

3034 E FLORENCE AVE

3034 E Florence Ave | Huntington Park, CA 90255

OFFERING MEMORANDUM



Obstetrics & Gynecology Clinic

LightYear
Realty Inc

OFFERING SUMMARY

ADDRESS	3034 E Florence Ave Huntington Park CA 90255
COUNTY	Los Angeles
NET RENTABLE AREA (SF)	1,152 SF
LAND SF	5,923 SF
YEAR BUILT	1924
APN	6212002020
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$445,000
PRICE PSF	\$386.28
OCCUPANCY	100.00 %
NOI (CURRENT)	\$19,632
CAP RATE (CURRENT)	4.5 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	67,808	414,784	1,084,330
2019 Median HH Income	\$42,005	\$41,359	\$40,546
2019 Average HH Income	\$55,142	\$53,931	\$54,148



- Light Year Realty Inc. is pleased to present 3034 E Florence Ave in the city of Huntington Park. The subject property consists of approximately 1,152 SF of improvements situated on 5,923 SF of land zoned HPCG.
- The subject property consists of (2) exam rooms, (1) doctors office, (2) restrooms for patients and employees, (1) storage room, (1) lounge / kitchen area, (1) vital station room, front desk area with lobby and billing office. The property has undergone various renovations in 2020 and appears to be in great condition.
- The property is currently occupied by a single tenant who is on a month to month agreement. The tenant has operated at this location for several years.
- The property has plenty of on-site parking located near entrance and exit; approximately 7 parking spaces including 1 handicap. There is also ample street parking available along E Florence Ave.
- This offering will attract an owner/user or investor with tenant(s) in mind looking for a medical office in an infill location with good foot and car traffic counts.
- Excellent tenant mix in the immediate area including: 7-Eleven, McDonalds, Auto Zone, Smart & Final, Pizza Hut, CVS, all within 0.2 miles.

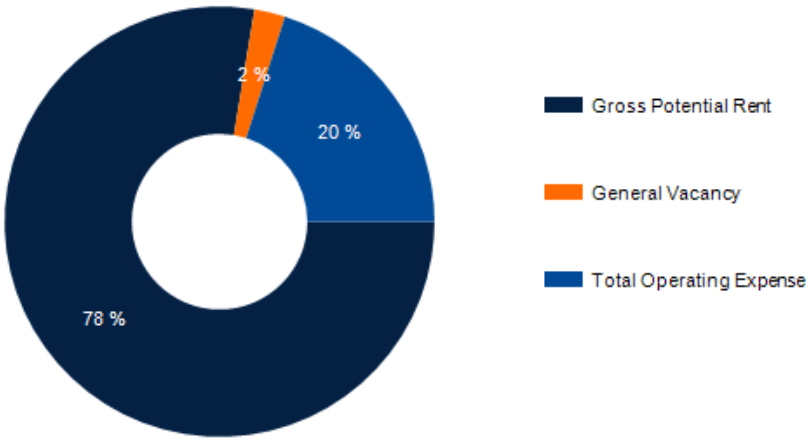
PROPERTY FEATURES	
NUMBER OF TENANTS	1
NET RENTABLE AREA (SF)	1,152
LAND SF	5,923
LAND ACRES	0.1359734
YEAR BUILT	1924
# OF PARCELS	1
ZONING TYPE	HPCG
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	50x119
NUMBER OF PARKING SPACES	7
ADA COMPLIANT	Yes
ON SITE PARKING	Yes
MECHANICAL	
HVAC	Yes

Rent Roll

Tenant Name	Square Feet % of NRA		Lease Start	Lease End	Monthly	PSF	Annual
OBGYN	1,152	100.00%	MTM	MTM	\$2,300	\$2.00	\$27,600
Totals	1,152				\$2,300		\$27,600

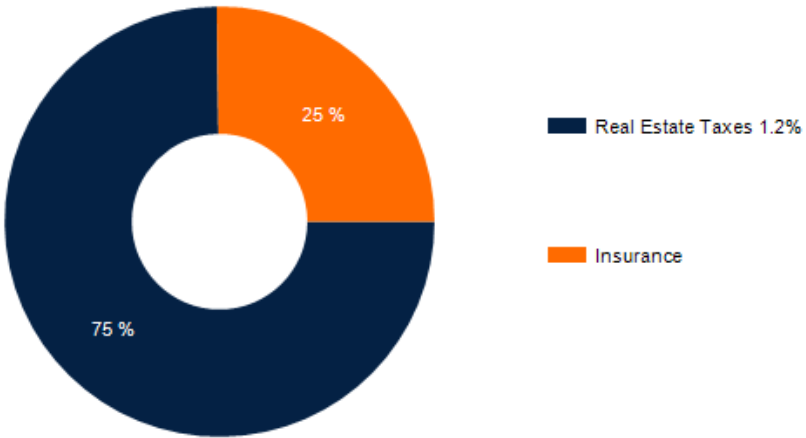
INCOME	CURRENT
Gross Potential Income	\$27,600
Less: General Vacancy	\$828
Effective Gross Income	\$26,772
Less: Expenses	\$7,140
Net Operating Income	\$19,632

REVENUE ALLOCATION



EXPENSES	CURRENT
Real Estate Taxes 1.2%	\$5,340
Insurance	\$1,800
Total Operating Expense	\$7,140
Expense / SF	\$6.19
% of EGI	26.67 %

DISTRIBUTION OF EXPENSES













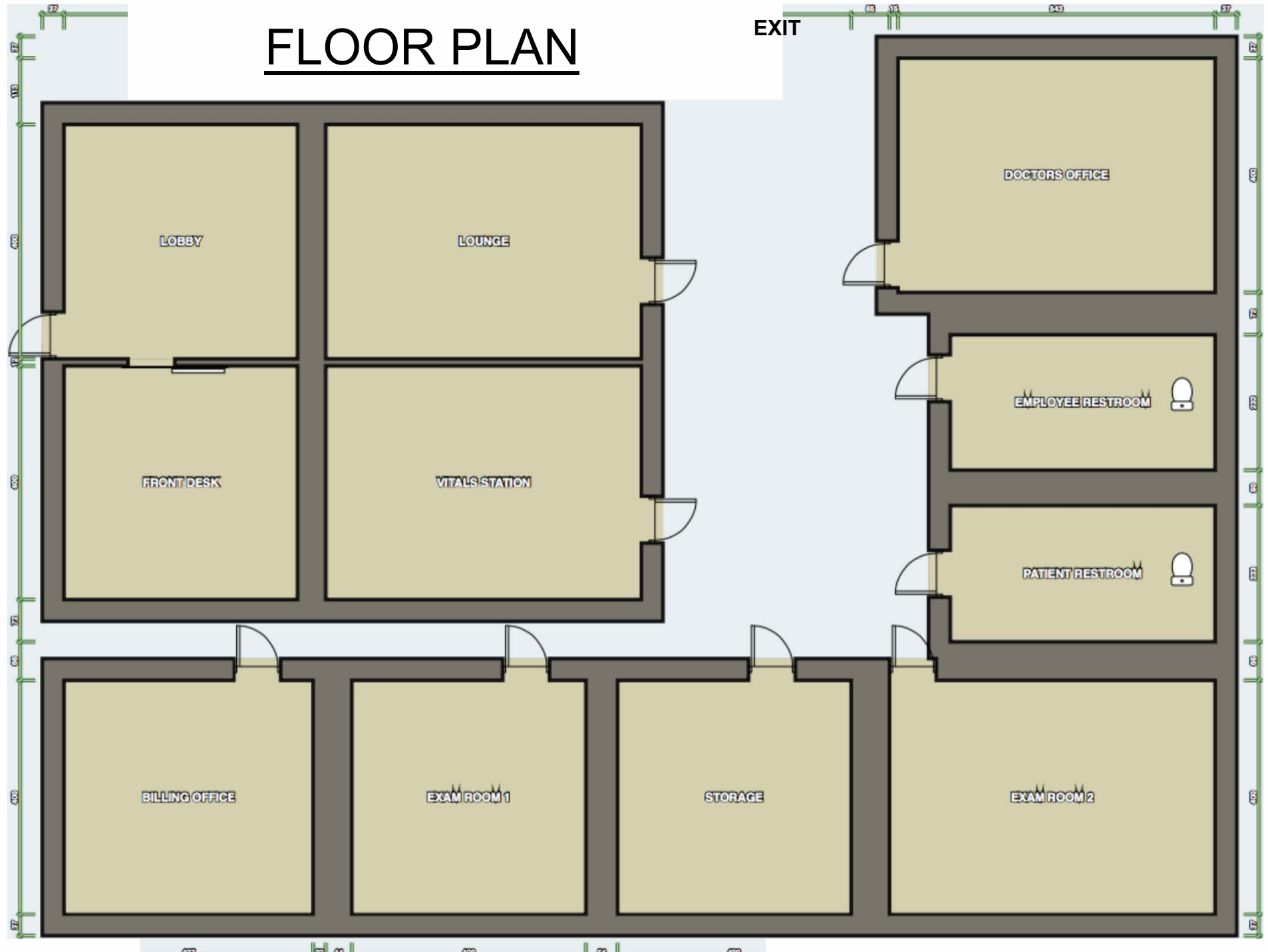


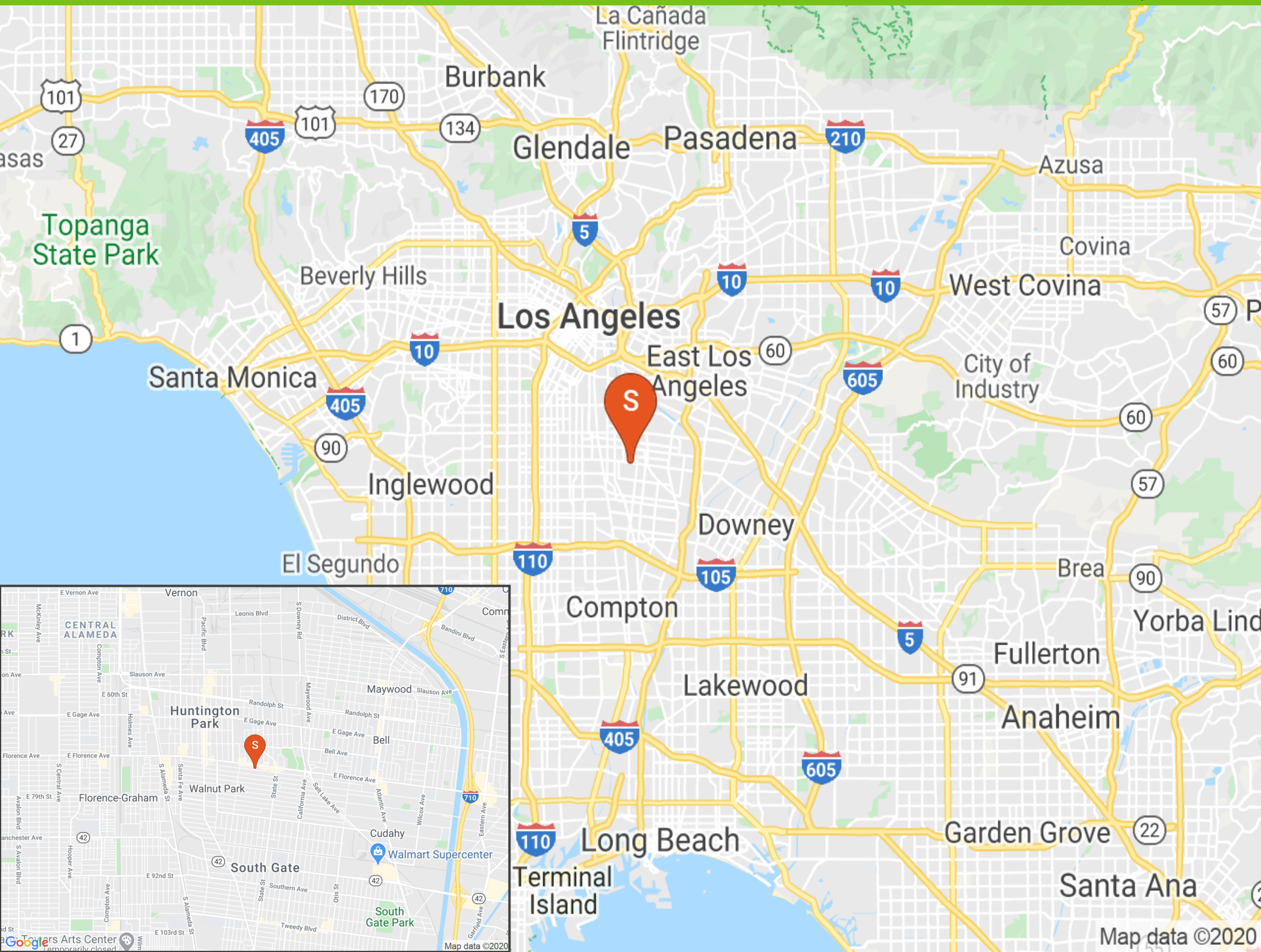


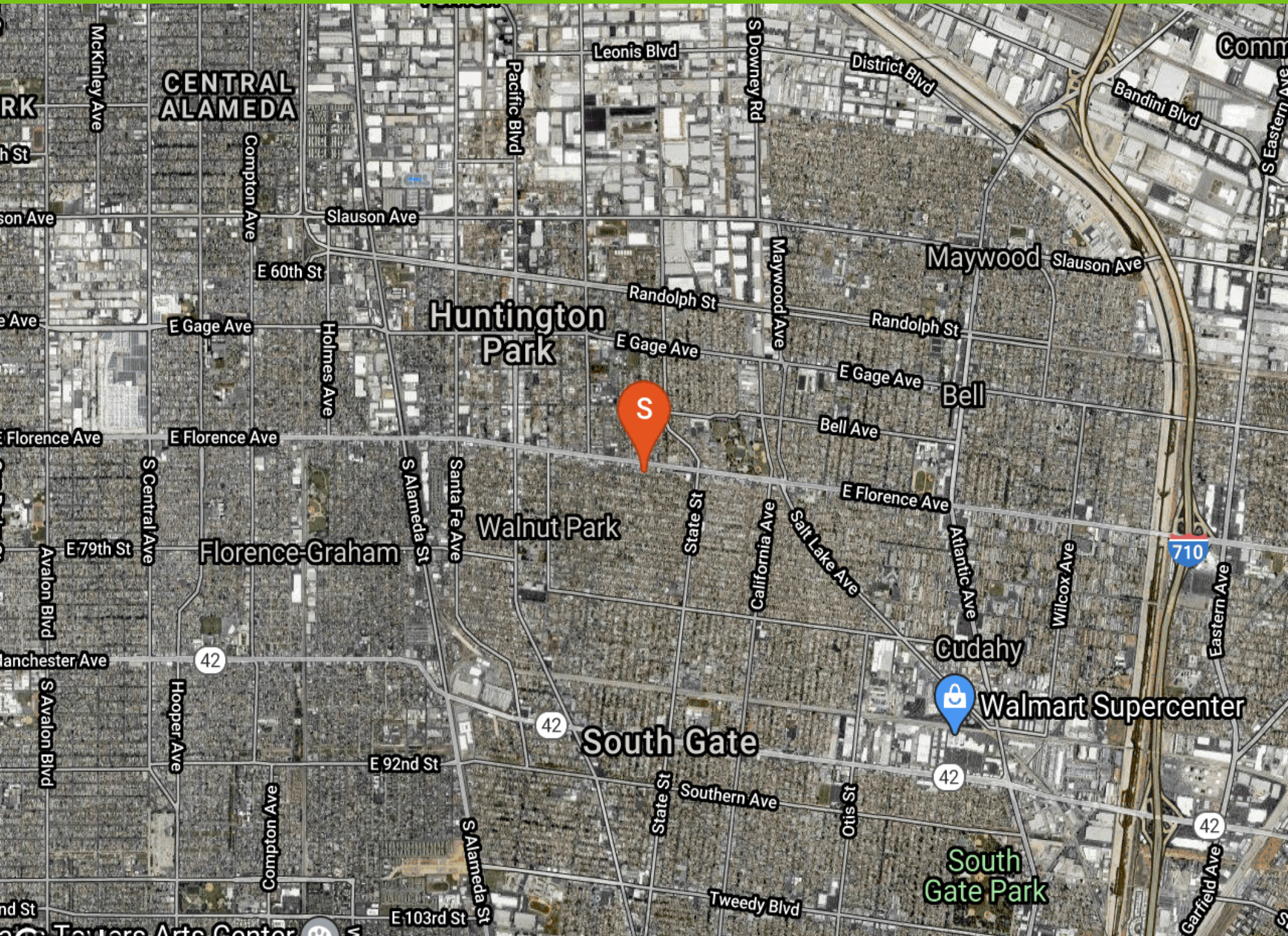
FLOOR PLAN

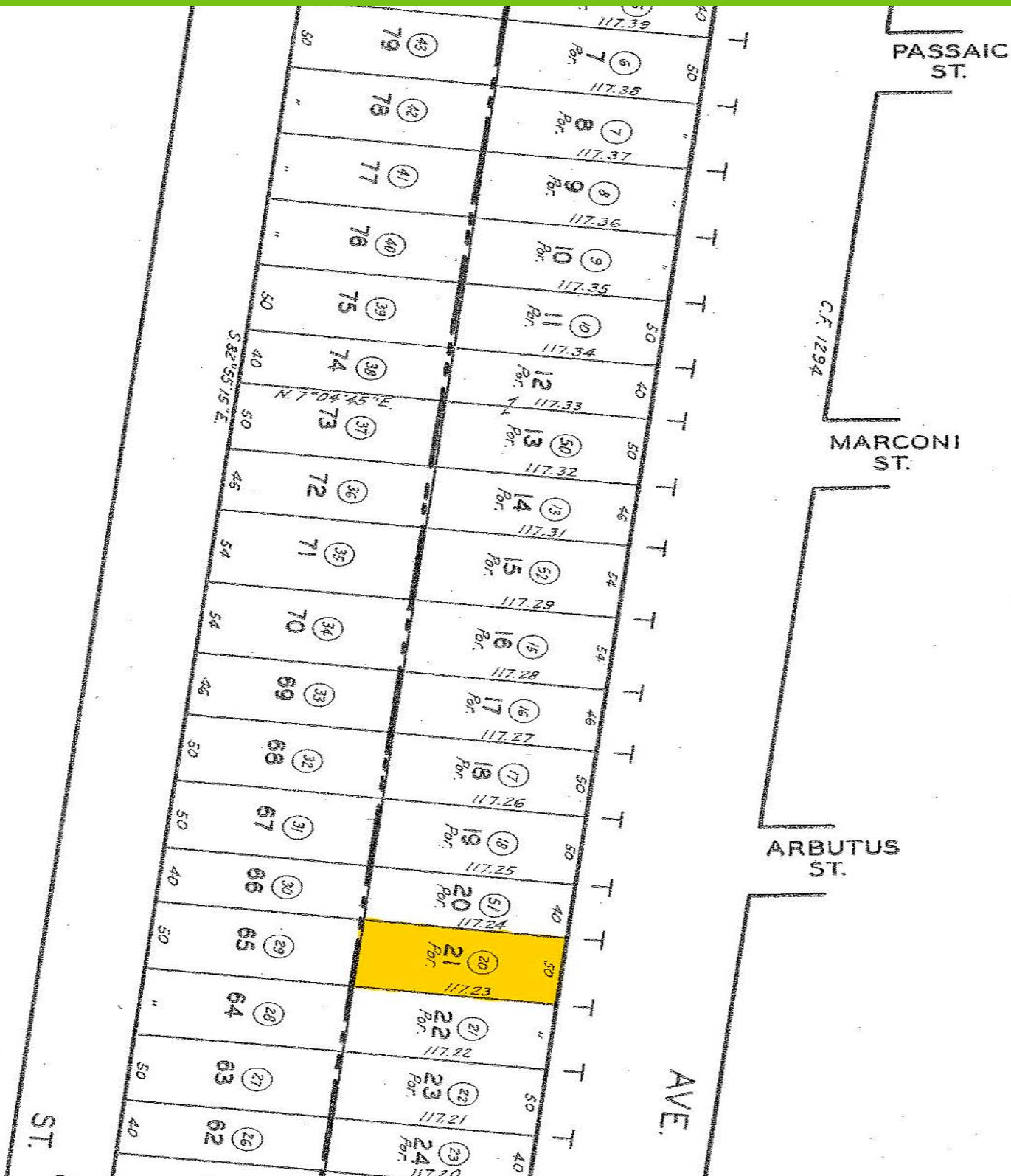
Entrance

EXIT









All 900 series parcels on this page are
assessed to City of Huntington Park

66072
720612
#911091
96110803002
20031008
200605120102
2008011003012001-22

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	68,905	400,557	1,017,025
2010 Population	66,230	402,486	1,043,504
2019 Population	67,808	414,784	1,084,330
2024 Population	68,525	419,860	1,100,910
2019 African American	427	22,339	119,252
2019 American Indian	806	3,838	9,598
2019 Asian	377	2,243	9,829
2019 Hispanic	66,053	383,895	931,702
2019 Other Race	27,661	184,483	470,826
2019 White	36,063	185,639	432,094
2019 Multiracial	2,440	15,992	41,610
2019-2024: Population: Growth Rate	1.05 %	1.20 %	1.50 %
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,119	13,908	42,109
\$15,000-\$24,999	2,640	13,679	36,237
\$25,000-\$34,999	2,135	12,368	31,554
\$35,000-\$49,999	2,559	16,424	42,475
\$50,000-\$74,999	3,044	17,715	46,537
\$75,000-\$99,999	1,824	10,627	26,738
\$100,000-\$149,999	1,769	8,883	22,817
\$150,000-\$199,999	338	2,140	6,269
\$200,000 or greater	173	941	3,592
Median HH Income	\$42,005	\$41,359	\$40,546
Average HH Income	\$55,142	\$53,931	\$54,148

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	17,204	97,568	259,918
2010 Total Households	16,339	94,697	251,120
2019 Total Households	16,602	96,684	258,329
2024 Total Households	16,696	97,401	261,298
2019 Average Household Size	4.06	4.27	4.16
2000 Owner Occupied Housing	5,594	31,884	87,685
2000 Renter Occupied Housing	10,991	60,895	156,247
2019 Owner Occupied Housing	5,336	30,906	85,954
2019 Renter Occupied Housing	11,266	65,778	172,375
2019 Vacant Housing	719	4,733	15,333
2019 Total Housing	17,321	101,417	273,662
2024 Owner Occupied Housing	5,504	32,014	88,977
2024 Renter Occupied Housing	11,191	65,387	172,321
2024 Vacant Housing	775	4,912	15,587
2024 Total Housing	17,471	102,313	276,885
2019-2024: Households: Growth Rate	0.55 %	0.75 %	1.15 %

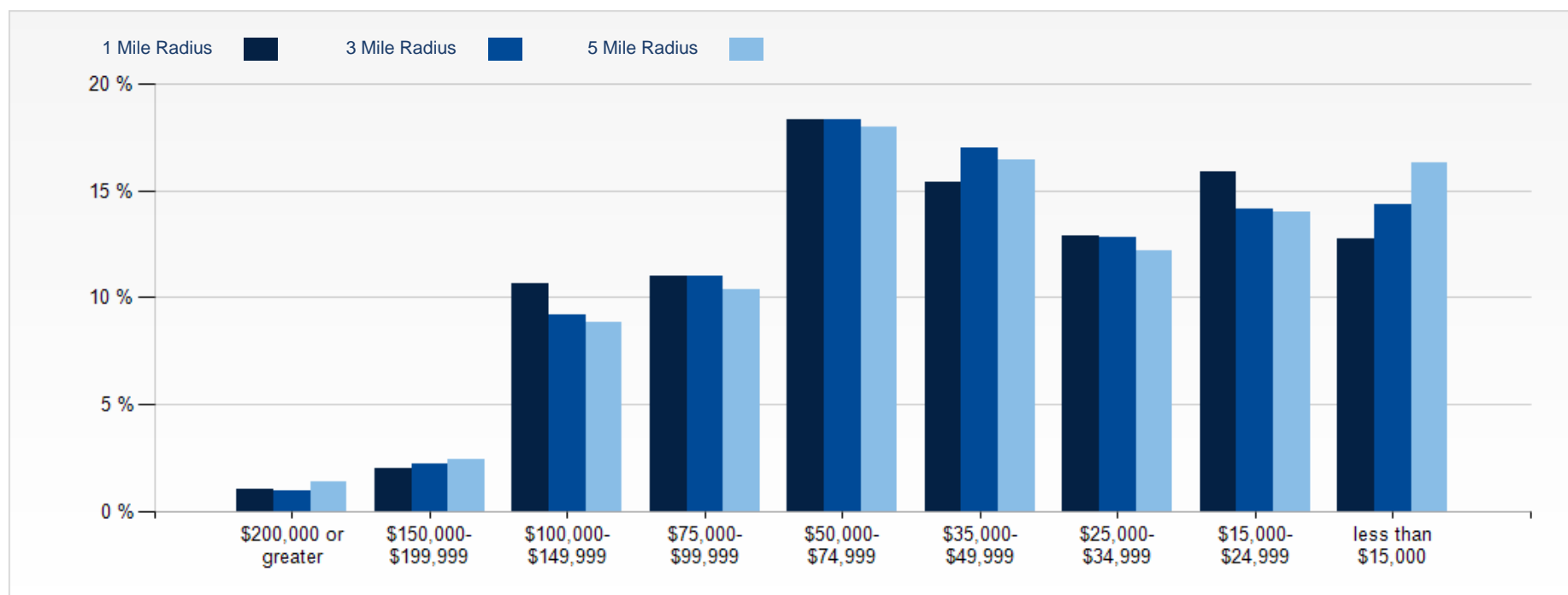
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	5,396	33,101	87,025
2019 Population Age 35-39	4,913	28,868	75,594
2019 Population Age 40-44	4,164	24,318	64,152
2019 Population Age 45-49	4,187	24,115	62,895
2019 Population Age 50-54	3,610	21,275	56,031
2019 Population Age 55-59	3,149	18,492	49,508
2019 Population Age 60-64	2,695	15,588	41,604
2019 Population Age 65-69	2,126	11,799	31,479
2019 Population Age 70-74	1,542	8,116	21,601
2019 Population Age 75-79	1,041	5,099	13,937
2019 Population Age 80-84	604	2,906	8,295
2019 Population Age 85+	514	2,597	8,041
2019 Population Age 18+	48,282	286,959	754,089
2019 Median Age	30	29	29

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$41,581	\$43,511	\$43,488
Average Household Income 25-34	\$54,290	\$54,795	\$55,270
Median Household Income 35-44	\$43,646	\$42,535	\$42,492
Average Household Income 35-44	\$59,434	\$57,244	\$58,090
Median Household Income 45-54	\$52,877	\$51,425	\$50,928
Average Household Income 45-54	\$63,456	\$62,489	\$63,287
Median Household Income 55-64	\$50,136	\$44,738	\$42,814
Average Household Income 55-64	\$57,885	\$53,955	\$53,770
Median Household Income 65-74	\$35,388	\$33,632	\$33,463
Average Household Income 65-74	\$45,477	\$42,989	\$43,682
Average Household Income 75+	\$30,158	\$31,288	\$32,813

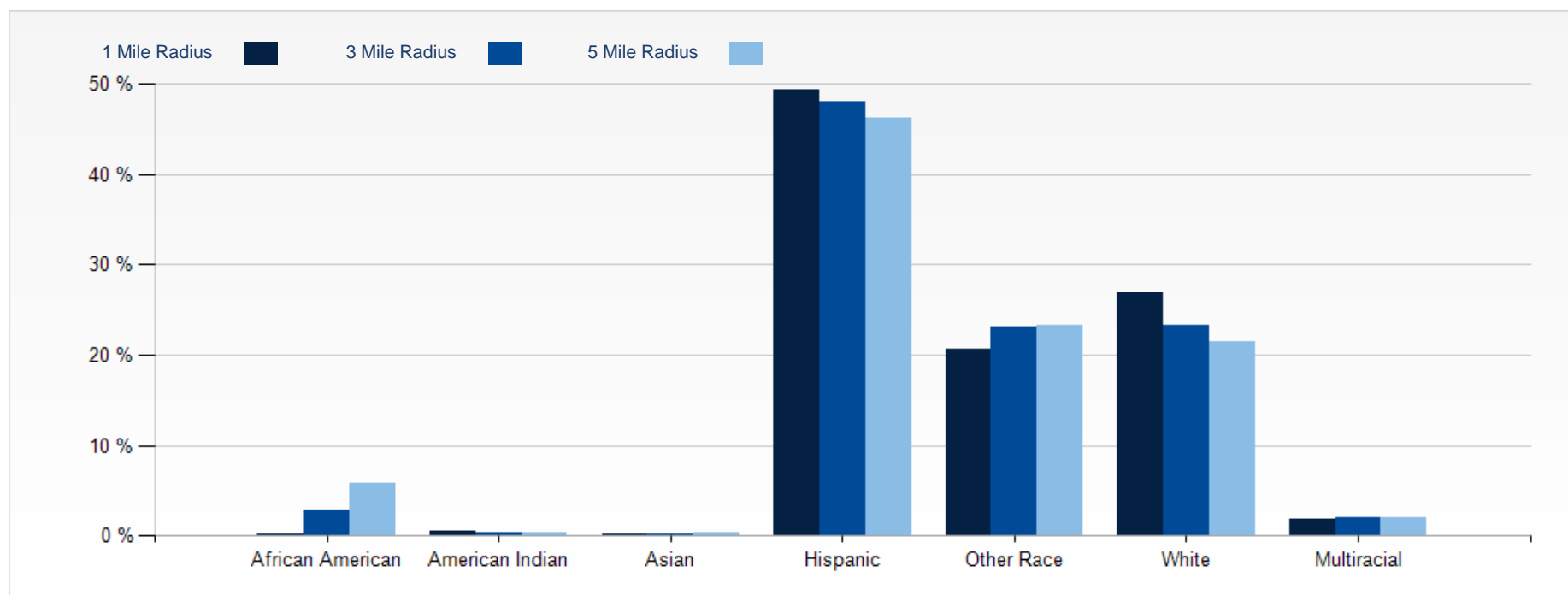
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	5,651	35,077	92,468
2024 Population Age 35-39	5,110	30,279	80,722
2024 Population Age 40-44	4,763	27,735	73,186
2024 Population Age 45-49	4,008	23,494	61,769
2024 Population Age 50-54	3,935	22,630	59,520
2024 Population Age 55-59	3,514	19,755	52,282
2024 Population Age 60-64	2,926	16,899	45,252
2024 Population Age 65-69	2,435	13,826	36,871
2024 Population Age 70-74	1,847	9,968	26,685
2024 Population Age 75-79	1,332	6,695	18,064
2024 Population Age 80-84	783	3,809	10,574
2024 Population Age 85+	620	2,987	8,867
2024 Population Age 18+	49,772	295,547	778,300
2024 Median Age	32	31	31

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$49,483	\$50,760	\$51,060
Average Household Income 25-34	\$62,828	\$63,145	\$64,305
Median Household Income 35-44	\$52,529	\$50,316	\$50,880
Average Household Income 35-44	\$69,969	\$67,853	\$69,523
Median Household Income 45-54	\$60,184	\$58,575	\$58,077
Average Household Income 45-54	\$74,193	\$73,859	\$75,481
Median Household Income 55-64	\$55,325	\$51,577	\$50,606
Average Household Income 55-64	\$67,414	\$63,454	\$64,023
Median Household Income 65-74	\$39,079	\$36,942	\$36,822
Average Household Income 65-74	\$53,029	\$50,175	\$51,357
Average Household Income 75+	\$37,268	\$37,681	\$39,637

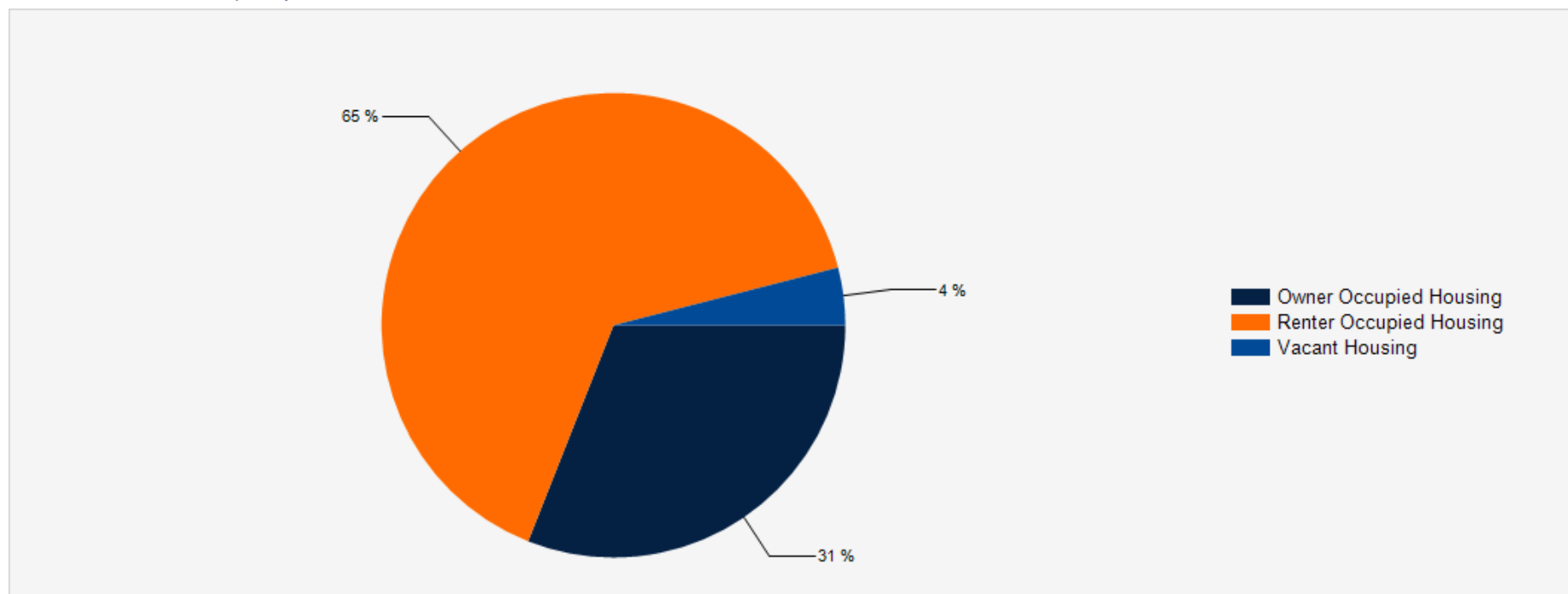
2019 Household Income



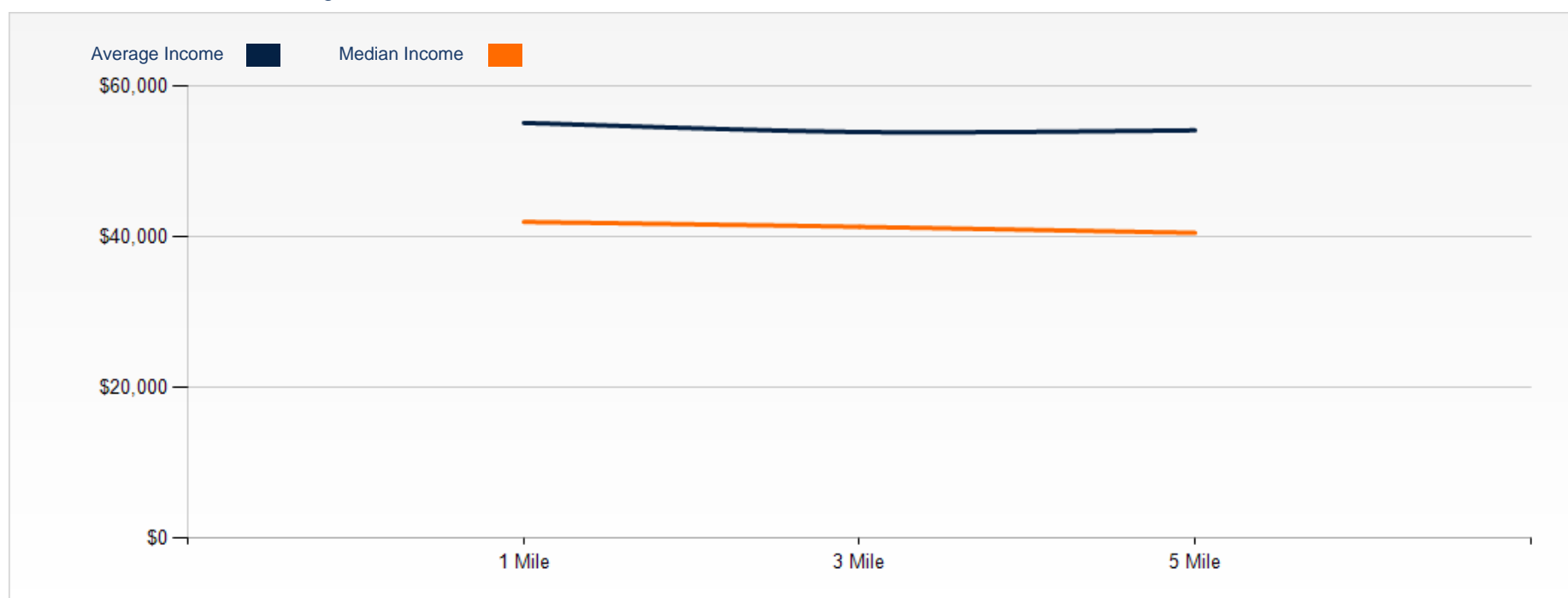
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median





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