

Address 6310 Pacific Blvd, Huntington Park, CA 90058

Located in between Gage Ave and Clarendon Ave on Pacific Blvd

Store Front on Highly Trafficked Pacific Blvd in Huntington Park

HIGHLIGHTS

Features

- Approximately 2,200 SF for Retail
- Highly Visible Store Front
- Great Storefront Signage Available
- Lots of Foot Traffic

Area Amenities

- Tremendous Retail Area
- Predominately Hispanic Population
- Plenty of Street Parking
- Densely Populated Area

Demos

- 1 Mile: Approximately 48,247 Population
- 1 Mile: Approximately 12,153 Households
- 1 Mile: Approximately 47,195 Avg. Household Income



NEIGHBORING RETAILERS



Walgreens



UEI
College

EXCLUSIVE LEASING AGENTS

818.501.2212

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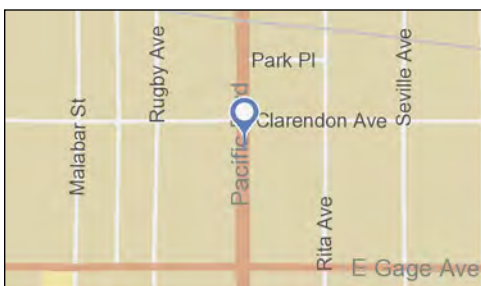
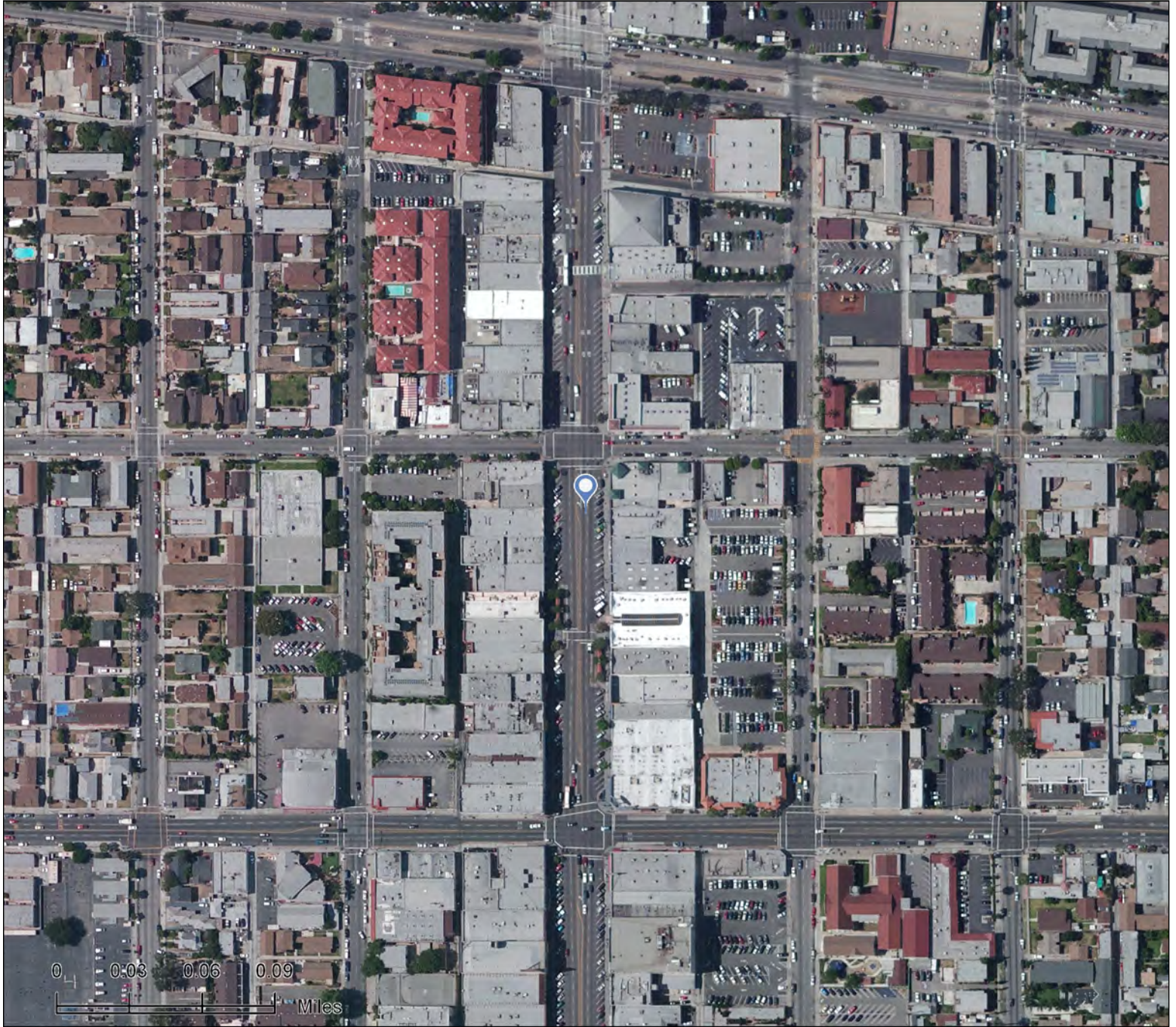
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be 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.



Site Map on Satellite Imagery - 0.4 Miles Wide

6310 Pacific Blvd, Huntington Park
6310 Pacific Blvd, Huntington Park, CA, 90255
Ring: 1, 3, 5 Miles

Prepared by Danny Raffle
Latitude: 33.983201
Longitude: -118.225158

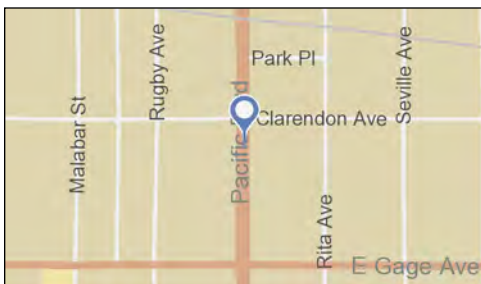
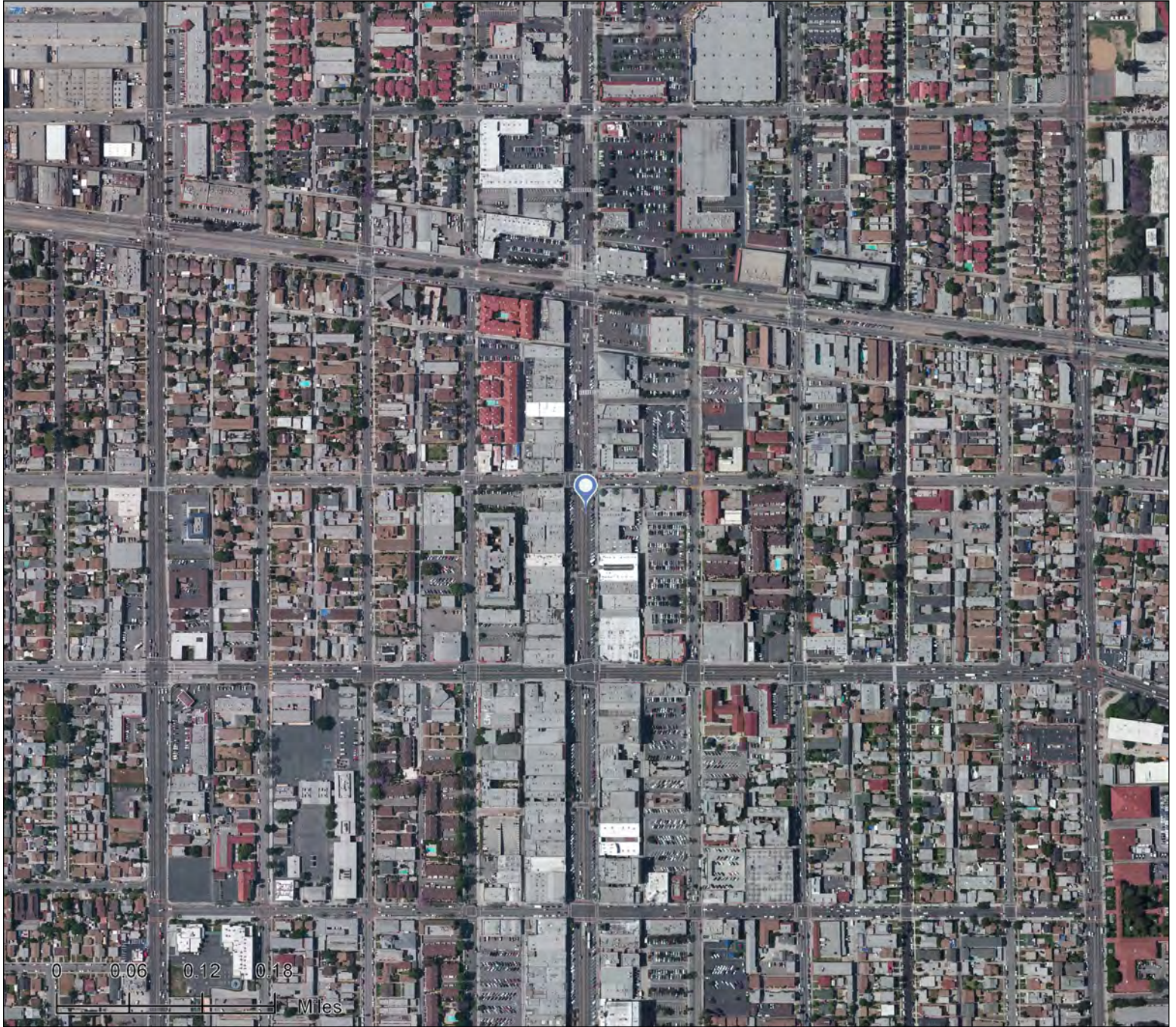




Site Map on Satellite Imagery - 0.8 Miles Wide

6310 Pacific Blvd, Huntington Park
6310 Pacific Blvd, Huntington Park, CA, 90255
Ring: 1, 3, 5 Miles

Prepared by Danny Raffle
Latitude: 33.983201
Longitude: -118.225158

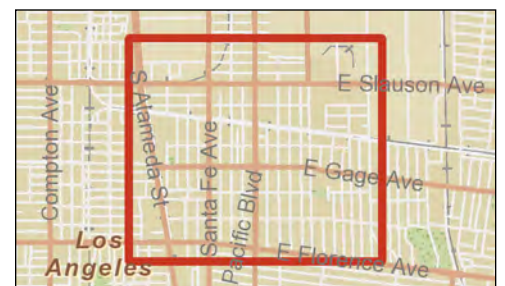
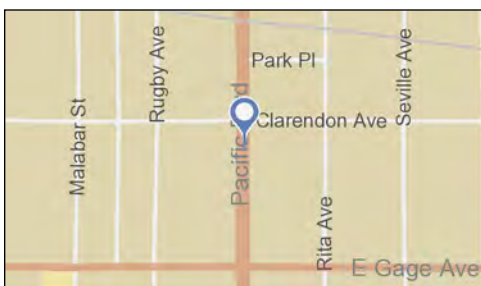
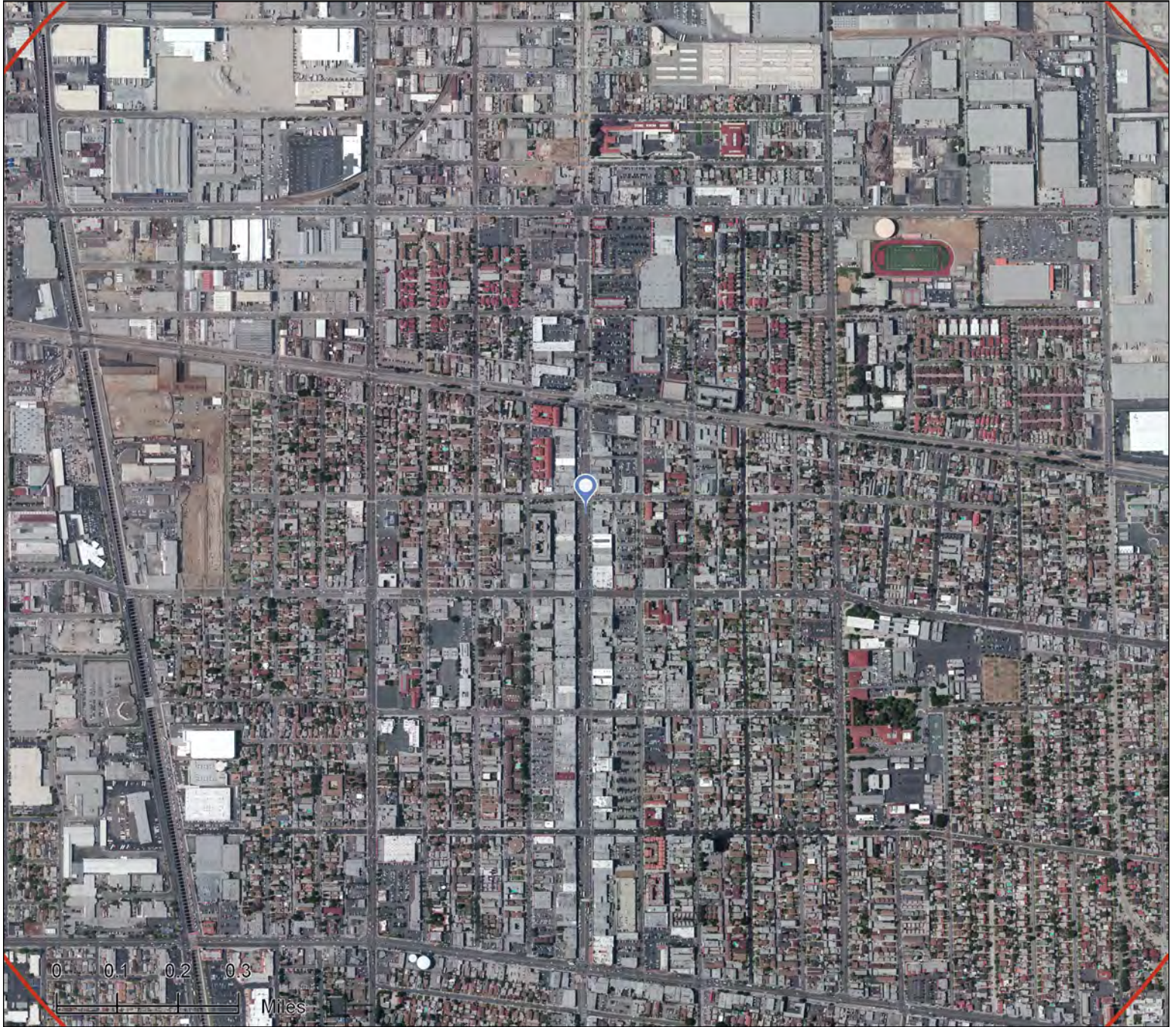




Site Map on Satellite Imagery - 1.6 Miles Wide

6310 Pacific Blvd, Huntington Park
6310 Pacific Blvd, Huntington Park, CA, 90255
Ring: 1, 3, 5 Miles

Prepared by Danny Raffle
Latitude: 33.983201
Longitude: -118.225158



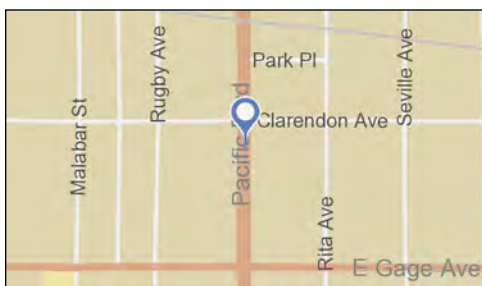
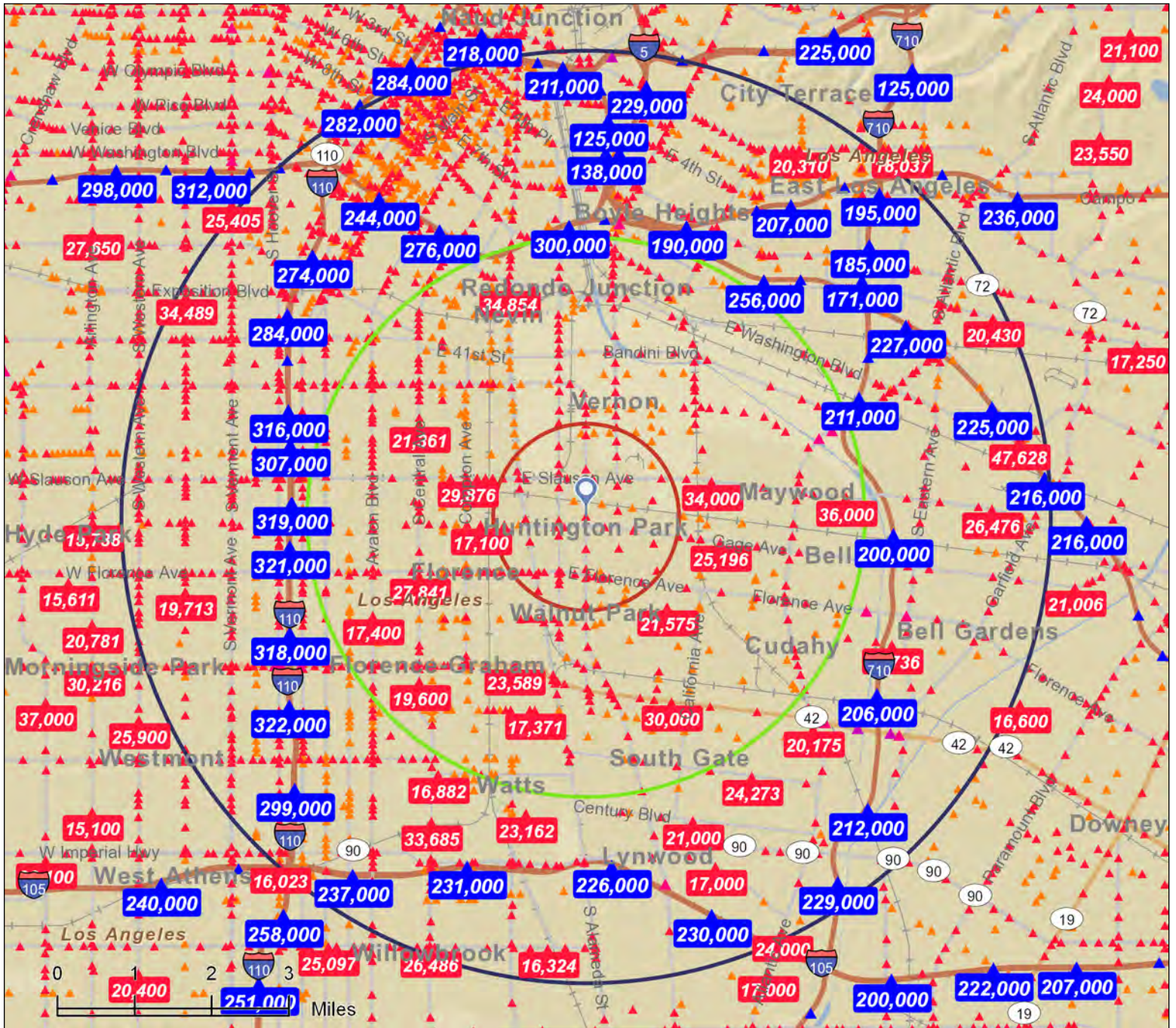
Source: ©i-cubed



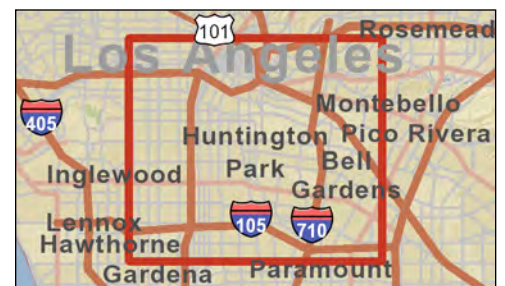
Traffic Count Map

6310 Pacific Blvd, Huntington Park
6310 Pacific Blvd, Huntington Park, CA, 90255
Ring: 1, 3, 5 Miles

Prepared by Danny Raffle
Latitude: 33.983201
Longitude: -118.225158



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day





Traffic Count Profile

Prepared by Danny Raffle

6310 Pacific Blvd, Huntingt...
6310 Pacific Blvd, Huntington Park, CA, 90255
Ring: 5 miles radius

Latitude: 33.983201
Longitude: -118.225158

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.01	Pacific Blvd	Clarendon Ave (0.02 miles N)	2007	16,689
0.22	Randolph St	Seville Ave (0.02 miles W)	2007	11,184
0.22	Randolph St	Malabar St (0.02 miles W)	2007	8,867
0.23	Gage Ave	Stafford Ave (0.02 miles E)	2007	21,215
0.24	Pacific Blvd	Belgrave Ave (0.03 miles N)	2007	18,092
0.26	Gage Ave	Middleton Ave (0.02 miles E)	2007	19,481
0.29	Santa Fe Ave	Clarendon Ave (0.06 miles N)	2007	24,846
0.34	Pacific Blvd	Zoe Ave (0.07 miles N)	2007	16,884
0.35	Santa Fe Ave	Zoe Ave (0.06 miles S)	2007	25,242
0.35	Miles Ave	Randolph St (0.04 miles N)	2007	18,092
0.35	Gage Ave	Marbrisa Ave (0.02 miles W)	2007	21,447
0.38	Malabar St	E Slauson Ave (0.06 miles N)	2010	4,919
0.42	E Slauson Ave	Pacific Blvd (0.07 miles W)	2007	33,016
0.43	Zoe Ave	Marbrisa Ave (0.01 miles W)	2010	1,969
0.44	Santa Fe Ave	Belgrave Ave (0.05 miles S)	2007	26,159
0.46	E Slauson Ave	Malabar St (0.06 miles E)	2007	31,573
0.46	Malabar St	E Slauson Ave (0.02 miles S)	2010	5,130
0.48	Miles Ave	Belgrave Ave (0.06 miles S)	2007	19,328
0.48	Miles Ave	Zoe Ave (0.06 miles N)	2007	15,642
0.50	Randolph St	Passaic St (0.01 miles S)	2007	11,231
0.51	Pacific Blvd	E 57th St (0.03 miles N)	2007	17,338
0.52	Randolph St	Cottage St (0.02 miles SW)	2007	7,690
0.53	Gage Ave	Marconi St (0.04 miles E)	2007	22,593
0.55	Pacific Blvd	Florence Ave (0.07 miles S)	2004	18,760
0.55	S Santa Fe Ave	E 58th St (0.01 miles N)	2005	24,666
0.60	Seville Ave	Florence Ave (0.06 miles S)	2001	11,031
0.60	E Slauson Ave	Bickett St (0.08 miles E)	2007	32,927
0.62	Florence Ave	Malabar St (0.03 miles W)	2007	29,115
0.62	Florence Ave	Pacific Blvd (0.02 miles W)	2006	28,197
0.64	Santa Fe Ave	Florence Ave (0.02 miles S)	2001	25,312

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2011 to 1963. Just over 68% of the counts were taken between 2001 and 2011 and 86% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

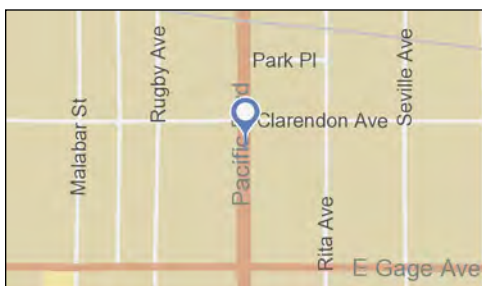
Source: ©2011 MPSI Systems Inc. d.b.a. DataMetrix®



Traffic Count Map - Close Up

6310 Pacific Blvd, Huntington Park
 6310 Pacific Blvd, Huntington Park, CA, 90255
 Ring: 1, 3, 5 Miles

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day





Business Summary

6310 Pacific Blvd, Huntington Park
 6310 Pacific Blvd, Huntington Park, CA, 90255,
 Rings: 1, 3, 5 mile radii

Prepared by Danny Raffle
 Latitude: 33.983201213
 Longitude: -118.2251579

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	2,333	12,523	44,029
Total Employees:	17,442	102,203	374,150
Total Residential Population:	48,363	422,305	1,117,779
Employee/Residential Population Ratio:	0.36	0.24	0.33

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	7	0.3%	19	0.1%	59	0.5%	188	0.2%	237	0.5%	1,159	0.3%
Construction	61	2.6%	173	1.0%	483	3.9%	1,513	1.5%	1,466	3.3%	5,455	1.5%
Manufacturing	156	6.7%	3,992	22.9%	1,097	8.8%	26,683	26.1%	3,337	7.6%	56,682	15.1%
Transportation	94	4.0%	584	3.3%	611	4.9%	5,319	5.2%	1,676	3.8%	14,016	3.7%
Communication	21	0.9%	167	1.0%	96	0.8%	348	0.3%	364	0.8%	2,321	0.6%
Utility	8	0.3%	38	0.2%	65	0.5%	469	0.5%	120	0.3%	1,410	0.4%
Wholesale Trade	182	7.8%	1,605	9.2%	1,510	12.1%	15,645	15.3%	6,144	14.0%	43,721	11.7%
Retail Trade Summary	735	31.5%	4,287	24.6%	3,350	26.8%	15,265	14.9%	11,517	26.2%	48,929	13.1%
Home Improvement	14	0.6%	237	1.4%	113	0.9%	620	0.6%	264	0.6%	1,855	0.5%
General Merchandise Stores	20	0.9%	191	1.1%	99	0.8%	880	0.9%	288	0.7%	2,913	0.8%
Food Stores	107	4.6%	900	5.2%	611	4.9%	3,833	3.8%	1,590	3.6%	8,765	2.3%
Auto Dealers, Gas Stations, Auto Aftermarket	41	1.8%	430	2.5%	276	2.2%	1,318	1.3%	697	1.6%	3,637	1.0%
Apparel & Accessory Stores	183	7.8%	600	3.4%	643	5.1%	2,072	2.0%	2,928	6.7%	8,599	2.3%
Furniture & Home Furnishings	45	1.9%	131	0.8%	260	2.1%	741	0.7%	701	1.6%	2,391	0.6%
Eating & Drinking Places	159	6.8%	1,157	6.6%	637	5.1%	3,663	3.6%	2,157	4.9%	12,197	3.3%
Miscellaneous Retail	166	7.1%	640	3.7%	710	5.7%	2,138	2.1%	2,892	6.6%	8,570	2.3%
Finance, Insurance, Real Estate Summary	133	5.7%	408	2.3%	576	4.6%	2,030	2.0%	2,331	5.3%	16,618	4.4%
Banks, Savings & Lending Institutions	25	1.1%	155	0.9%	119	1.0%	631	0.6%	476	1.1%	5,031	1.3%
Securities Brokers	4	0.2%	9	0.1%	12	0.1%	24	0.0%	114	0.3%	928	0.2%
Insurance Carriers & Agents	50	2.1%	121	0.7%	138	1.1%	450	0.4%	441	1.0%	4,682	1.3%
Real Estate, Holding, Other Investment Offices	53	2.3%	124	0.7%	306	2.4%	925	0.9%	1,299	3.0%	5,977	1.6%
Services Summary	921	39.5%	5,647	32.4%	4,612	36.8%	31,872	31.2%	16,408	37.3%	145,834	39.0%
Hotels & Lodging	4	0.2%	15	0.1%	48	0.4%	143	0.1%	221	0.5%	2,663	0.7%
Automotive Services	83	3.6%	250	1.4%	548	4.4%	1,914	1.9%	1,367	3.1%	4,924	1.3%
Motion Pictures & Amusements	32	1.4%	92	0.5%	167	1.3%	487	0.5%	722	1.6%	8,093	2.2%
Health Services	194	8.3%	1,530	8.8%	467	3.7%	3,416	3.3%	1,462	3.3%	15,681	4.2%
Legal Services	32	1.4%	107	0.6%	61	0.5%	170	0.2%	807	1.8%	8,083	2.2%
Education Institutions & Libraries	38	1.6%	1,505	8.6%	216	1.7%	12,093	11.8%	809	1.8%	48,100	12.9%
Other Services	537	23.0%	2,146	12.3%	3,104	24.8%	13,649	13.4%	11,020	25.0%	58,290	15.6%
Government	16	0.7%	521	3.0%	63	0.5%	2,871	2.8%	429	1.0%	38,004	10.2%
Totals	2,333	100%	17,442	100%	12,523	100%	102,203	100%	44,029	100%	374,150	100%

Source: Copyright 2013 Dun & Bradstreet, Inc. All rights reserved. Esri Total Residential Population forecasts for 2013.

November 27, 2013



Business Summary

6310 Pacific Blvd, Huntington Park
 6310 Pacific Blvd, Huntington Park, CA, 90255,
 Rings: 1, 3, 5 mile radii

Prepared by Danny Raffle
 Latitude: 33.983201213
 Longitude: -118.2251579

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	3	0.1%	7	0.0%	20	0.2%	79	0.1%	82	0.2%	464	0.1%
Mining	1	0.0%	5	0.0%	2	0.0%	11	0.0%	18	0.0%	235	0.1%
Utilities	2	0.1%	7	0.0%	14	0.1%	82	0.1%	25	0.1%	601	0.2%
Construction	62	2.7%	177	1.0%	490	3.9%	1,545	1.5%	1,514	3.4%	5,616	1.5%
Manufacturing	163	7.0%	4,068	23.3%	1,152	9.2%	26,839	26.3%	3,495	7.9%	57,247	15.3%
Wholesale Trade	182	7.8%	1,605	9.2%	1,507	12.0%	15,621	15.3%	6,126	13.9%	43,530	11.6%
Retail Trade	562	24.1%	3,034	17.4%	2,643	21.1%	11,311	11.1%	9,154	20.8%	35,877	9.6%
Motor Vehicle & Parts Dealers	39	1.7%	400	2.3%	238	1.9%	1,128	1.1%	582	1.3%	2,909	0.8%
Furniture & Home Furnishings Stores	24	1.0%	58	0.3%	151	1.2%	383	0.4%	362	0.8%	1,336	0.4%
Electronics & Appliance Stores	23	1.0%	110	0.6%	110	0.9%	381	0.4%	359	0.8%	1,194	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	14	0.6%	237	1.4%	112	0.9%	617	0.6%	260	0.6%	1,843	0.5%
Food & Beverage Stores	92	3.9%	787	4.5%	582	4.6%	3,486	3.4%	1,515	3.4%	8,169	2.2%
Health & Personal Care Stores	35	1.5%	222	1.3%	107	0.9%	697	0.7%	329	0.7%	1,877	0.5%
Gasoline Stations	5	0.2%	36	0.2%	46	0.4%	212	0.2%	133	0.3%	774	0.2%
Clothing & Clothing Accessories Stores	203	8.7%	660	3.8%	682	5.4%	2,171	2.1%	3,567	8.1%	10,126	2.7%
Sport Goods, Hobby, Book, & Music Stores	23	1.0%	78	0.4%	118	0.9%	321	0.3%	453	1.0%	1,413	0.4%
General Merchandise Stores	20	0.9%	191	1.1%	99	0.8%	880	0.9%	288	0.7%	2,913	0.8%
Miscellaneous Store Retailers	72	3.1%	219	1.3%	327	2.6%	746	0.7%	1,120	2.5%	2,651	0.7%
Nonstore Retailers	13	0.6%	34	0.2%	70	0.6%	288	0.3%	187	0.4%	673	0.2%
Transportation & Warehousing	73	3.1%	533	3.1%	565	4.5%	5,249	5.1%	1,517	3.4%	13,517	3.6%
Information	28	1.2%	219	1.3%	157	1.3%	715	0.7%	775	1.8%	5,560	1.5%
Finance & Insurance	92	3.9%	310	1.8%	334	2.7%	1,259	1.2%	1,271	2.9%	11,300	3.0%
Central Bank/Credit Intermediation & Related Activities	30	1.3%	164	0.9%	129	1.0%	647	0.6%	496	1.1%	5,097	1.4%
Securities, Commodity Contracts & Other Financial	11	0.5%	22	0.1%	65	0.5%	158	0.2%	321	0.7%	1,476	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	51	2.2%	125	0.7%	139	1.1%	454	0.4%	454	1.0%	4,726	1.3%
Real Estate, Rental & Leasing	60	2.6%	165	0.9%	321	2.6%	1,136	1.1%	1,231	2.8%	6,115	1.6%
Professional, Scientific & Tech Services	171	7.3%	496	2.8%	696	5.6%	2,603	2.5%	3,522	8.0%	26,620	7.1%
Legal Services	42	1.8%	124	0.7%	78	0.6%	201	0.2%	860	2.0%	8,191	2.2%
Management of Companies & Enterprises	5	0.2%	10	0.1%	10	0.1%	19	0.0%	42	0.1%	111	0.0%
Administrative & Support & Waste Management & Remediation	194	8.3%	830	4.8%	1,097	8.8%	5,900	5.8%	3,550	8.1%	17,387	4.6%
Educational Services	39	1.7%	1,483	8.5%	227	1.8%	12,031	11.8%	836	1.9%	47,659	12.7%
Health Care & Social Assistance	217	9.3%	1,892	10.8%	686	5.5%	5,182	5.1%	2,397	5.4%	22,973	6.1%
Arts, Entertainment & Recreation	29	1.2%	75	0.4%	125	1.0%	379	0.4%	519	1.2%	7,466	2.0%
Accommodation & Food Services	164	7.0%	1,173	6.7%	692	5.5%	3,816	3.7%	2,397	5.4%	14,911	4.0%
Accommodation	4	0.2%	15	0.1%	47	0.4%	141	0.1%	218	0.5%	2,658	0.7%
Food Services & Drinking Places	160	6.9%	1,158	6.6%	645	5.2%	3,674	3.6%	2,178	4.9%	12,252	3.3%
Other Services (except Public Administration)	271	11.6%	832	4.8%	1,723	13.8%	5,495	5.4%	5,125	11.6%	18,750	5.0%
Automotive Repair & Maintenance	76	3.3%	228	1.3%	501	4.0%	1,696	1.7%	1,191	2.7%	3,488	0.9%
Public Administration	16	0.7%	521	3.0%	64	0.5%	2,931	2.9%	432	1.0%	38,211	10.2%
Total	2,333	100%	17,442	100%	12,523	100%	102,203	100%	44,029	100%	374,150	100%

Source: Copyright 2013 Dun & Bradstreet, Inc. All rights reserved. Esri Total Residential Population forecasts for 2013.

November 27, 2013



Executive Summary

6310 Pacific Blvd, Huntington Park
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 Rings: 1, 3, 5 mile radii

Prepared by Danny Raffle
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 Longitude: -118.2251579

	1 mile	3 miles	5 miles
Population			
2000 Population	49,805	410,567	1,066,630
2010 Population	48,247	417,856	1,104,413
2013 Population	48,363	422,305	1,117,779
2018 Population	49,257	432,997	1,147,260
2000-2010 Annual Rate	-0.32%	0.18%	0.35%
2010-2013 Annual Rate	0.07%	0.33%	0.37%
2013-2018 Annual Rate	0.37%	0.50%	0.52%
2013 Male Population	50.0%	50.1%	50.1%
2013 Female Population	50.0%	49.9%	49.9%
2013 Median Age	28.7	27.5	28.2

In the identified area, the current year population is 1,117,779. In 2010, the Census count in the area was 1,104,413. The rate of change since 2010 was 0.37% annually. The five-year projection for the population in the area is 1,147,260 representing a change of 0.52% annually from 2013 to 2018. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 28.2, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	50.5%	42.7%	38.8%
2013 Black Alone	0.8%	7.0%	12.7%
2013 American Indian/Alaska Native Alone	1.5%	1.0%	1.0%
2013 Asian Alone	0.7%	0.5%	2.0%
2013 Pacific Islander Alone	0.0%	0.1%	0.1%
2013 Other Race	42.6%	44.8%	41.6%
2013 Two or More Races	3.8%	4.0%	3.9%
2013 Hispanic Origin (Any Race)	97.4%	91.2%	82.0%

Persons of Hispanic origin represent 82.0% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 88.2 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	12,139	95,291	262,440
2010 Households	12,153	97,595	277,799
2013 Total Households	12,174	98,476	281,757
2018 Total Households	12,389	100,890	290,130
2000-2010 Annual Rate	0.01%	0.24%	0.57%
2010-2013 Annual Rate	0.05%	0.28%	0.44%
2013-2018 Annual Rate	0.35%	0.49%	0.59%
2013 Average Household Size	3.95	4.28	3.88

The household count in this area has changed from 277,799 in 2010 to 281,757 in the current year, a change of 0.44% annually. The five-year projection of households is 290,130, a change of 0.59% annually from the current year total. Average household size is currently 3.88, compared to 3.88 in the year 2010. The number of families in the current year is 216,977 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

November 27, 2013



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6310 Pacific Blvd, Huntington Park
 6310 Pacific Blvd, Huntington Park, CA, 90255,
 Rings: 1, 3, 5 mile radii

Prepared by Danny Raffle
 Latitude: 33.983201213
 Longitude: -118.2251579

	1 mile	3 miles	5 miles
Median Household Income			
2013 Median Household Income	\$35,793	\$34,358	\$32,573
2018 Median Household Income	\$37,657	\$36,310	\$34,787
2013-2018 Annual Rate	1.02%	1.11%	1.32%
Average Household Income			
2013 Average Household Income	\$47,195	\$45,216	\$44,025
2018 Average Household Income	\$52,776	\$50,048	\$48,775
2013-2018 Annual Rate	2.26%	2.05%	2.07%
Per Capita Income			
2013 Per Capita Income	\$11,995	\$10,619	\$11,594
2018 Per Capita Income	\$13,385	\$11,736	\$12,819
2013-2018 Annual Rate	2.22%	2.02%	2.03%

Current median household income is \$32,573 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$34,787 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$44,025 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$48,775 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$11,594 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$12,819 in five years, compared to \$32,073 for all U.S. households

Housing			
2000 Total Housing Units	12,583	101,220	281,494
2000 Owner Occupied Housing Units	3,059	30,618	83,764
2000 Owner Occupied Housing Units	9,080	64,673	178,677
2000 Vacant Housing Units	444	5,929	19,053
2010 Total Housing Units	12,656	102,710	297,144
2010 Owner Occupied Housing Units	3,075	30,748	85,854
2010 Renter Occupied Housing Units	9,078	66,847	191,945
2010 Vacant Housing Units	503	5,115	19,345
2013 Total Housing Units	12,877	103,858	301,112
2013 Owner Occupied Housing Units	2,938	29,231	81,878
2013 Renter Occupied Housing Units	9,236	69,246	199,878
2013 Vacant Housing Units	703	5,382	19,355
2018 Total Housing Units	13,266	106,386	307,904
2018 Owner Occupied Housing Units	3,148	31,155	86,886
2018 Renter Occupied Housing Units	9,242	69,735	203,244
2018 Vacant Housing Units	877	5,496	17,774

Currently, 27.2% of the 301,112 housing units in the area are owner occupied; 66.4%, renter occupied; and 6.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 297,144 housing units in the area - 28.9% owner occupied, 64.6% renter occupied, and 6.5% vacant. The annual rate of change in housing units since 2010 is 0.59%. Median home value in the area is \$261,483, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 2.50% annually to \$295,788.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.