

Anchor Space - For Lease

6315-6323 Pacific Blvd Huntington Park, CA, 90255

Property Highlights

- Great anchor space opportunity located along a busy section of Pacific Blvd between Gage Ave (South) and Clarendon Ave (North).
- Newly renovated building with great frontage along Pacific Blvd (± 100 ft)
- Other retailers along this high traffic corridor are Ross, Harbor Freight Tools, Walgreens, In-N-Out Burger, Superior Grocers, Curacao, Bank of America, Chase Bank, Verizon, Children's Place, Advance Auto Parts, Pep Boys, CVS, Starbucks, JCPenney, Foot Locker and many others.
- Pacific Blvd is renowned for having tremendous pedestrian traffic
- Approximately 1,111,000 people within a 5-mile radius

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Available:
 $\pm 18,250$ SF
(Divisible)

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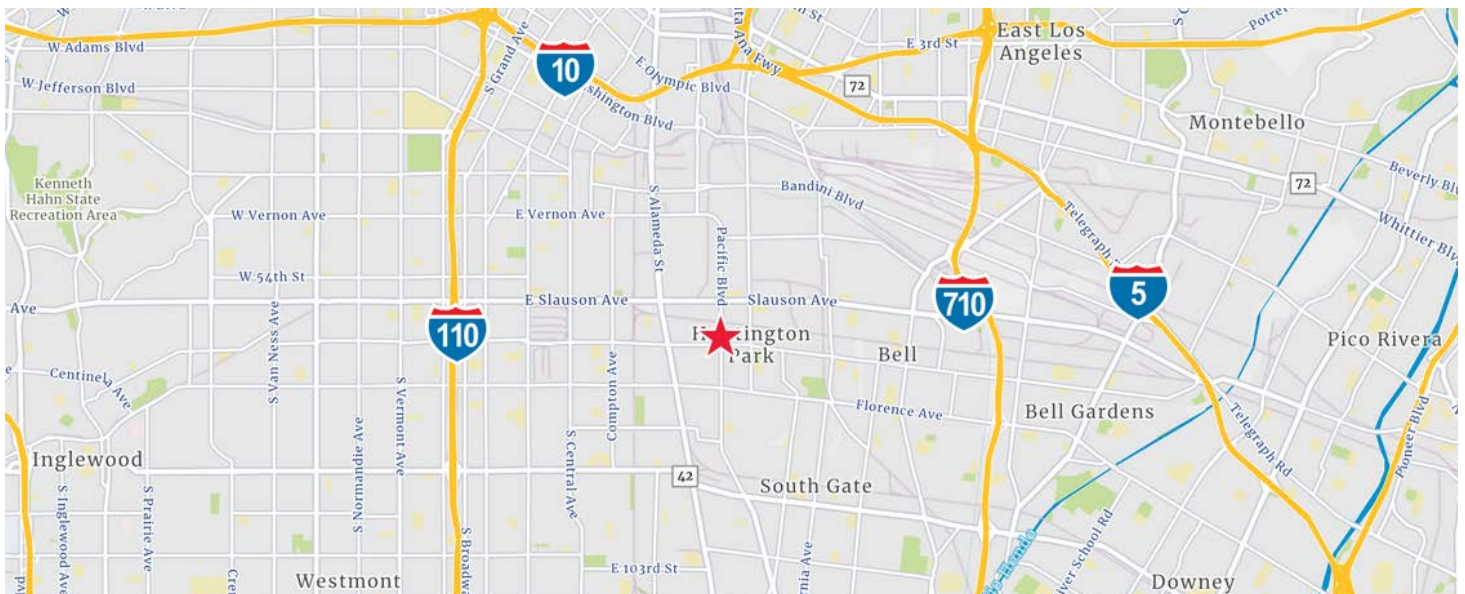
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Accelerating success.

Aerial



Location Maps



Property Photos



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	45,145	403,947	1,111,348
Total Households	12,523	101,714	304,005
Total Family Households	10,439	87,051	228,502
Average Household Size	3.57	3.94	3.55
Median Age	29.7	28.6	29.6
Population Age 25+	26,591	230,033	653,280
2010-2020 Population: Annual Growth Rate	-0.62%	-0.18%	0.14%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.52%	-0.52%	-0.42%
Households	-0.44%	-0.43%	-0.25%
Families	-0.42%	-0.42%	-0.37%
Median Household Income	3.84%	3.45%	4.06%
Current Year Population by Sex			
Male Population	22,592	203,044	558,357
% Male	50.0%	50.3%	50.2%
Female Population	22,553	200,902	552,991
% Female	50.0%	49.7%	49.8%
Current Year Race and Ethnicity			
Total	45,145	403,946	1,111,348
White Alone	13.8%	11.9%	13.0%
Black Alone	1.2%	6.1%	11.0%
American Indian Alone	2.9%	2.9%	2.8%
Asian Alone	0.8%	0.6%	2.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	61.1%	60.7%	54.1%
Two or More Races	20.2%	17.7%	16.1%
Hispanic Origin	96.1%	91.1%	80.9%
Diversity Index	59.8	65.0	75.9
Current Year Educational Attainment			
Total	26,595	230,034	653,279
Less than 9th Grade	29.0%	29.2%	24.6%
9th - 12th Grade, No Diploma	19.4%	18.0%	15.7%
High School Graduate	24.8%	25.4%	25.0%
GED/Alternative Credential	1.6%	1.7%	1.9%
Some College, No Degree	12.9%	13.1%	14.6%
Associate Degree	4.7%	4.5%	5.1%
Bachelor's Degree	6.3%	6.4%	9.5%
Graduate/Professional Degree	1.3%	1.7%	3.5%
Current Year Income and Households Summary			
Median Household Income	\$48,134	\$50,644	\$50,707
Average Household Income	\$64,436	\$66,341	\$71,293
Per Capita Income	\$17,874	\$16,724	\$19,731
Current Year Summary Business Data			
Total Businesses	2,116	11,141	42,822
Total Daytime Population	43,979	354,290	1,051,560
Daytime Population: Workers	17,353	111,071	383,047
Daytime Population: Residents	26,626	243,219	668,513

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