

# PRIME RETAIL/OFFICE SPACE IN THE HEART OF HUNTINGTON PARK

6041-6081 PACIFIC BOULEVARD, HUNTINGTON PARK, CA 90255



**GREG OFFSAY** · Vice President  
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DRE #01837719

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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.



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## PROPERTY FEATURES

- + ±1,730 SF End Cap Available
- + Available for Medical, Office, or Retail Use
- + End Cap on Pacific Boulevard Available
- + Highly Visible Street Signage
- + Signalized Intersection
- + Co-tenants Include UEI College

## 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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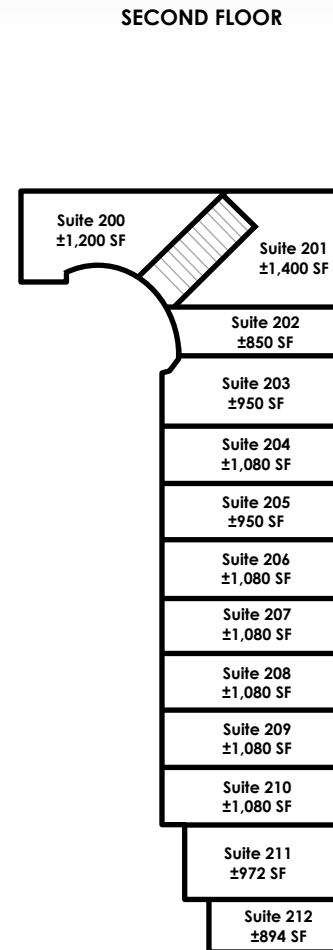
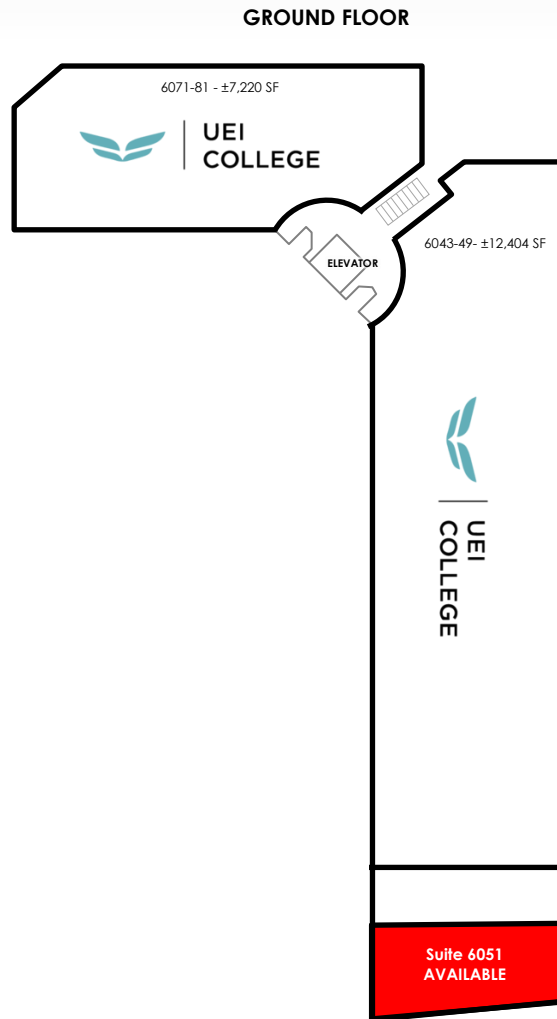
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**TOTAL SF:** ±37,340

**GROUND FLOOR:** ±23,514

**SECOND FLOOR:** ±13,826

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