

SIGNALIZED HARD CORNER

Freestanding Flagship Location Available



6054 Pacific Blvd., Huntington Park, CA 90255



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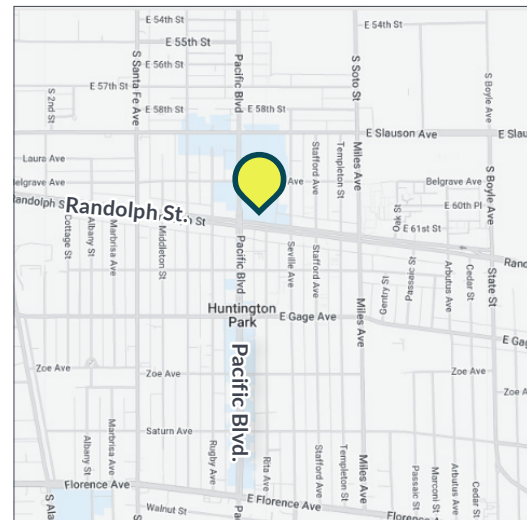
AVAILABLE

- Building Size: ±30,469 SF
- Lot Size: ±40,075 SF
- Rent: Call broker for details
- NNN: Call broker for details
- Parking: 53 Spaces

PROPERTY HIGHLIGHTS

- Prominent flagship opportunity in Huntington Park
- Freestanding multi-level property with elevators, high ceilings, and a private parking lot
- Situated at hard corner of major intersection of Pacific Blvd. & Randolph St. with ±27,783 CPD
- Ingress/egress from multiple directions
- Adjacent to high volume Superior Grocers center
- Close proximity to other national tenants: In-N-Out, Walgreens, Pep Boys, Starbucks, etc.
- Population of ±161,008 people within 2 miles

* Prospective tenants are hereby advised that all uses are subject to City approval



TRADE AREA

SUPERIOR GROCERS.

CVS

CHASE

Food4Less

IN-N-OUT BURGER

HARBOR FREIGHT TOOLS

AutoZone

STARBUCKS COFFEE

Walgreens

THE HOME DEPOT

Target

WORMS

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EXTERIORS



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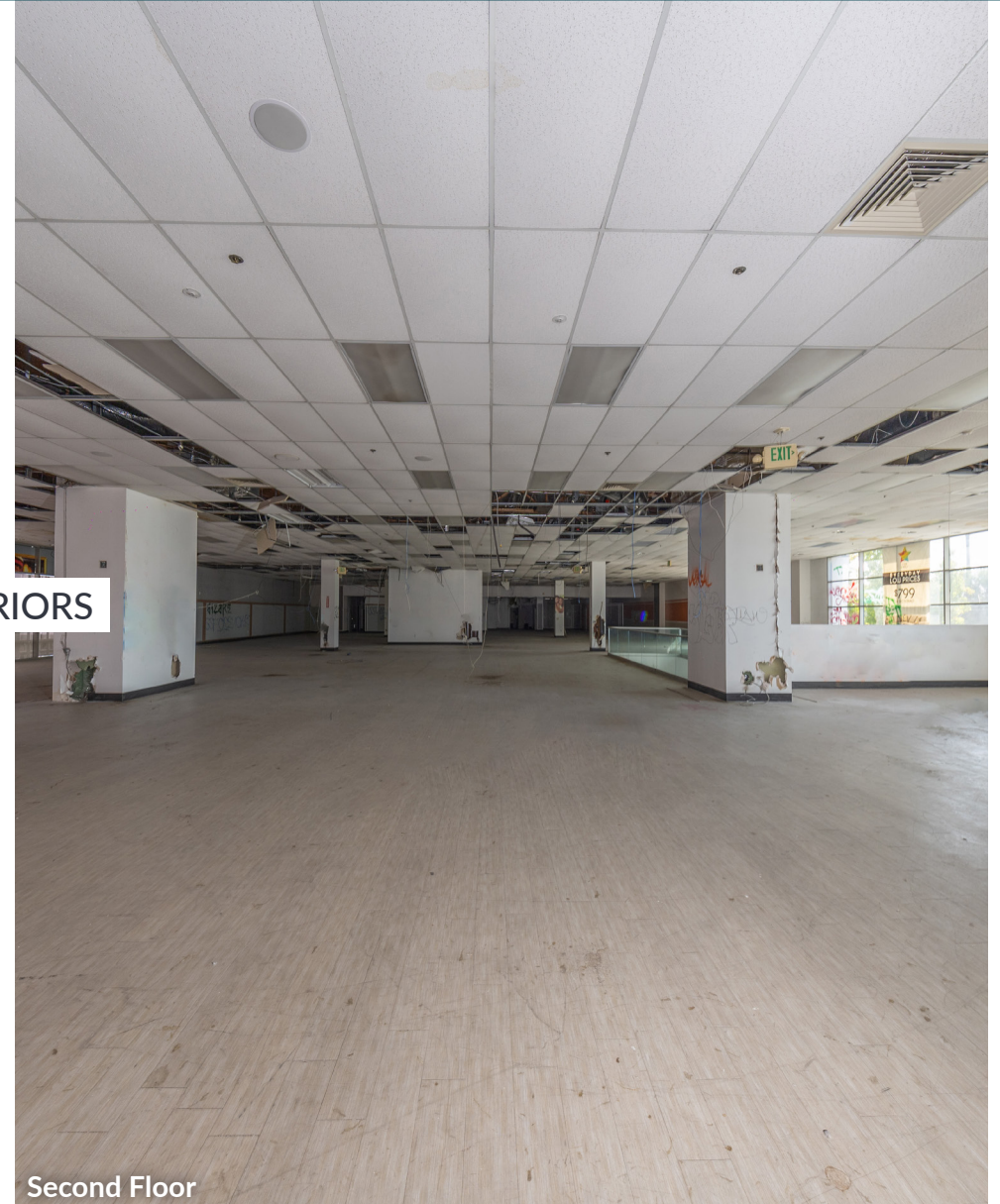


First Floor

INTERIORS



First Floor



Second Floor

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PLAZA
LA ALAMEDA

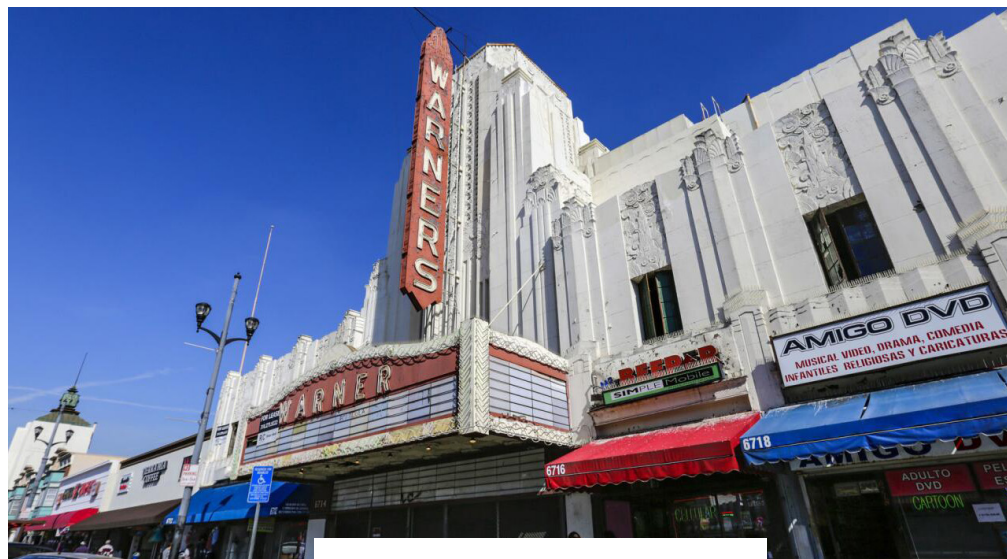
- Marshalls
- ROSS DRESS FOR LESS
- PartyCity
- PETCO Where the pets go.
- dd's DISCOUNTS
- CHUCK E CHEESE'S

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AREA DEMOGRAPHICS



0.5 Mile 1 Mile 2 Miles

POPULATION

2024 Estimated Population	14,647	36,935	161,008
2029 Projected Population	13,946	35,142	154,269
2020 Census Population	15,415	39,159	171,512
2010 Census Population	15,955	41,352	176,586
Projected Annual Growth 2024 to 2029	-1.0%	-1.0%	-0.8%
Historical Annual Growth 2010 to 2024	-0.6%	-0.8%	-0.6%
2024 Median Age	33.9	32.9	31.8

HOUSEHOLDS

2024 Estimated Households	4,338	10,601	42,036
2029 Projected Households	4,187	10,231	40,854
2020 Census Households	4,489	10,968	43,334
2010 Census Households	4,279	10,598	41,456
Projected Annual Growth 2024 to 2029	-0.7%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2024	-	-	-

RACE & ETHNICITY

2024 Estimated White	19.6%	19.8%	18.9%
2024 Estimated Black or African American	2.5%	2.1%	4.1%
2024 Estimated Asian or Pacific Islander	3.0%	2.4%	2.0%
2024 Estimated American Indian or Native Alaskan	2.5%	2.5%	2.5%
2024 Estimated Other Races	72.5%	73.2%	72.5%
2024 Estimated Hispanic	90.5%	91.0%	89.1%

INCOME

2024 Estimated Average Household Income	\$69,369	\$72,903	\$78,178
2024 Estimated Median Household Income	\$52,633	\$55,928	\$61,261
2024 Estimated Per Capita Income	\$20,723	\$21,029	\$20,493

EDUCATION

2024 Estimated High School Graduate	24.5%	25.8%	24.9%
2024 Estimated Some College	16.0%	14.5%	14.0%
2024 Estimated Associates Degree Only	5.7%	4.8%	4.3%
2024 Estimated Bachelors Degree Only	7.8%	7.8%	7.7%
2024 Estimated Graduate Degree	2.7%	2.8%	2.9%

BUSINESS

2024 Estimated Total Businesses	577	1,924	5,202
2024 Estimated Total Employees	4,951	19,610	54,530
2024 Estimated Employee Population per Business	8.6	10.2	10.5
2024 Estimated Residential Population per Business	25.4	19.2	31.0



REAL ESTATE

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