

Street Retail On Pacific Blvd.

6342 PACIFIC BLVD., HUNTINGTON PARK, CA 90255



OFFERING MEMORANDUM

- APPROXIMATELY 15,600 SF BUILDING; LOCATED ON "THE FAMOUS" PACIFIC BOULEVARD IN HUNTINGTON PARK.
- JUST TWO PARCELS NORTH OF THE MAJOR SIGNALIZED INTERSECTION OF PACIFIC BLVD. & GAGE AVE.
- LARGE CITY PARKING LOT DIRECTLY BEHIND THE PROPERTY IN ADDITION TO AMPLE STREET PARKING.
- EXCELLENT FRONTAGE; APPROX. 57 FT ALONG PACIFIC BLVD. PACIFIC BLVD IS A MAJOR COMMERCIAL THOROUGHFARE WITH EXCELLENT FOOT & CAR TRAFFIC COUNTS!
- STRONG DEMOGRAPHICS; OVER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & JUST UNDER 400,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to offer this excellent retail investment opportunity on the famous "Pacific Blvd" in Huntington Park, just two parcels north of the major signalized intersection of Pacific Blvd. & Gage Ave. The multi-level retail building consists of an approximate 15,600 SF of improvements on 7,679 SF commercial lot. It's location provides great frontage with approx. 57 Ft along Pacific Blvd.

The property has access to a large city parking lot at its rear, as well as ample street parking.

The subject property is currently being occupied by an appliance store, but will be delivered vacant at the close of escrow. (Buyers to complete their own investigation & due diligence, including any and all measurements of each floor, as well as usage, with the City of Huntington Park).

This property will attract an owner/user or an investor with tenant(s) in mind looking to take advantage of its excellent location & frontage!

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: 7-Eleven, WWS, Bank of Hope, Shoe Palace, In-N-Out, Superior Grocers, UEI College, just to name a few.

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!

Strong demographics; Over 50,000 people reside within a 1-mile radius and just under 400,000 people reside within a 3 mile radius, thus providing excellent density!



Income Summary



INVESTMENT SUMMARY

Price:	\$2,150,000
Year Built:	1921
SF	15,600
Price Per SF:	\$137.82
Lot Size (SF):	7,679
Floors:	3
Parking Spaces:	Street Parking & City Lot in Rear
Zoning:	HPCBD
APN:	6320-030-026
Market Cap Rate:	7.3%

TENANT ANNUAL SCHEDULED INCOME

	Market
Gross Rent	\$162,717
TOTALS	\$162,717

ANNUALIZED INCOME

	Market
Gross Potential Rent	\$162,717
Less: Vacancy	(\$4,882)
Reimbursements:	\$45,064
Effective Gross Income	\$202,900
Less: Expenses	(\$46,458)
Net Operating Income	\$156,442

ANNUALIZED EXPENSES

	Market
Property Taxes	\$33,325
Insurance	\$3,000
Repairs & Maintenance	\$3,600
Management	\$6,533
Total Expenses	\$46,458
Expenses Per RSF	\$2.98

Rent Roll

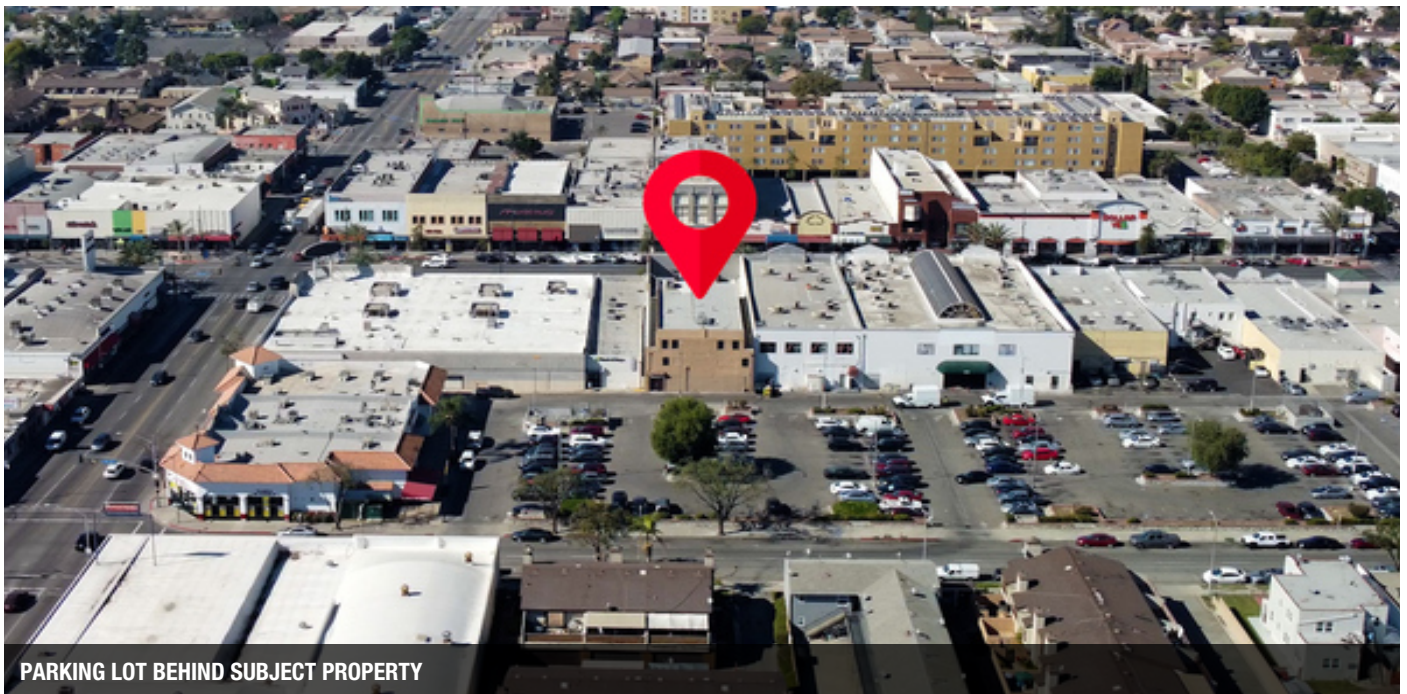
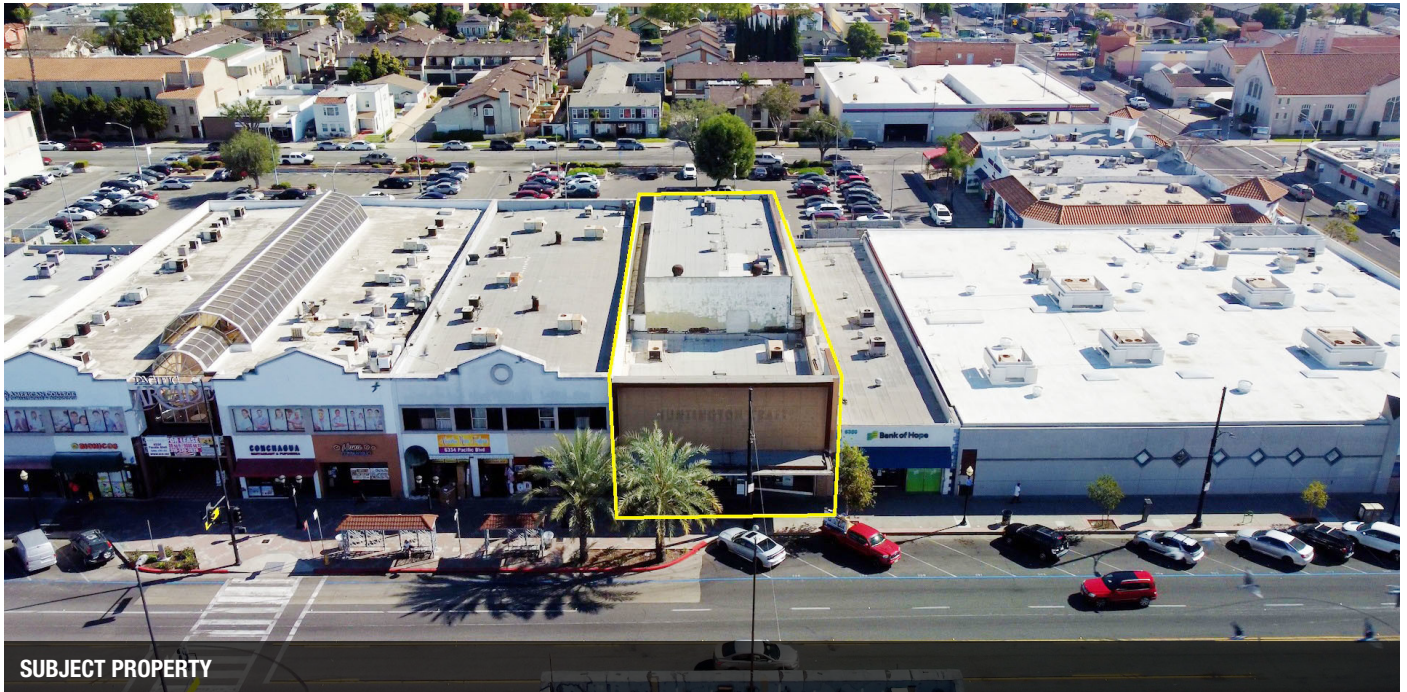
Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Proforma Monthly Rent	Rent/SF	Lease Type
1st Floor	Vacant	7,679			\$9,598.75	\$1.25	NNN
2nd & 3rd Floor	Vacant	7,921			\$3,961.00	\$0.50	NNN
Total Square Feet		15,600			\$13,559.75		

Note:

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

Additional Photos



Additional Photos



Additional Photos

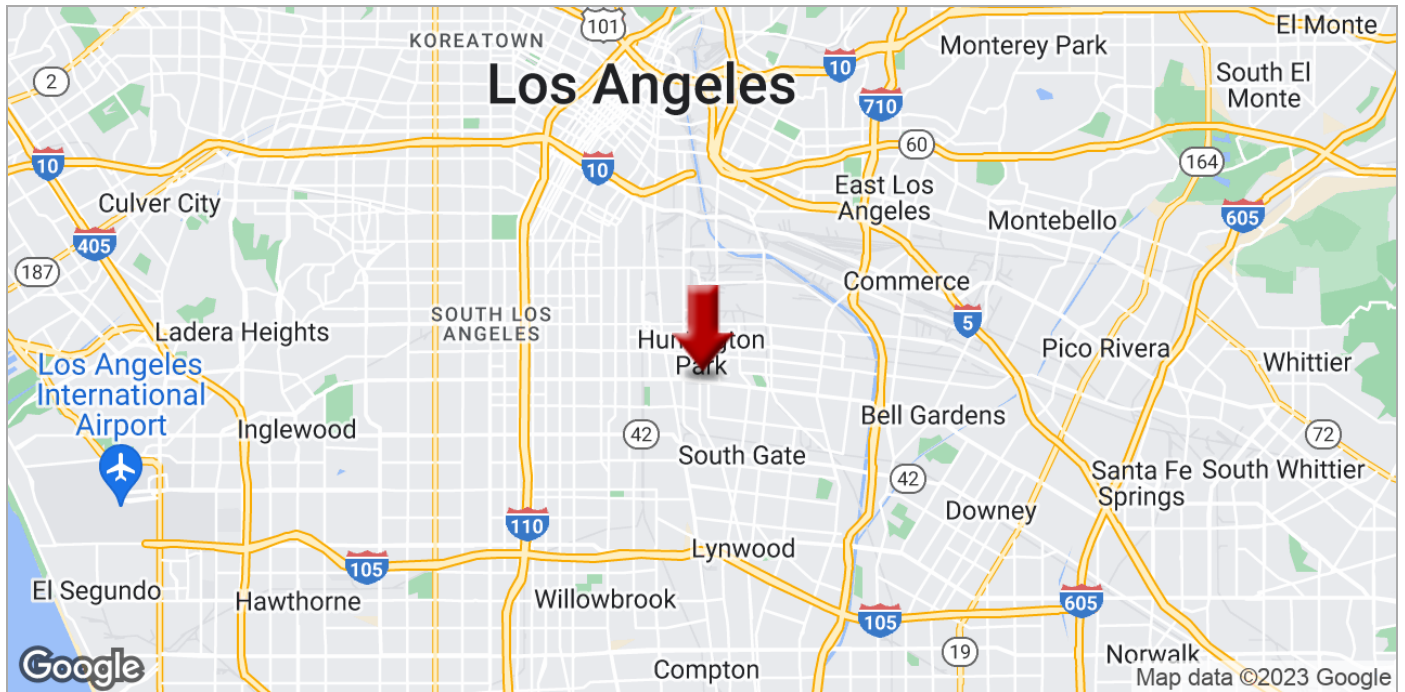


GROUND FLOOR



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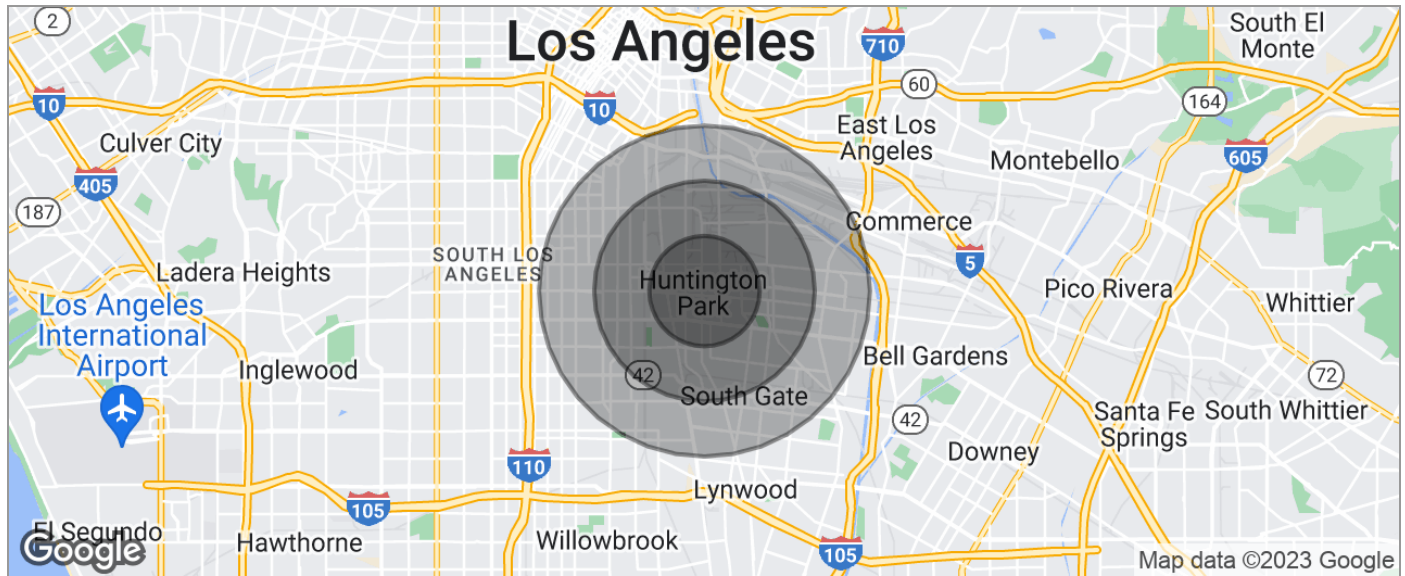
Location Maps



Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	52,353	173,494	392,791
MEDIAN AGE	29.7	28.0	27.4
MEDIAN AGE (MALE)	28.5	27.1	26.4
MEDIAN AGE (FEMALE)	30.4	28.7	28.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	13,134	41,482	94,228
# OF PERSONS PER HH	4.0	4.2	4.2
AVERAGE HH INCOME	\$44,553	\$46,349	\$45,050
AVERAGE HOUSE VALUE	\$432,704	\$401,153	\$390,786
RACE	1 MILE	2 MILES	3 MILES
% WHITE	61.6%	58.0%	51.9%
% BLACK	0.6%	2.5%	6.2%
% ASIAN	0.8%	0.5%	0.5%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.4%	0.3%	0.4%
% OTHER	35.7%	37.6%	39.7%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	97.8%	95.5%	91.6%

* Demographic data derived from 2020 ACS - US Census