGRAPHICS: OVER 60,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 400,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

**David Yashar, ICSC Member**

Director  
DYashar@kw.com  
(310) 724-8043  
DRE# 01102638

**Omid Saleh**

OSaleh@kw.com  
(310) 724-8066  
DRE# 01980838

**Eric Simonyan**

ESimonyan@kw.com  
(310) 724-8066  
DRE# 01984661

**Keller Williams Realty Westside**

Phone: (310) 482-2500

• 10960 Wilshire Blvd Suite 100

• Los Angeles, CA 90024

• [www.DavidYashar.com](http://www.DavidYashar.com)

# Confidentiality & Disclaimer

6822 PACIFIC BLVD., HUNTINGTON PARK, CA 90255

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Torrance, CA in compliance with all applicable fair housing and equal opportunity laws.

*PRESENTED BY:*

**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.



# Property Description



## PROPERTY OVERVIEW

KW Commercial is pleased to present this 7,700 SF (per seller) Street Retail Building with mezzanine on 8,589 SF HP-CBD zoned lot. The building has good frontage with approximately 57 Feet along "The Famous" Pacific Blvd, just one parcel north of the signalized intersection of Pacific Blvd. & Saturn Ave. It is just one block north of the major signalized intersection of Pacific Blvd and Florence Ave.

The offering consists of 3 retail stores: a Restaurant, Clothing Store and a Photographic Business. The Clothing Store also has an additional mezzanine space. The average tenancy for this property is just under 30 years. The Restaurant has been at this location for over 15 years and the Clothing Store & Photographic Business have been at this location for over 33 years!

The property has on-site parking in the rear, which is accessible via the alley. The city also provides a large public parking lot behind the property, which is free to customers, in addition to ample street parking.

This opportunity will attract an investor looking to take advantage of the property's excellent location, with seasoned tenants, and good frontage in an infill location.

## LOCATION OVERVIEW

Pacific Blvd. is a major commercial thoroughfare that offers excellent foot and car traffic counts!

There is an excellent tenant mix in the immediate area including: 99 Cents Only, Chase Bank, Fallas Peredes, Foot Locker, King's Buffet, El Gallo Giro, Citi Bank, BBVA Bancormer, Yoshinoya, Tommy's, 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 60,000 people reside within a 1 mile radius and over 400,000 people residing



# Income Summary



## INVESTMENT SUMMARY

Price:	\$2,650,000
Year Built:	1938
SF (per title)	5,700
Price / SF:	\$464.91
SF (w/mezz)	7,700
Price / SF:	\$344.16
Lot Size (SF):	8,589
Floors:	1 + Mezz
Parking:	On-Site Rear
Zoning:	HP-CBD
APN:	6322-017-012
Current Cap Rate:	5.8%
Proforma Cap Rate:	6.3%

## TENANT ANNUAL SCHEDULED INCOME

	Actual	Proforma
Gross Rent	\$194,100	\$211,905
<b>TOTALS</b>	<b>\$194,100</b>	<b>\$211,905</b>

## ANNUALIZED INCOME

	Actual	Proforma
Gross Potential Rent	\$194,100	\$211,905
Less: Vacancy	\$0	(\$4,238)
<b>Effective Gross Income</b>	<b>\$194,100</b>	<b>\$207,667</b>
Less: Expenses	(\$40,843)	(\$41,250)
<b>Net Operating Income</b>	<b>\$153,257</b>	<b>\$166,417</b>

## ANNUALIZED EXPENSES

	Actual	Proforma
Property Taxes	\$31,800	\$31,800
Insurance	\$2,500	\$2,500
Water	\$720	\$720
Electricity	TENANT	TENANT
Trash	TENANT	TENANT
Management	\$5,823	\$6,230
<b>Total Expenses</b>	<b>\$40,843</b>	<b>\$41,250</b>
<b>Expenses Per RSF</b>	<b>\$7.17</b>	<b>\$7.24</b>

# Rent Roll

## Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/ SF	Proforma Monthly Rent	Rent/ SF	Increases	Options	Lease Type
6822*	Restaurant	1,300	11/1/18	10/31/23	\$5,775.00	\$4.44	\$6,063.75	\$4.66	5%	(1)2yr @ FMV	GROSS
6824**	Clothing Store	5,100	1/1/87	m-m	\$6,000.00	\$1.18	\$6,975.00	\$1.37			GROSS
6828	Photographic Business	1,300	1/1/86	m-m	\$4,400.00	\$3.38	\$4,620.00	\$3.55	5%		GROSS
<b>Total Square Feet</b>		<b>7,700</b>			<b>\$16,175.00</b>		<b>\$17,658.75</b>				

Note:

\* Tenant has been at this location for over 15 years.

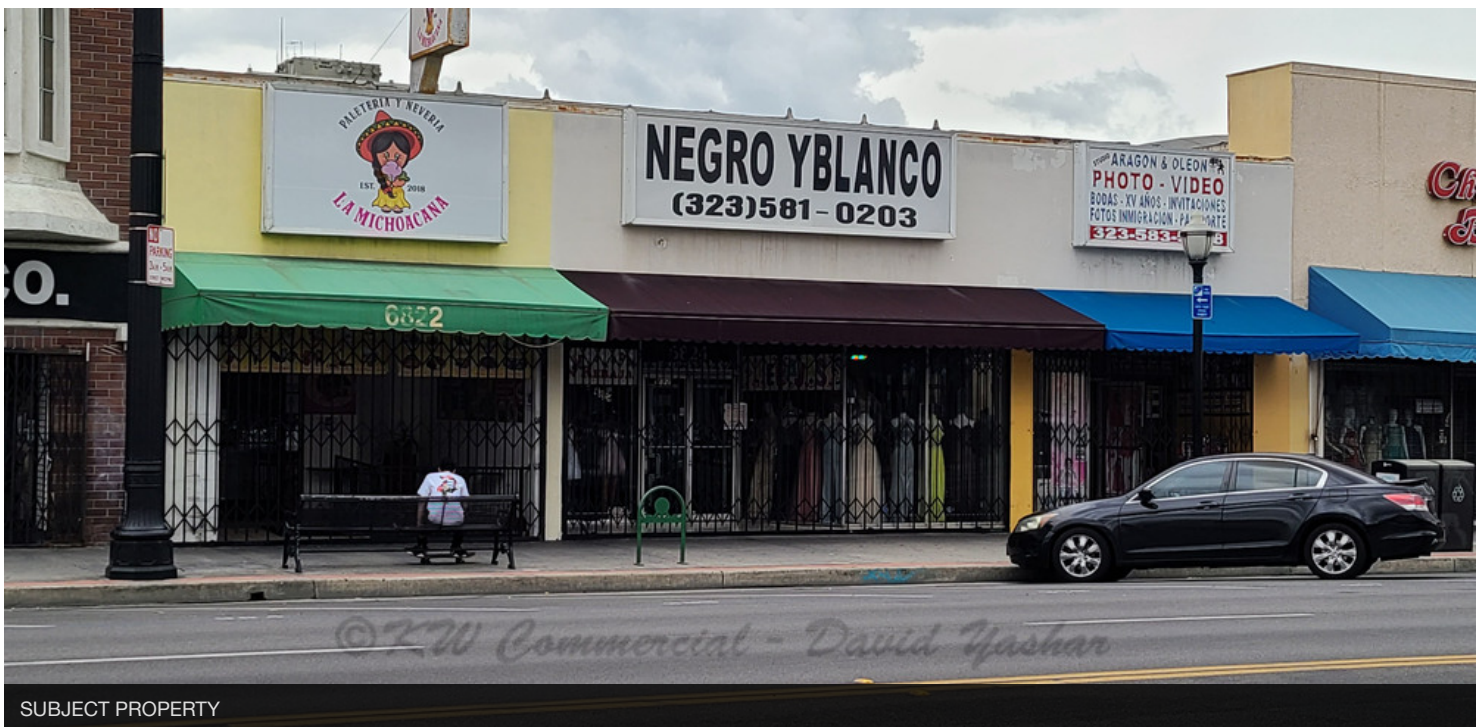
\*\* Tenant SF includes an additional 2,000SF mezzanine not showing on title

(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



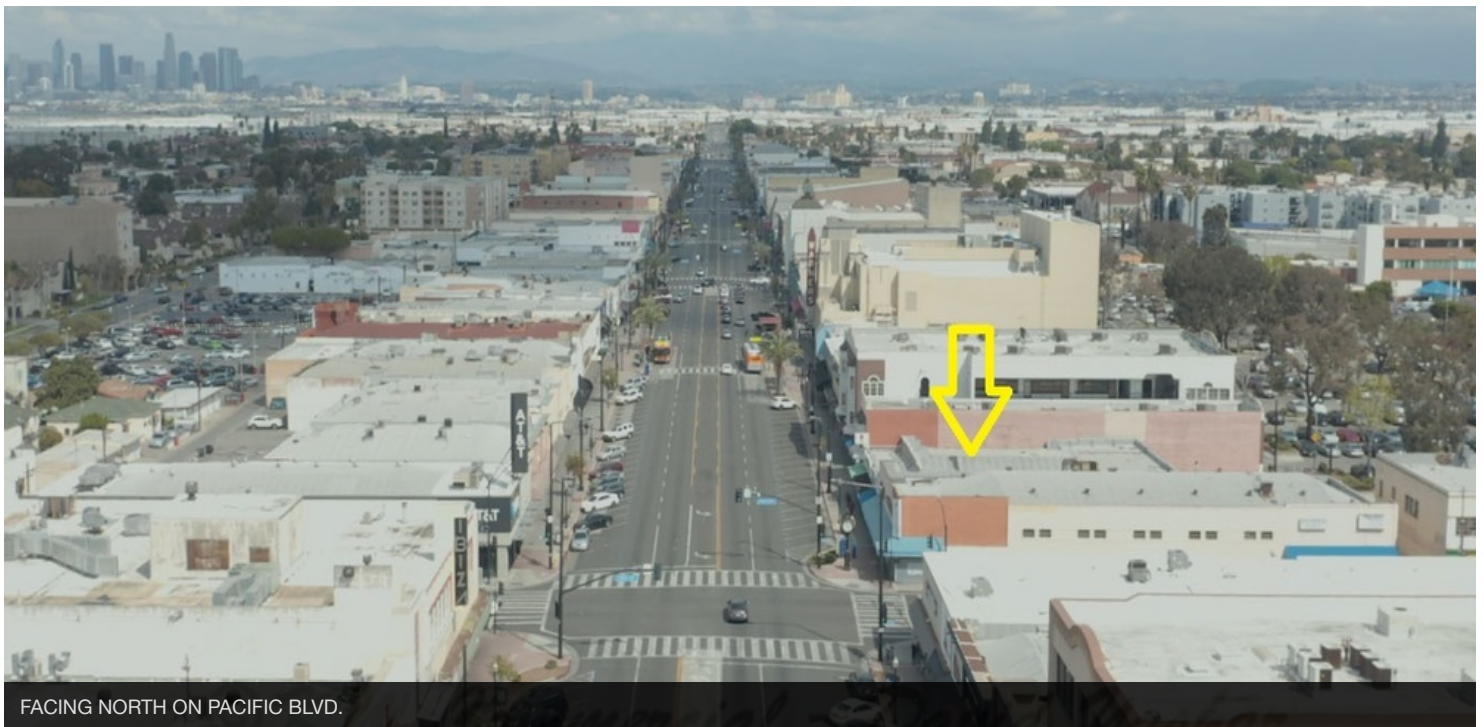
SUBJECT PROPERTY



REAR OF SUBJECT PROPERTY

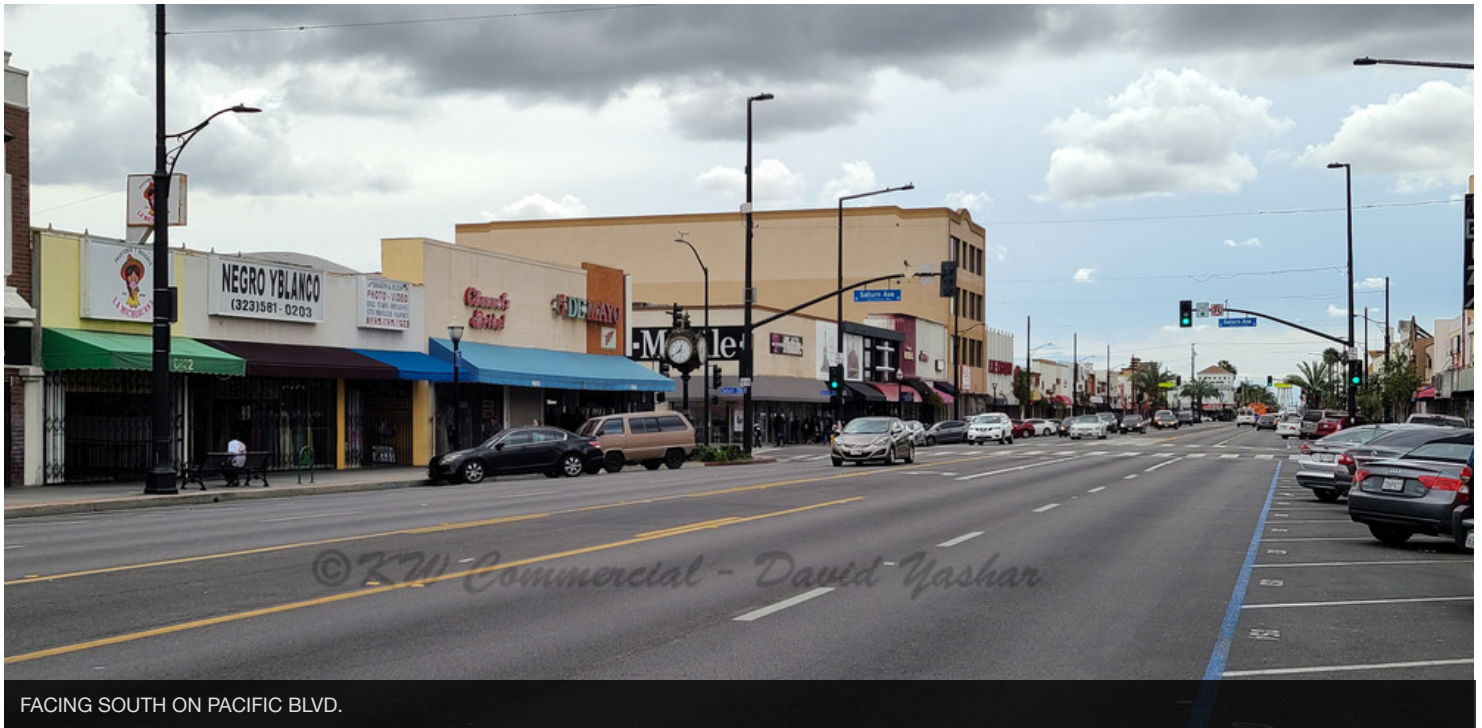


## Additional Photos





## Additional Photos





## Additional Photos



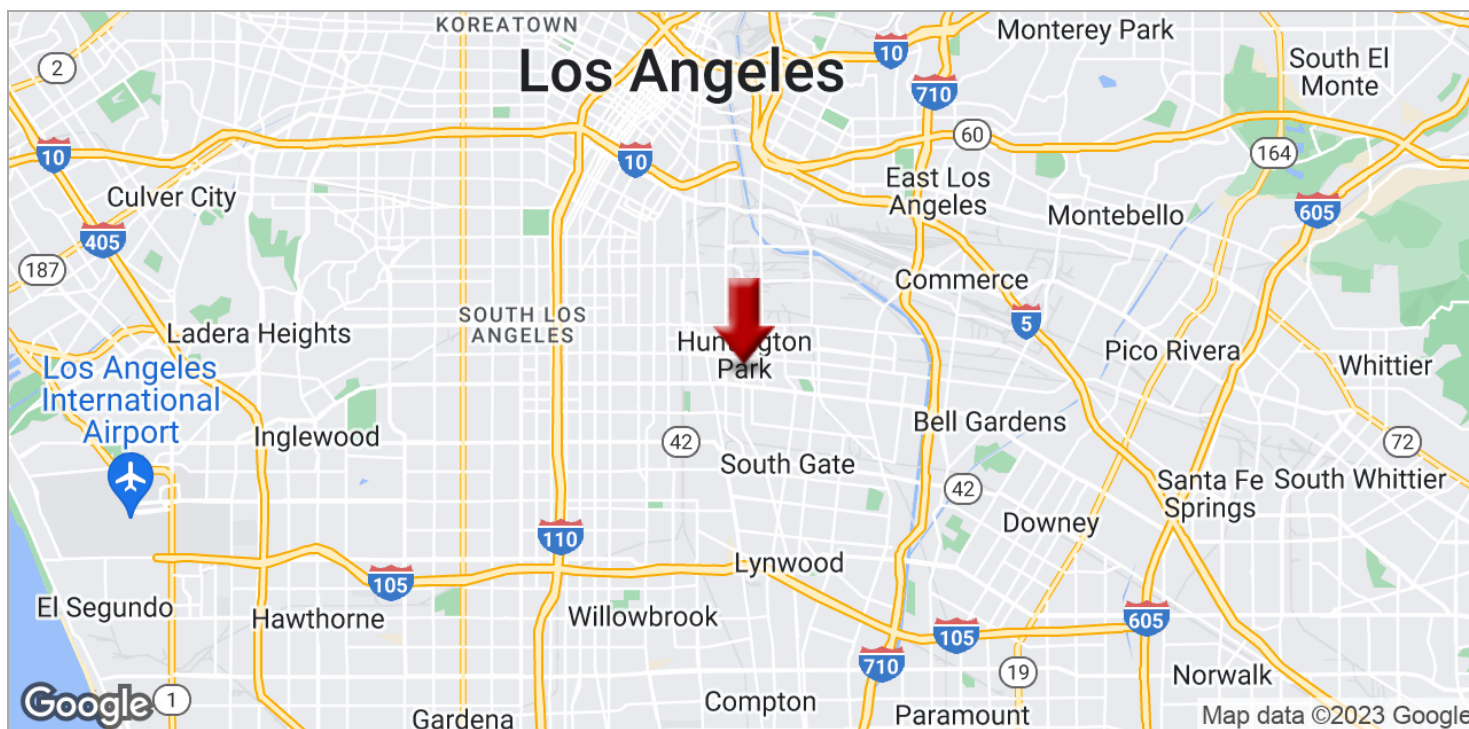
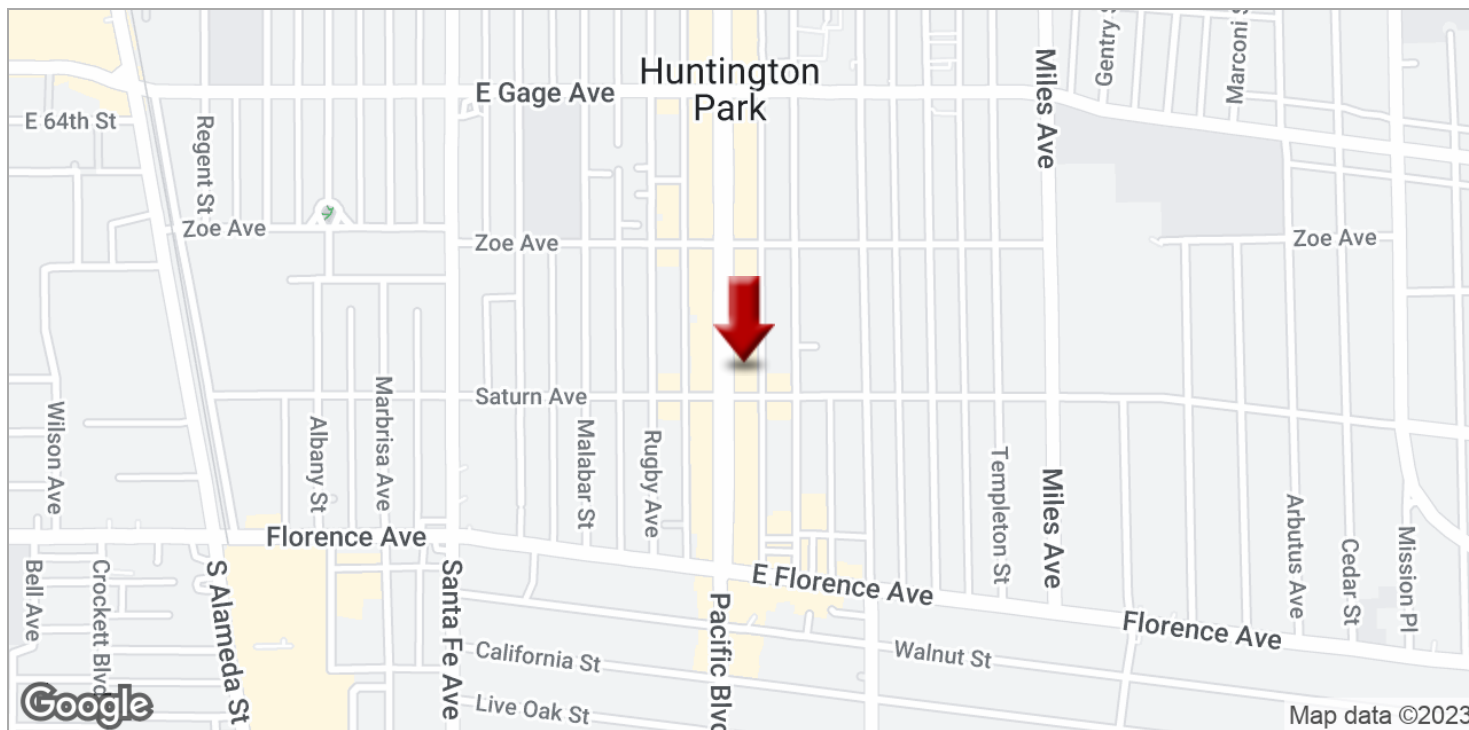
FACING PARKING IN REAR



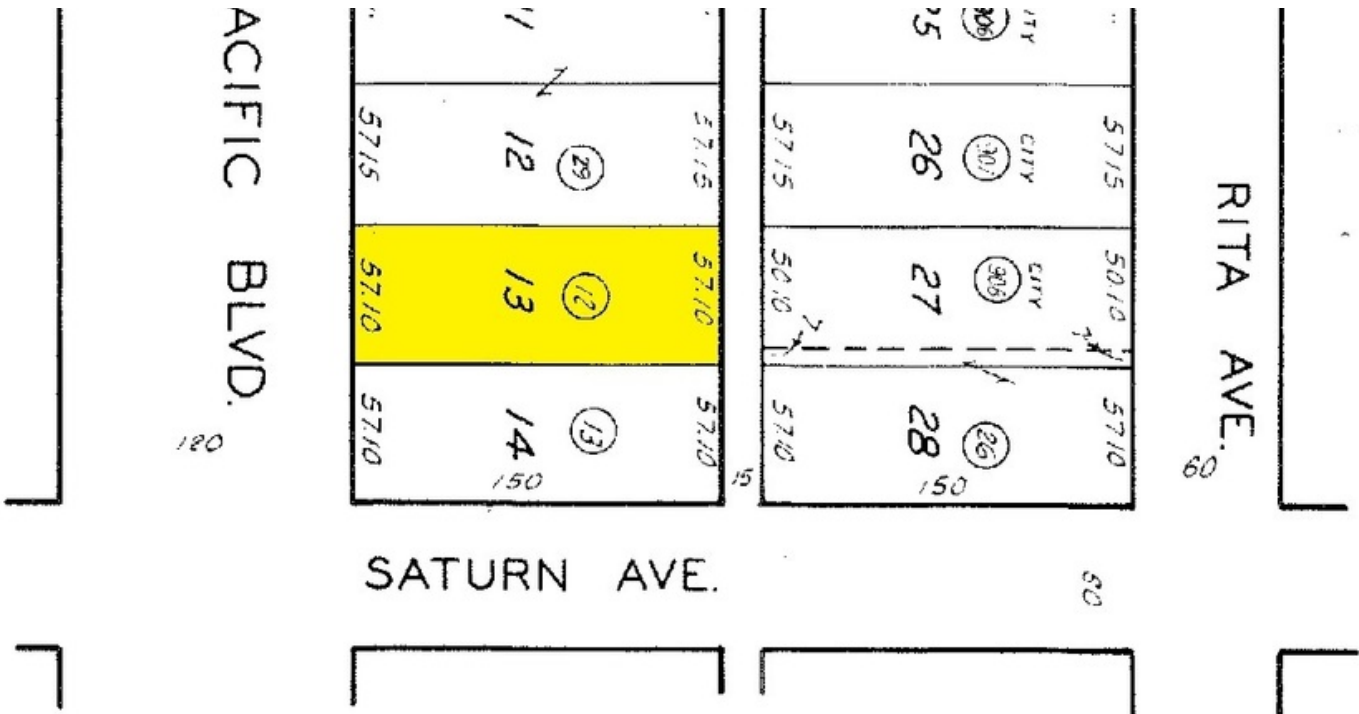
CITY PROVIDED PARKING LOT BEHIND THE PROPERTY



## Location Maps

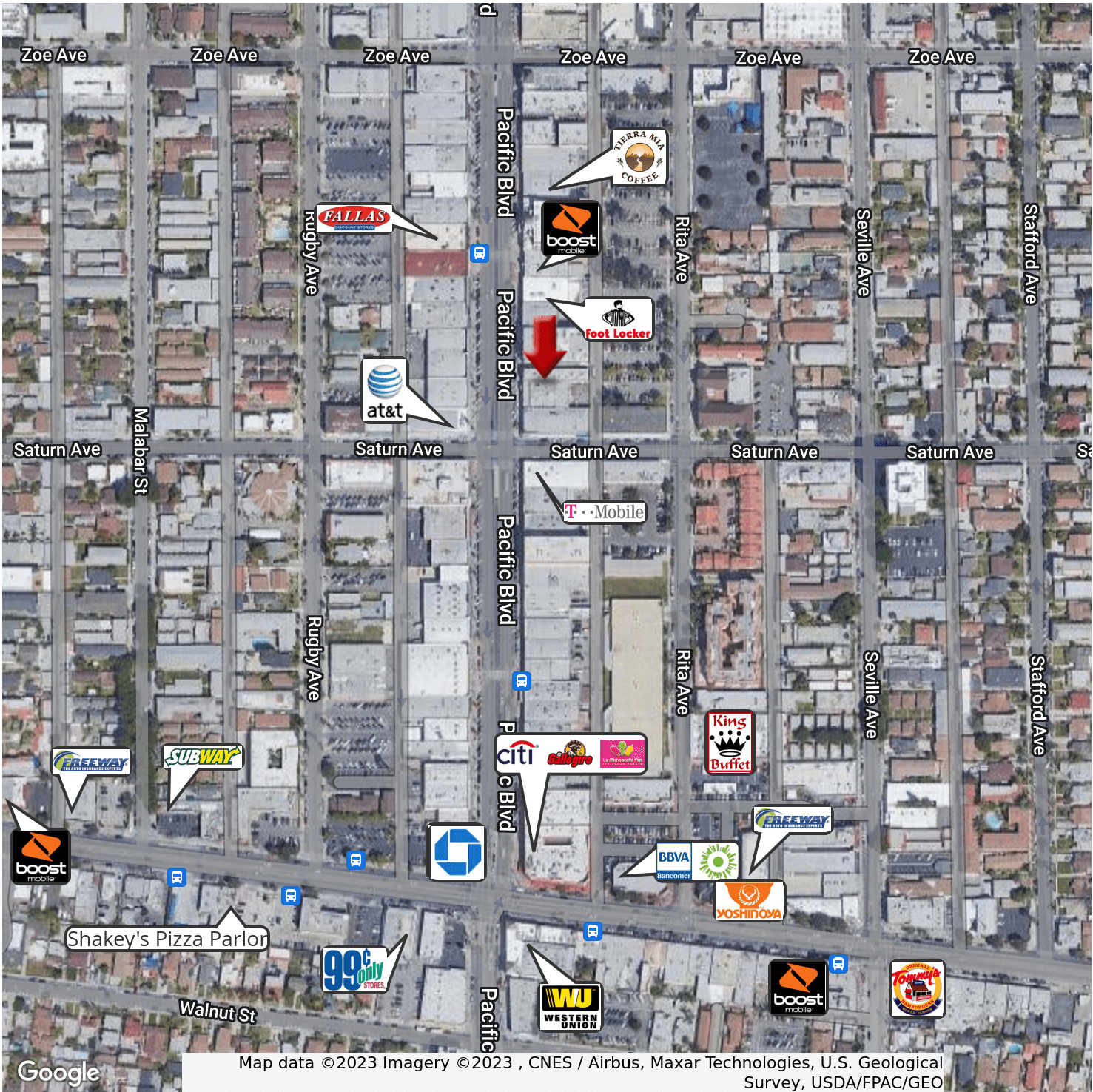


# Aerial & Plat Map



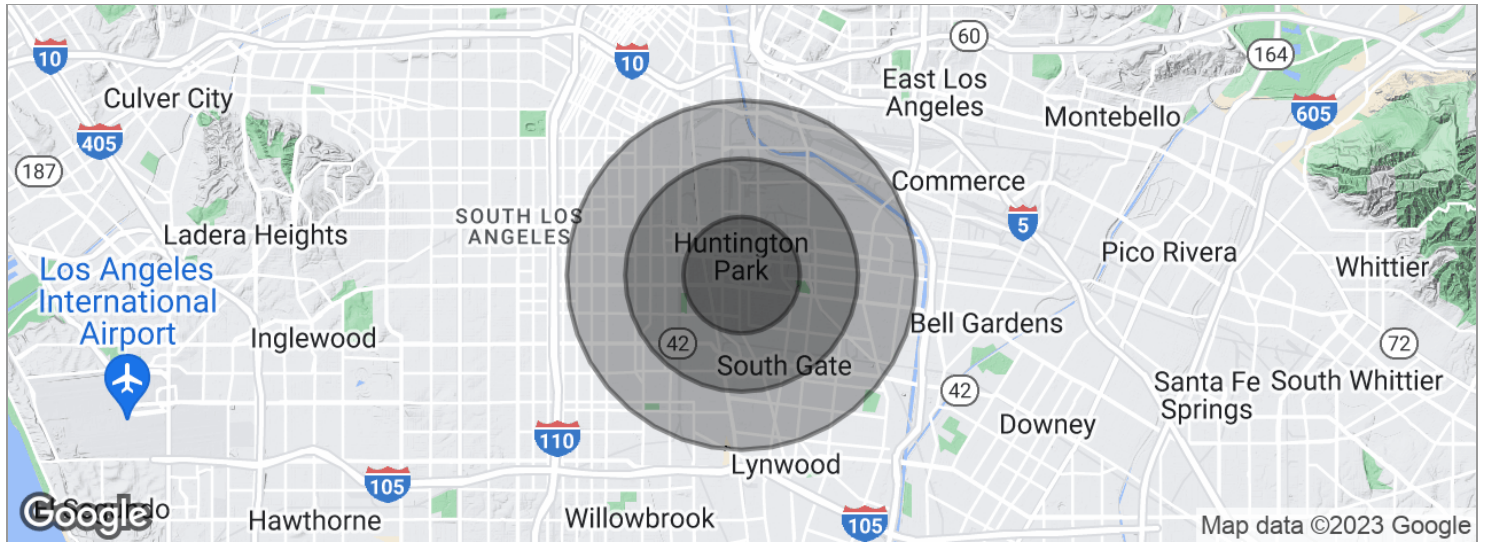


# Retailer Map





# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	62,075	187,890	401,560
Median age	29.7	28.0	27.4
Median age (male)	28.8	27.0	26.4
Median age (Female)	30.3	29.0	28.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	15,304	45,219	96,374
# of persons per HH	4.1	4.2	4.2
Average HH income	\$44,390	\$46,284	\$45,478
Average house value	\$424,120	\$396,112	\$387,702
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	97.8%	95.2%	91.1%
RACE (%)	1 MILE	2 MILES	3 MILES
White	61.5%	58.2%	52.2%
Black	0.6%	2.8%	6.7%
Asian	0.5%	0.5%	0.5%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.3%	0.3%	0.4%
Other	36.2%	37.0%	38.9%

\* Demographic data derived from 2020 ACS - US Census