

3217 FLORENCE AVE.
7121-7125 STATE ST. AND
HUNTINGTON PARK, CA 90055

FOR SALE | FREE STANDING NNN RETAIL



Charles Dunn

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PROPERTY OVERVIEW

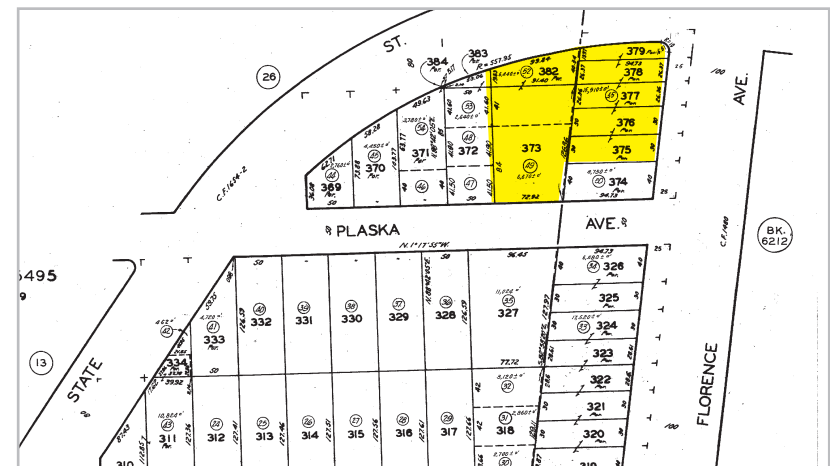
3217 FLORENCE AVENUE AND 7121-7125 STATE STREET HUNTINGTON PARK, CA 90055

PROPERTY FACTS

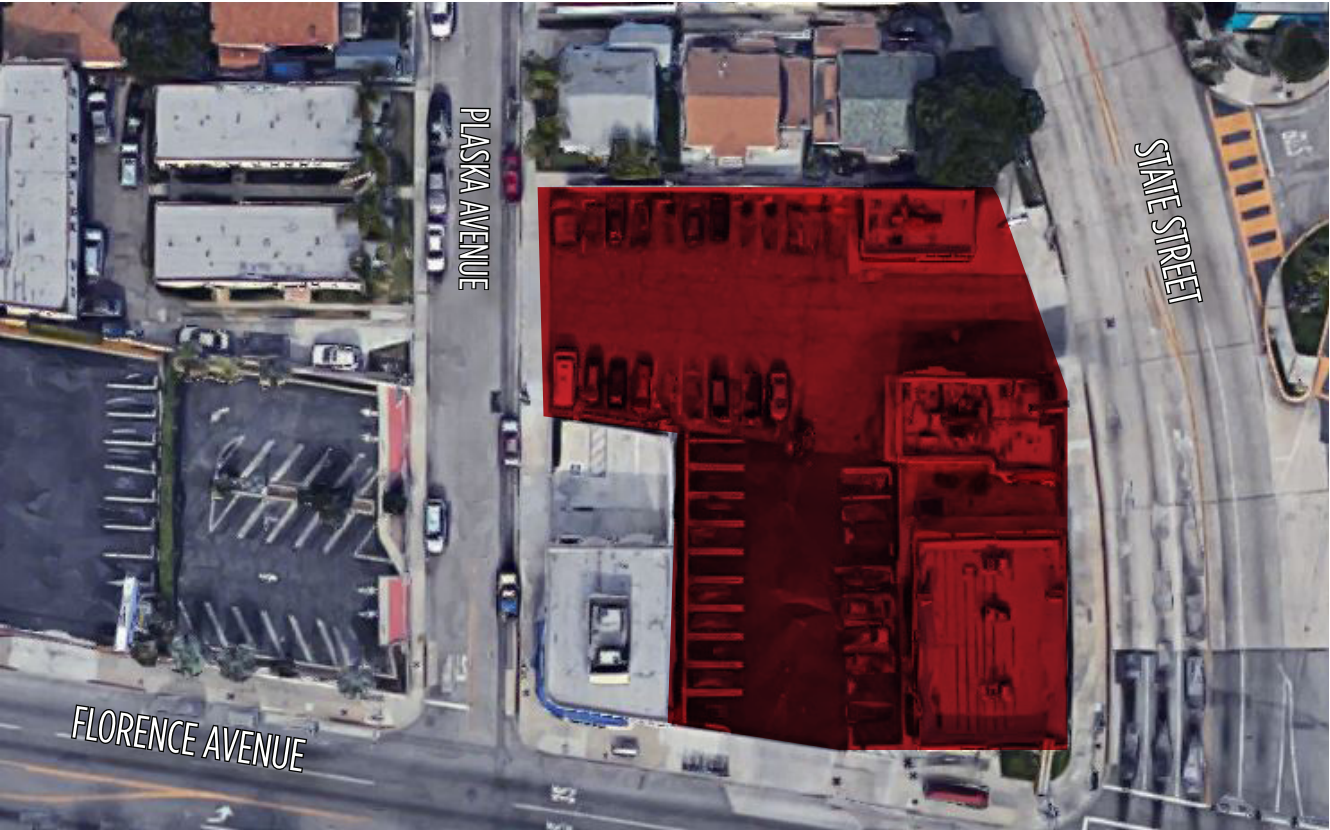
- › **Sale Price: \$3,900,000**
- › 3 freestanding NNN leased retail properties
- › 3 separate retail buildings totaling 4,964 SF on 3 parcels totaling 25,175 SF of land
 - 2,169 SF (Triple Net) - PLS Check Cashers (Income/\$15,000 - Exp. 2/28/21)
 - 700 SF (Double Net) - Cruzitas Deli Cafe (Income/\$3,000 - Exp. 5/01/20)
 - 1,210 SF (Double Net) - Blue Fish Sushi (Income/\$3,000 - Exp. 3/31/20)
- › 36 surface parking spaces
- › 2017 Net Income: \$233,966.18
- › CAP Rate: 6%
- › Possible residential development on rear parcels

PROPERTY HIGHLIGHTS

- › Excellent visibility and signage on Florence Avenue & State Street
- › Well-exposed location (22,619 average daily traffic count)
- › Amenities within walking distance and close to mass transit
- › Signalized corner location of Florence Avenue and State Street
- › Neighboring new CVS and Smart & Final Extra developments
- › Additional contiguous parcels can be purchased



PROPERTY AERIAL & PHOTOS



PROPERTY PHOTOS



3210 E. FLORENCE STREET & 7121-7125 STATE STREET, HUNTINGTON PARK, CA 90055

AERIAL & SURROUNDING TENANTS



Less than 1 mile radius North



Less than 1 mile radius South



MARKET OVERVIEW



HUNTINGTON PARK, CALIFORNIA

Rendering for proposed 116-unit apartment complex at the current site of the Florence Library.



The City of Huntington Park is located in the Gateway Cities district approximately six miles south of Downtown Los Angeles. It serves as a major regional shopping and entertainment destination, offering a robust downtown retail area and dense residential development encircled by large-scale industrial development in its neighboring cities.

Huntington Park is surrounded by several freeways, and its convenient location provides centrally-located access to employment opportunities in Los Angeles, as well as the greater Los Angeles, Riverside, Orange and San Bernardino Counties.

Seeking to encourage new investment, Los Angeles County officials are proposing to rezone a portion of the city, which would allow for taller, multi-use buildings featuring apartments or condos above ground-level retail space. Exciting nearby developments are revitalizing the area, including a brand-new Smart & Final supermarket, a nearly 6,000 SF strip center and plans to construct a 116-unit multifamily housing complex.

Huntington Park's principal employers include the County of Los Angeles, Los Angeles Unified School District, the City of Los Angeles, University of California, Los Angeles, the Federal Government, Kaiser Permanente, State of California, Northrop Grumman Corp., Target Corp. and Providence Health Services.



Pacific Boulevard is a thriving commercial strip known for its vast concentration of wedding boutiques and shops. The Boulevard plays host to prominent festivals, carnival fairs and parades for the city, most noteworthy being the “Carnaval Primavera”, a festival that is held each year for three days along a stretch of nine blocks.

TENANT OVERVIEW



www.plshome.com

PLS Financial Services is one of the largest privately held organizations in Chicago. It offers services for the check cashing industry. Its sister company, PLS Realty, manages corporate and investment real estate for PLS Financial Services. PLS Realty performs site analysis and due diligence for real estate acquisitions, ground development, construction management, financing, lease negotiation, portfolio and leasing services. PLS Financial Services manages more than 300 financial service centers in Alabama, Arizona, California, Illinois, Indiana, Mississippi, New York, Texas and Wisconsin. The company is a member of the Financial Service Centers of America. It additionally operates various loan stores and offers tax service options.

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