

3203

E. FLORENCE AVENUE
HUNTINGTON PARK, CA 90055

FOR SALE | MEDICAL OWNER-USER/INVESTMENT



Charles Dunn

CHARLES DUNN COMPANY, INC.

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PROPERTY OVERVIEW

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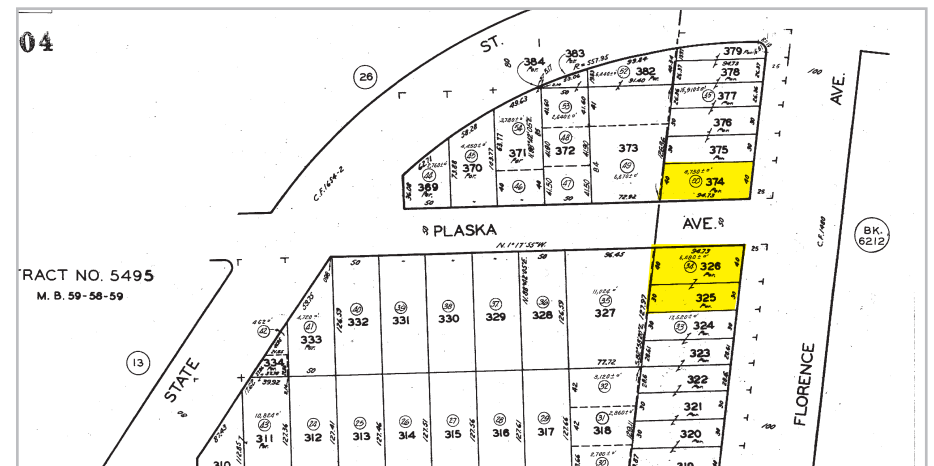
3203 E. FLORENCE AVENUE HUNTINGTON PARK, CA 90055

PROPERTY FACTS

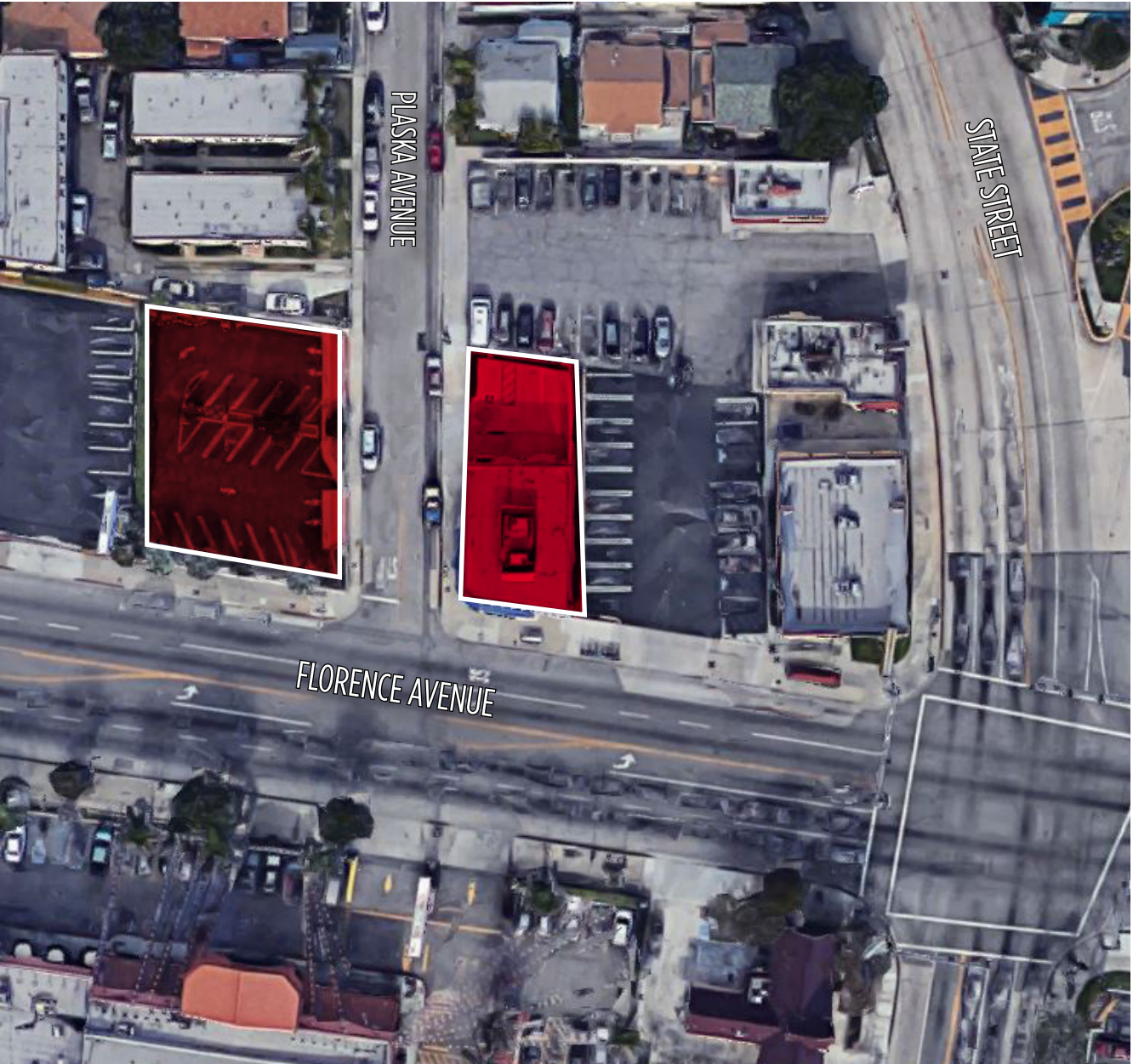
- **Sale Price: \$1,500,000**
- Approximately ± 2,169 SF
- 3 Gated parking spaces rear of building
- Additional gated surface parking lot with 17 spaces
- Freestanding property, ideal for medical office use
- Current lease expires on 2/28/2019 without options
- Current rent is \$7,500 Per Month

PROPERTY HIGHLIGHTS

- Excellent visibility and signage on Florence Avenue and Plaska Avenue
- Well-exposed location (22,619 average daily traffic count)
- Amenities within walking distance and close to mass transit
- Ideal for Medical or other professional office users
- Neighboring new CVS and Smart & Final Extra Developments
- Additional contiguous parcels can be purchased



PROPERTY AERIAL & PHOTOS



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.



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