

PRIME RETAIL SHOPPING CENTER IN THE HEART OF HUNTINGTON PARK

6001-21 PACIFIC BOULEVARD, HUNTINGTON PARK, CA 90255



GREG OFFSAY · Vice President

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DRE #01837719



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- + ±1,480-7,025 SF Available for Office or Retail Use
- + Building and Pylon Signage Available
- + Signalized Intersection
- + Co-Tenants Include Starbucks, H&R Block, Yogurtland, and Adriana's Insurance
- + Parking!!!

AREA AMENITIES

- + Tremendous Retail Area
- + Dense Residential Community
- + Neighboring Retailers Include CVS, Superior Supermarket, 99 Cent Only Store, Staples, In-n-Out, and More



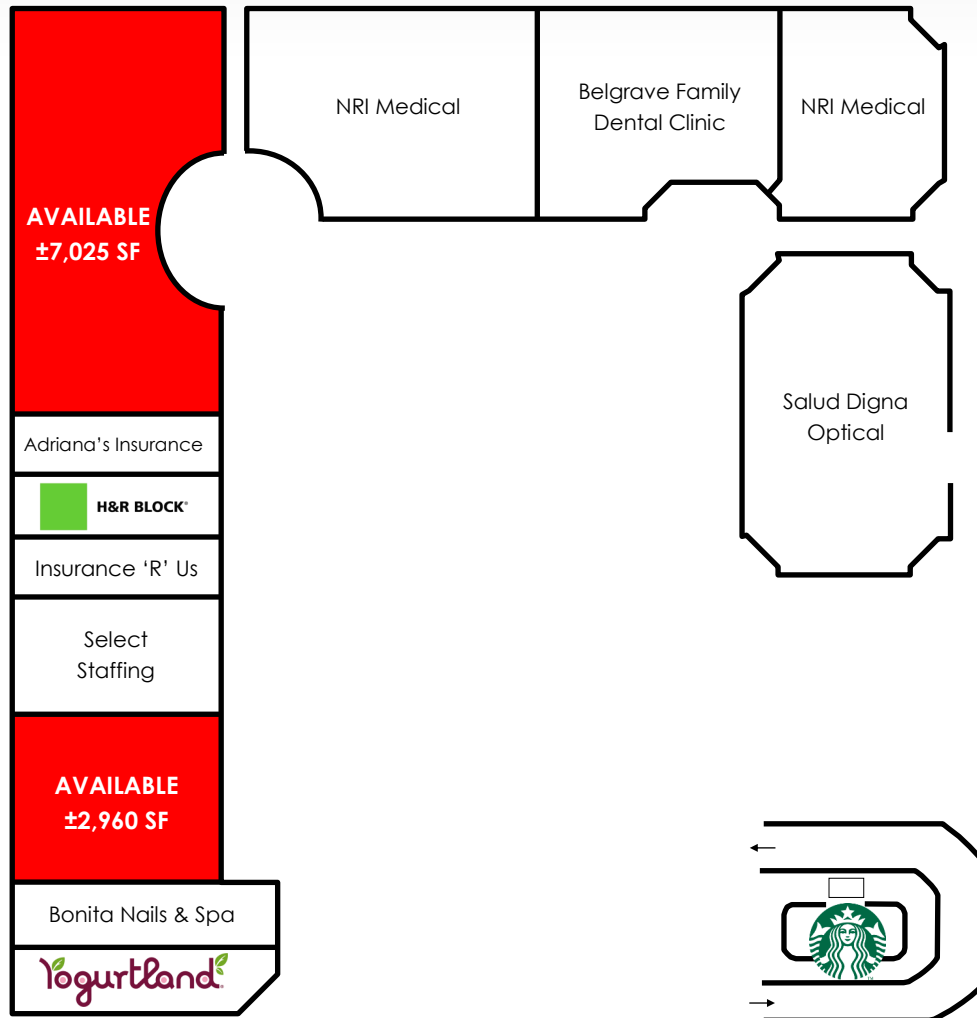
| DEMOS | 1 mile | 3 mile | 5 mile |
|----------------|----------------------|----------|-----------|
| Population | 39,812 | 426,539 | 1,175,650 |
| Avg. HH Income | \$50,210 | \$52,169 | \$53,786 |
| Daytime Pop. | 22,816 | 107,814 | 452,869 |
| Traffic Count | ±18,092 cars per day | | |

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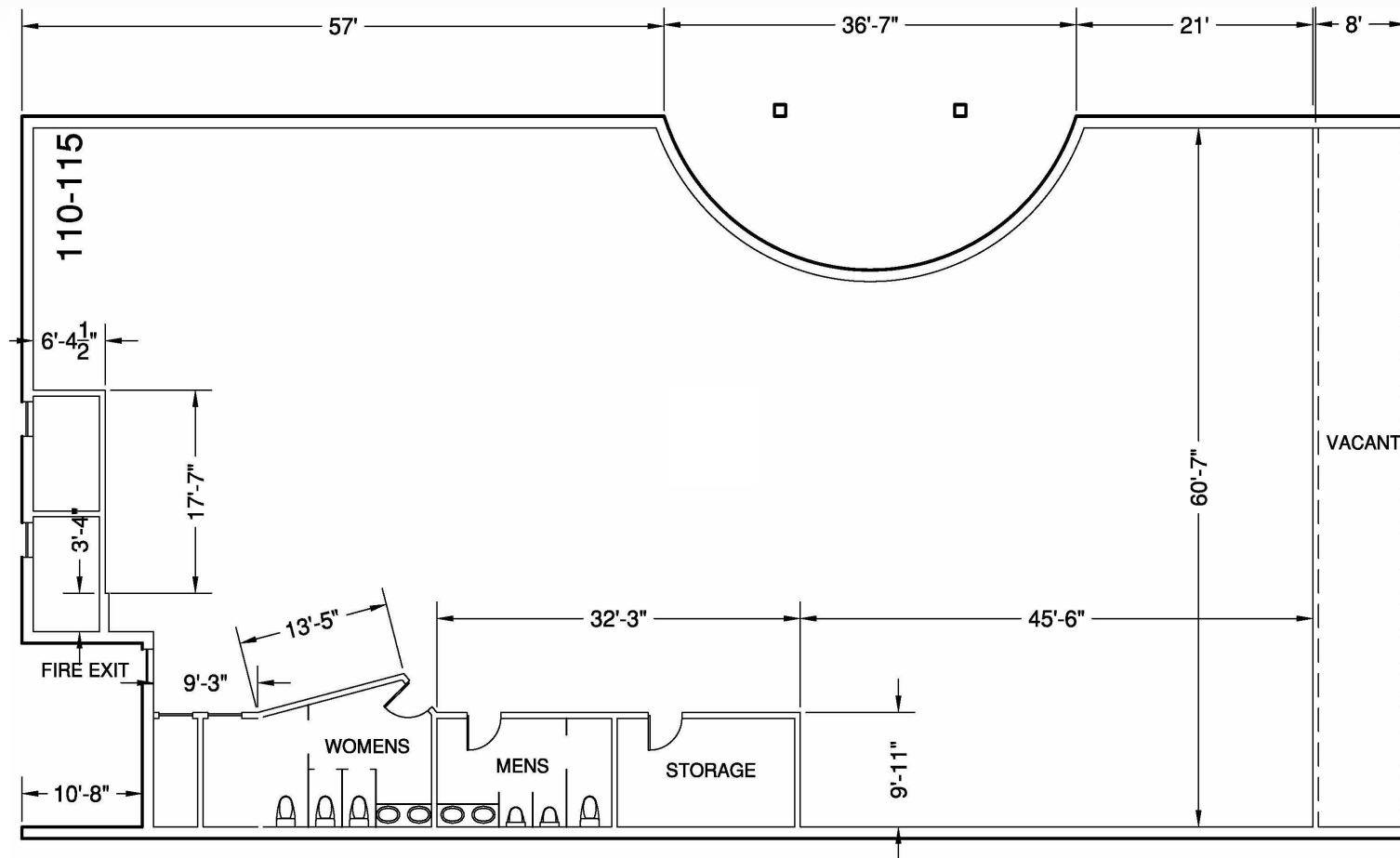


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110-115 FLOOR PLAN

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