



PLAZA DE LA
FIESTA

**Fully Leased 40,000 SF
Shopping Center** for Sale in the
Highly Dense Huntington Park
Submarket of Los Angeles, CA

2661 & 2667 E FLORENCE AVE & 7119 SEVILLE AVE



EXECUTIVE SUMMARY

Plaza De La Fiesta is a centrally located shopping center anchored by a large variety of restaurants and daily service providers at the signalized corner of Florence and Rita Avenue in the densely populated Huntington Park, CA

The subject property provides the investor with a stabilized rent roll that is 100% occupied by an internet resistant and synergistic mix of tenants. Plaza De La Fiesta offers a diverse mix of restaurants, shops, and service providers that are separately parceled that provide different disposition opportunities in order to realize equity.

Plaza De La Fiesta is surrounded by a dense residential population filled with heavy pedestrian and vehicle traffic. The center is catered towards providing a daily needs and convenient shopping destination for it's residents, workers, and commuters.

39,859

SF OF LEASABLE AREA

24

TOTAL UNITS

2.44

ACRE LOT

100%

OCCUPIED

3

BUILDINGS

±150

PARKING STALLS

OFFERING TERMS

\$19.2M

ASKING PRICE

\$482

PRICE/SF

5.94%

CAP RATE

6.5 YRS

WEIGHTED AVG LEASE TERM

Synergistic/daily needs tenants drive strong customer traffic to the center

YOSHINOYA

BASKIN BR ROBBINS



PROPERTY DETAILS



39,859 SF
LEASABLE AREA



106,286 SF
LOT SIZE (2.44 AC)



100%
OCCUPIED



3 BUILDINGS
STRIP MALL & SHOPS



24
TOTAL UNITS



STABILIZED
RENT ROLL



1988
YEAR RENOVATED



±150
PARKING SPACES

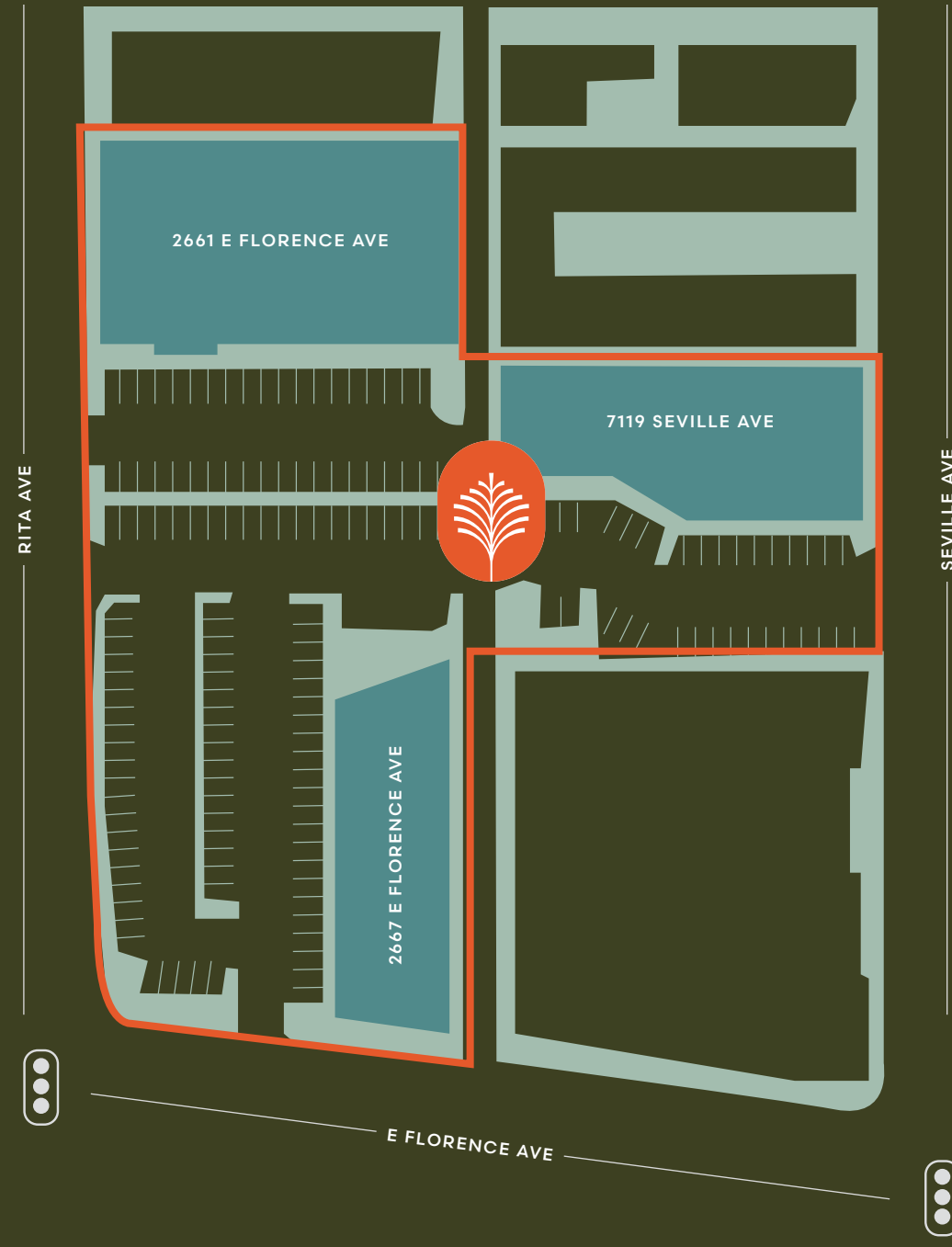


HPCG
ZONING





Situated along the bustling Florence Avenue & Pacific Boulevard retail and business corridors, this center benefits from a **highly visible and easily accessible location**, adjacent to Florence and Pacific which sees a combined traffic flow of **51,940 cars per day**.



AREA OVERVIEW

Huntington Park, a bustling city in Los Angeles County, California, is known for its **rich cultural heritage and vibrant, diverse community**

It's situated southeast of downtown Los Angeles and offers a mix of residential areas, commercial districts, and local amenities. The city has a rich history of immigration, contributing to its multicultural roots and diverse culinary offerings. It's also known for its unique offerings centered around its business corridors that include Pacific Boulevard and its surrounding corridors, providing residents/visitors with ample outdoor shopping, dining, and business opportunities. Overall, Huntington Park is a dynamic urban center offering a blend of residential comfort and urban convenience.

3.4 MILES

110 FREEWAY

4.0 MILES

105 FREEWAY

4.0 MILES

710 FREEWAY

5.4 MILES

METRO A LINE (FLORENCE)

6.2 MILES

USC

6.5 MILES

UNION STATION

7.1 MILES

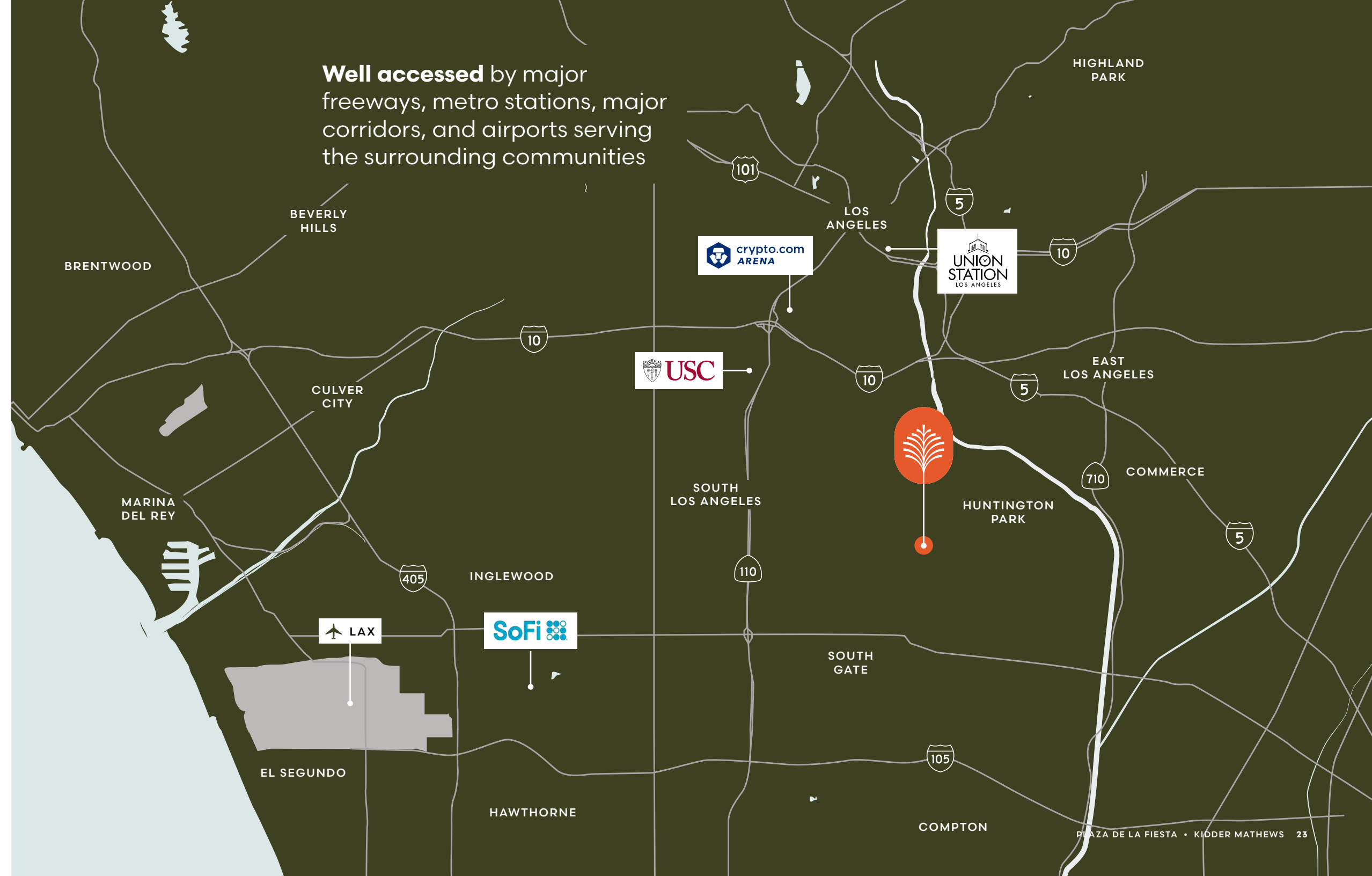
CRYPTO.COM ARENA

8.1 MILES

SO-FI STADIUM

15 MILES

LAX





EXCLUSIVELY
LISTED BY

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