

PRIME ±7,025 SF

PACIFIC BELGRAVE CENTER

6021 PACIFIC BLVD | HUNTINGTON PARK, CA 90255



AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

CBM1.COM

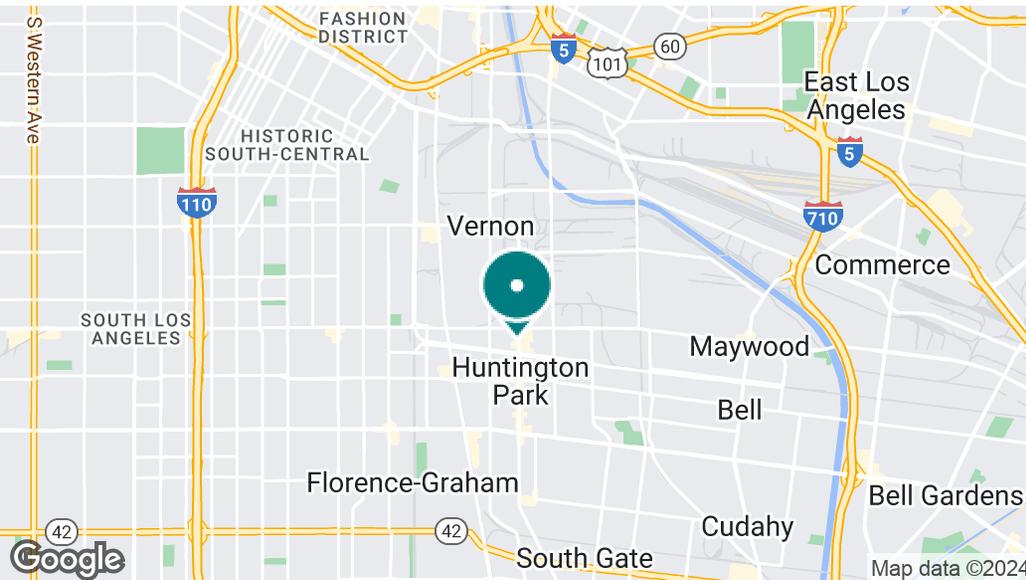
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LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Optimize your business operations with the sublease of a substantial 7025 SF in the sought-after Suites 110-115 at the Pacific Belgrave Center. Beyond the generous space, benefit from a strategic position alongside established co-tenants, creating synergies within a dynamic retail ecosystem. This sublease opportunity is not merely square footage; it's a strategic positioning within a trade area teeming with potential customers.

LOCATION DESCRIPTION

Strategically positioned at 6021 Pacific Blvd in Huntington Park, California, the Pacific Belgrave Center is an integral part of a vibrant commercial landscape. Surrounded by a diverse mix of retail, dining, and service establishments, this location ensures your business is immersed in a bustling environment. The proximity to key transportation routes enhances accessibility, making it a focal point in the thriving retail downtown trade area.

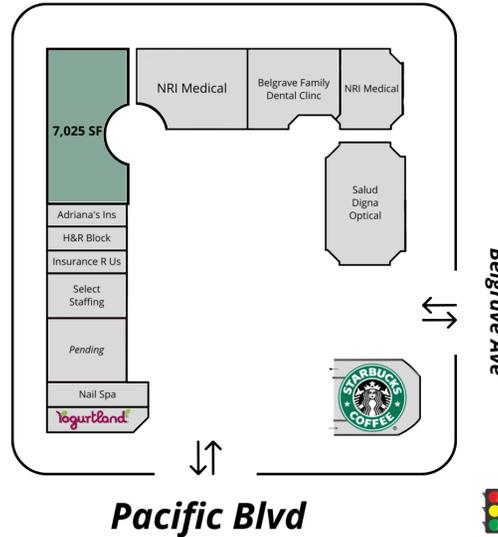
PROPERTY HIGHLIGHTS

- **Prime Location:** Situated in the heart of Huntington Park's major retail corridor with 252 feet of frontage.
- **Strategic Visibility:** Ingress/Egress from both Pacific Boulevard and Belgrave Avenue, ensuring easy access for customers.
- **Thriving Neighbors:** Join a prestigious lineup of neighboring tenants, including Starbucks, Chase Bank, In-N-Out Burger, and more.
- **Robust Daytime Population:** Benefit from a substantial daytime population of 20,026 employees within a 1-mile radius, ensuring a steady flow of potential customers.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	10,469	324,384	1,241,943
Total Population	38,408	1,165,512	3,719,000
Average HH Income	\$54,506	\$58,376	\$74,068

LEGEND

- Available
- Unavailable



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,025 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
110-115	Available	7,025 SF	NNN	Negotiable	Seize the chance to sublease this expansive 7,025 square foot retail space at Belgrave Shopping Center. Boasting ample parking and convenient Ingress/Egress from both Pacific Boulevard and Belgrave Avenue, this versatile space is ready to accommodate your business needs. Join a thriving community of neighboring tenants, including Starbucks, Chase Bank, and In-N-Out Burger, in the heart of Huntington Park's bustling retail intersection.

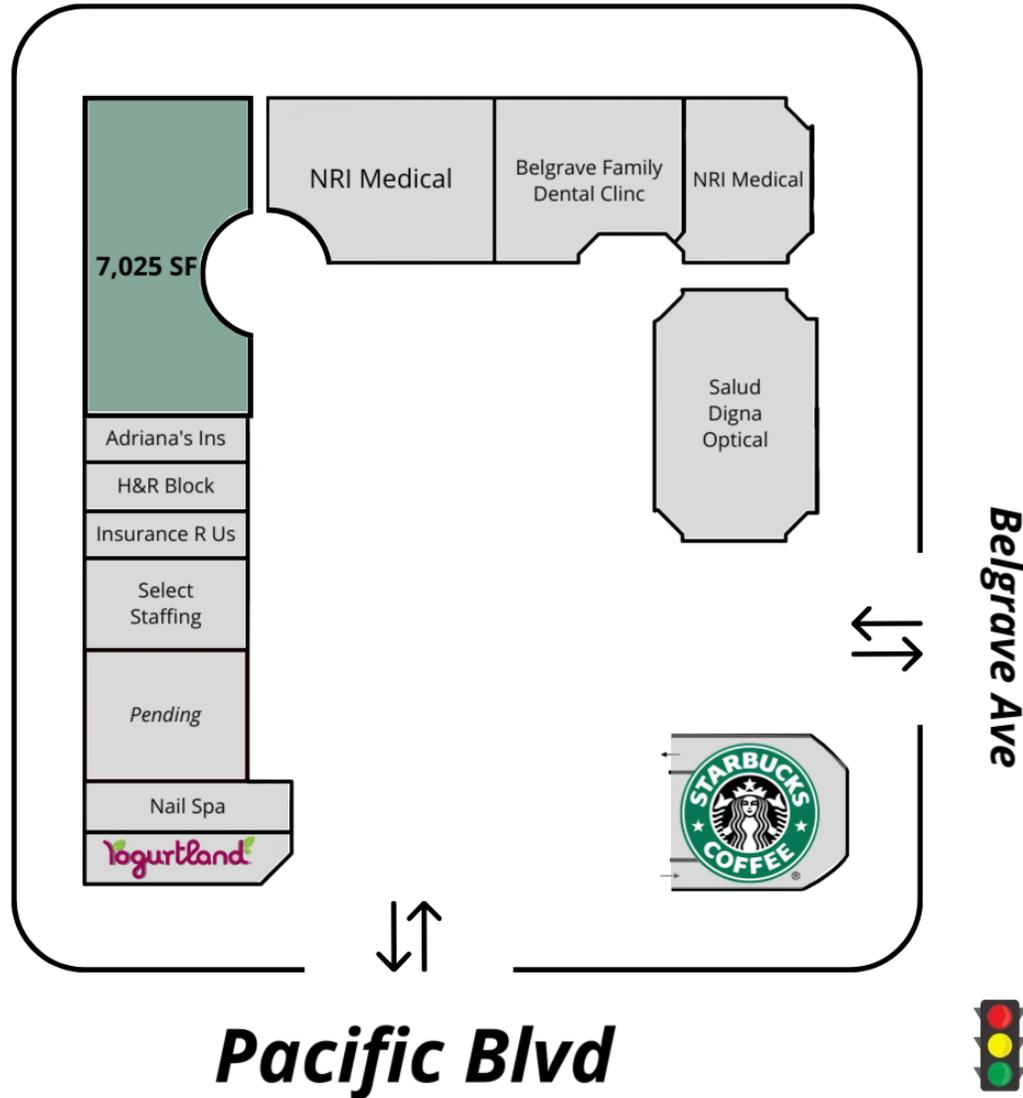
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SITE PLANS

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ADDITIONAL PHOTOS

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INTERIOR PHOTOS

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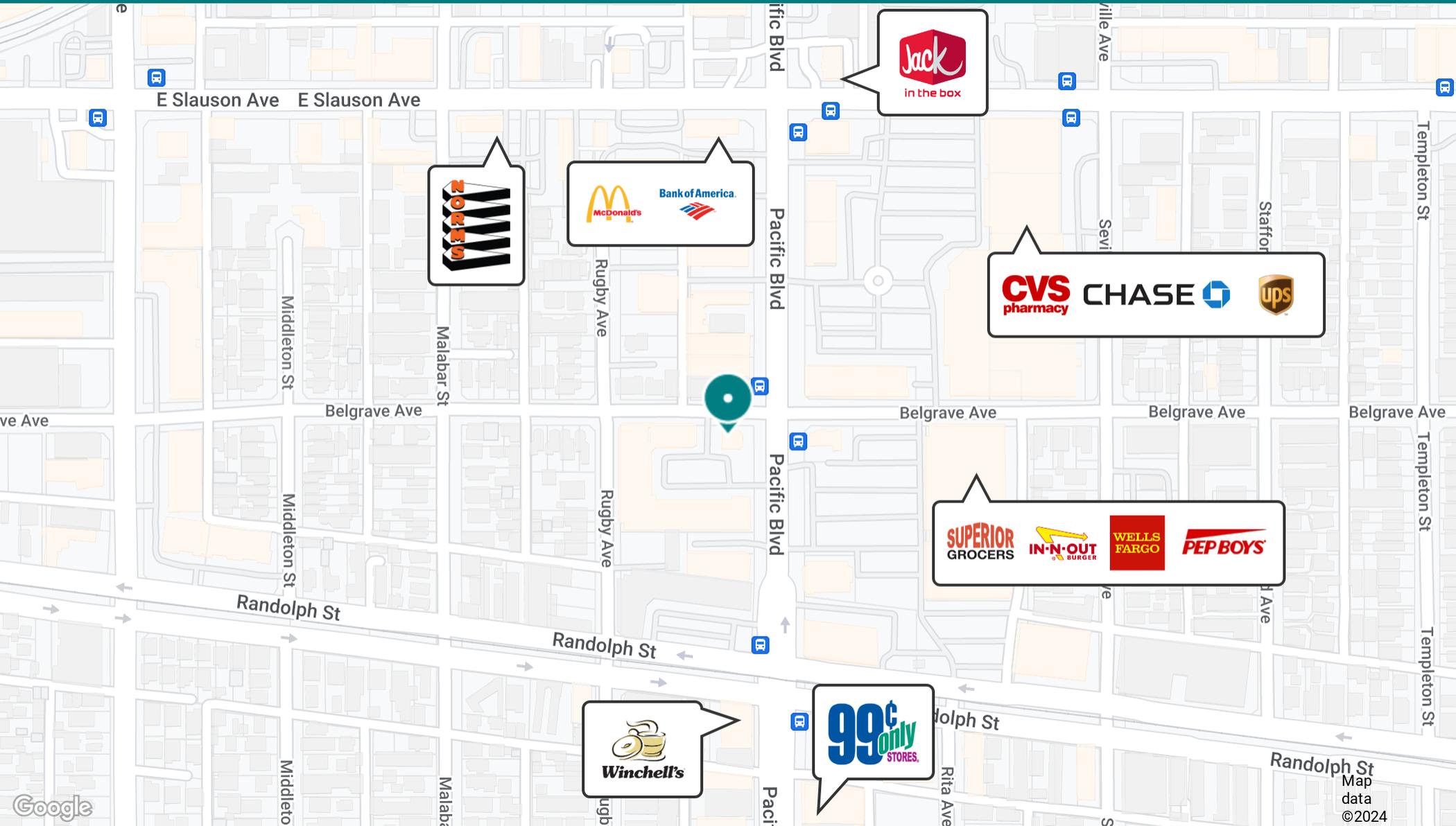
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RETAILER MAP

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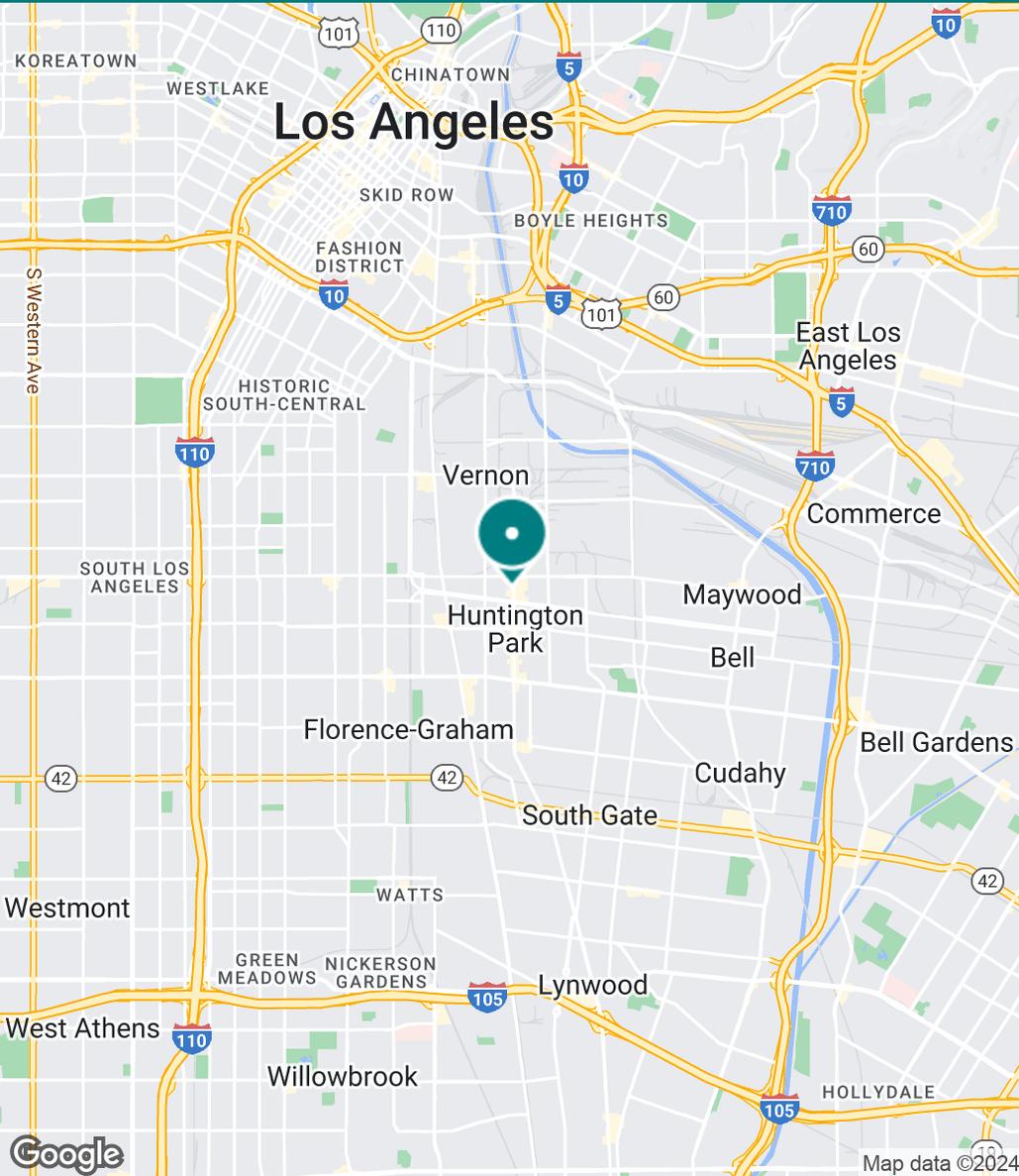


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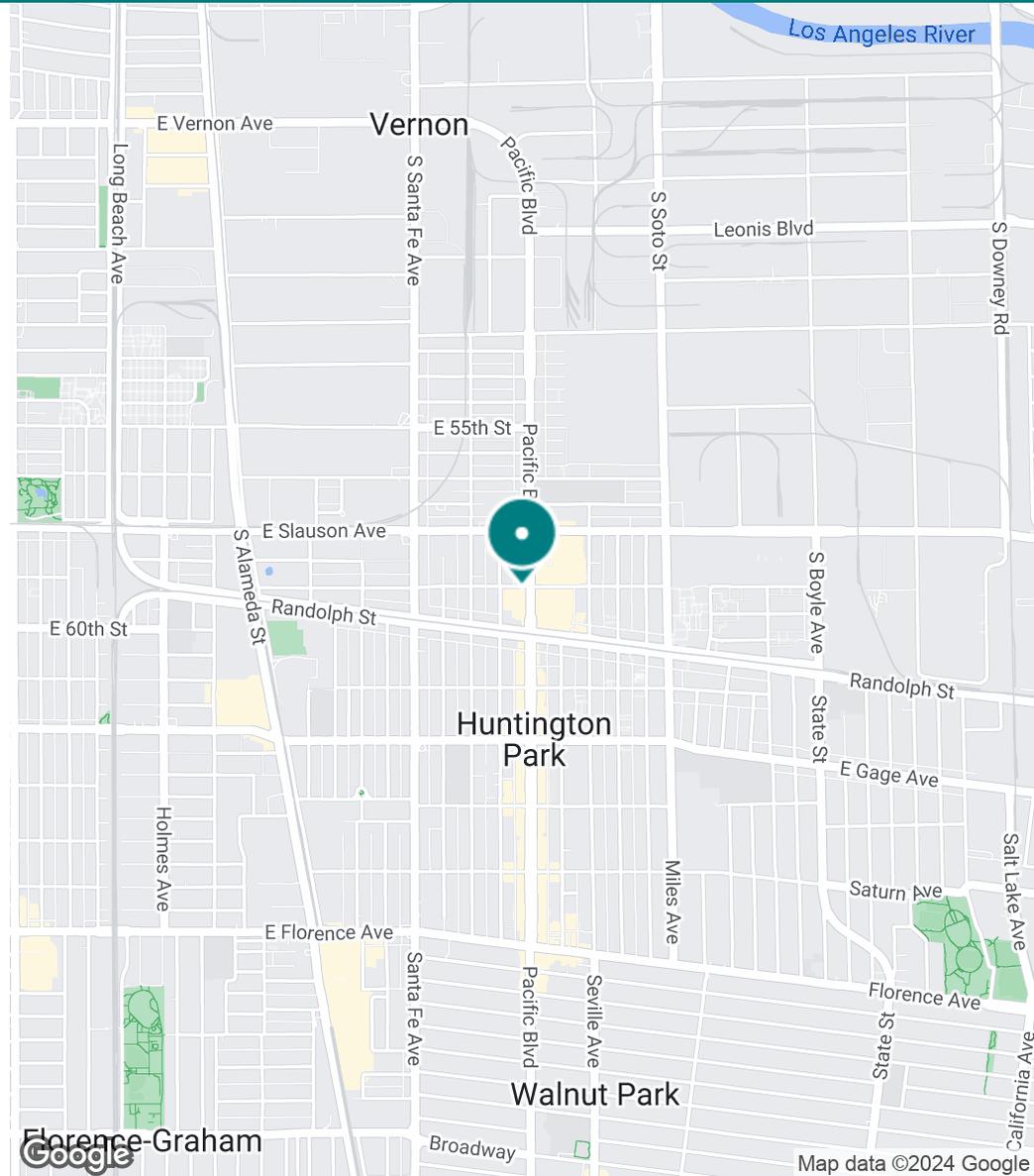
LOCATION MAP

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MEET THE TEAM

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AARON GUIDO

Senior Vice President

Direct: 714.769.6117 **Cell:** 714.335.9887

Aaron@cbm1.com



CalDRE #01924252



DANIEL BARRIGA

Vice President

Direct: 949.608.4886 **Cell:** 714.394.5052

daniel@cbm1.com



CalDRE #02031360

AARON GUIDO

CALDRE #01924252

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