

RARE 2,021 SQUARE FOOT AUTOMOTIVE BUILDING FOR SALE ON HIGH TRAFFIC FLORENCE AVENUE IN HUNTINGTON PARK, CA 90255



2910 E Florence Ave, Huntington Park, CA 90255

FRONT OF PROPERTY HAS LARGE PARKING AREA, PLUS A REAR YARD FOR STORAGE

ALL AUTOMOTIVE USES POSSIBLE

EXCELLENT EXPOSURE AND SIGNS RIGHTS ON FLORENCE AVENUE

PRICE TO SELL QUICKLY AT ONLY \$798,000



**COLDWELL BANKER
COMMERCIAL
REALTY**

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OFFERING SUMMARY

ADDRESS	2910 E Florence Avenue, Huntington Park, CA 90255
BUILDING SF	+/- 2,021 SF
LAND SF	+/- 5,896 SF
APN	6212-002-002
PARKING	Six spaces, plus additional parking in the rear of the building
LAND USE	Auto repair (& related), Garage
ZONING	HPCG*

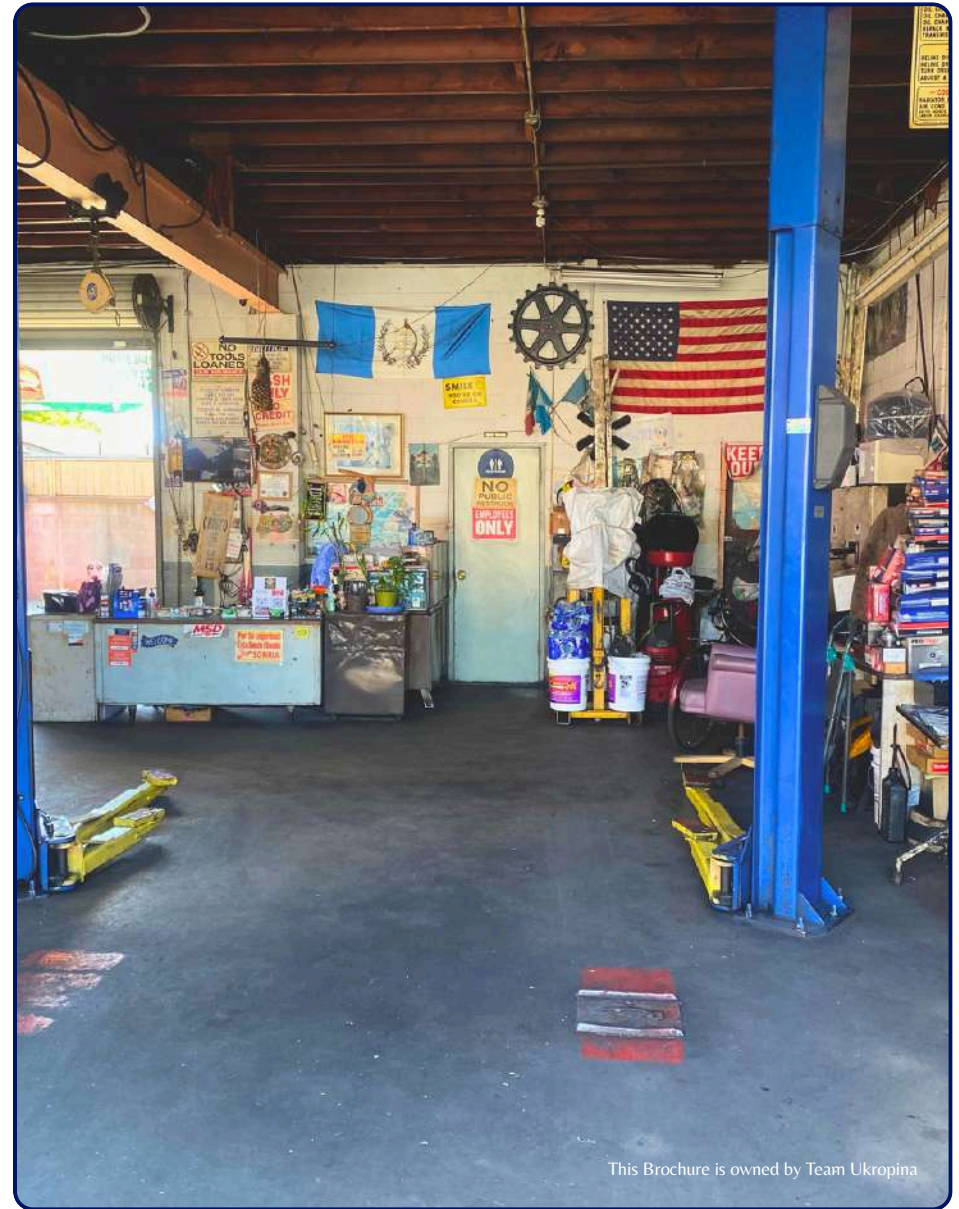
FINANCIAL SUMMARY

SALE PRICE	\$798,000
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PROPERTY DESCRIPTION

A rare opportunity to acquire a +/-2,021 square foot freestanding automotive building on high-traffic Florence Avenue in Huntington Park, CA. The property features a large front parking area for customers and vehicles, plus a generous rear yard ideal for storage or inventory. Situated on one of the busiest commercial corridors in Los Angeles County, the building benefits from excellent street exposure and prominent signage rights on Florence Avenue — maximizing visibility for any automotive operation.

All automotive uses are possible, making this an ideal acquisition for owner-users and investors alike. The building is currently fully occupied on a month-to-month basis, providing immediate income with the flexibility to transition use or occupancy on the new owner's timeline. Opportunities of this caliber on Florence Avenue are seldom available — do not miss this exceptional investment.



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OIL CHANGE 1000 cc 30.00	ACCEL. 6.00
OIL CHANGE 1500 cc 35.00	ACCEL. 8.00
OIL CHANGE FILTER & LUBE 5.00	DIAGNOSTIC 1.00
REPAK WHEEL BEARING 12.00	BATTERY RECHARGE 4.00
TRANSMISSION OIL 10.00	
--- BRAKES ---	
RELINE DISC PER AXLE 4.00	BALANCE ELECTRONIC 8.00
RELINE DRUM PER AXLE 3.00	ROTADE TIRES 1.00
TURN OILS 1.00 ROTORS 1.00	REPAIR TIRE 1.00
ADJUST & BLEED BRAKES 4.00	WHEEL ALIGNMENT 1.00
--- COOLING SYSTEM ---	
RADIATOR FLUSH 6.00	LABOR CHARGES
AIR COND. RECHARGE 12.00	MINIMUM HOIST CHARGE 2.00
RECHARGE 1.00	MINIMUM LABOR CHARGE 10.00
REPAIR 1.00	LABOR RATE PER HOUR 12.00
REPAIR 1.00	

SORRY!
NO CHECKS
ACCEPTED
NO EXCEPTIONS

MECHANIC

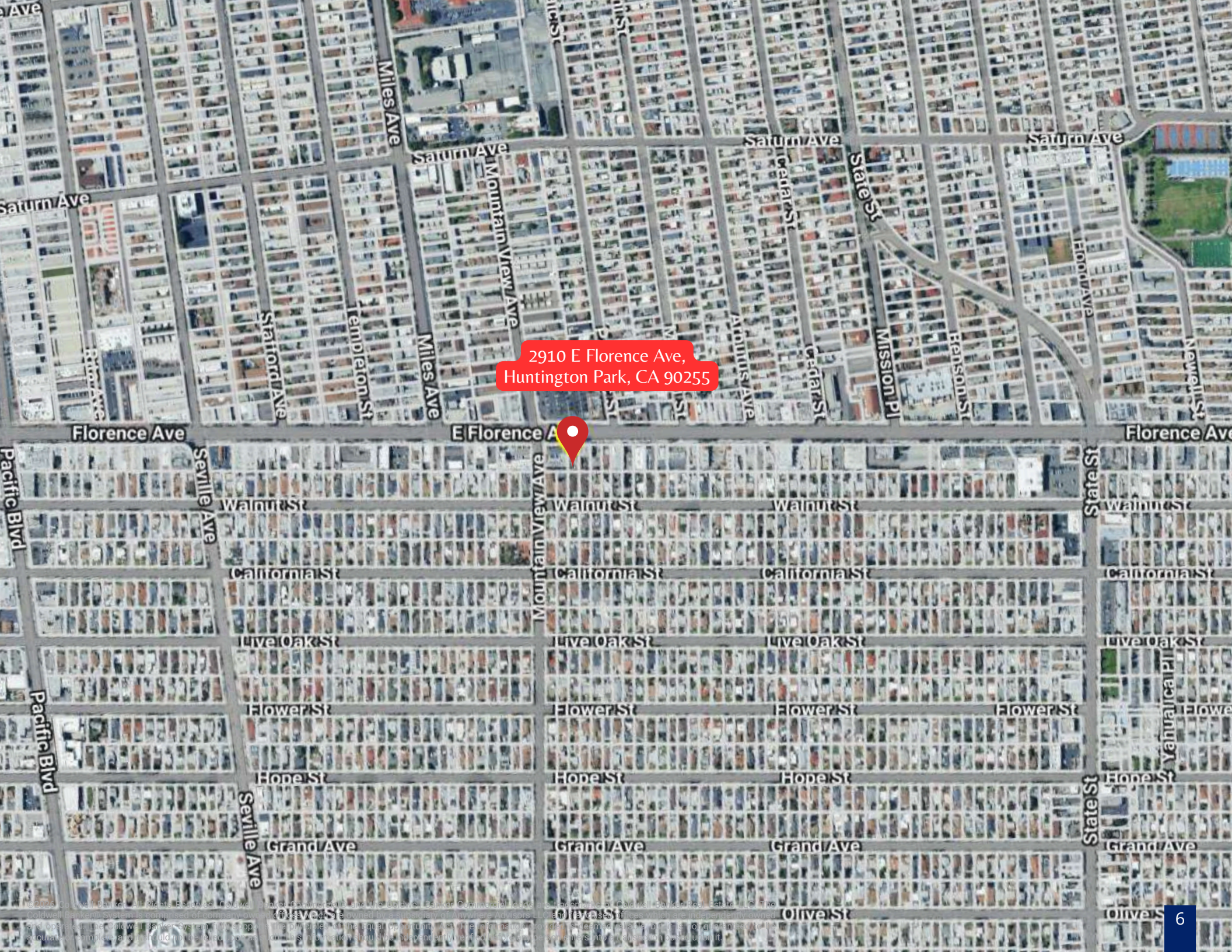


WE ARE NOT RESPONSIBLE
FOR DAMAGE TO MAG
OR CUSTOM WHEELS
WHEN CHANGING TIRES

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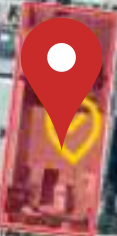


2910 E Florence Ave,
Huntington Park, CA 90255



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Fun Dental 4 Kids
Huntington Park



Walnut St

Walnut St

Walnut St

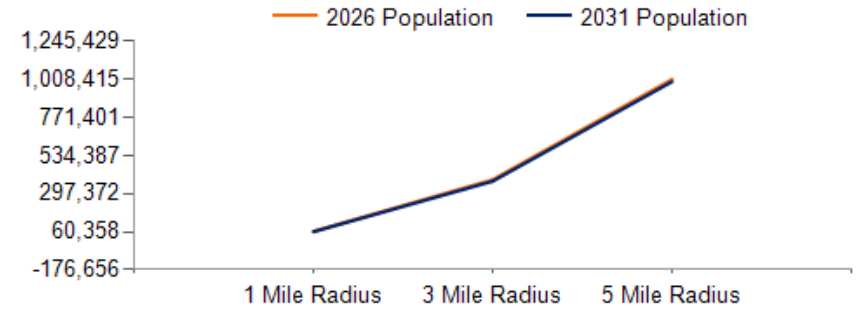
Mountain View Ave

c St

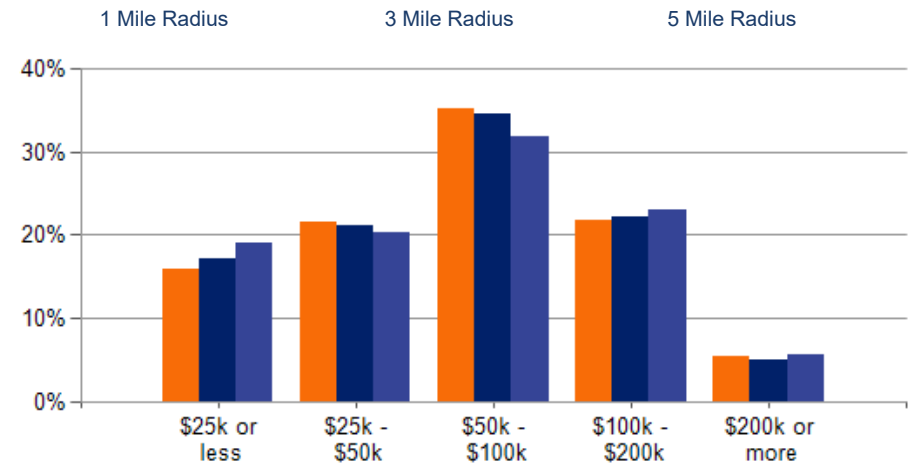
roni St

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	71,893	407,693	1,020,651
2010 Population	69,127	411,821	1,048,249
2026 Population	62,291	384,150	1,008,415
2031 Population	60,358	374,574	992,909
2026 African American	484	20,331	103,465
2026 American Indian	1,772	10,634	28,644
2026 Asian	401	2,314	10,633
2026 Hispanic	60,368	353,662	863,117
2026 Other Race	37,283	231,248	576,431
2026 White	8,775	48,954	120,602
2026 Multiracial	13,524	70,366	167,360
2026-2031: Population: Growth Rate	-3.15%	-2.50%	-1.55%

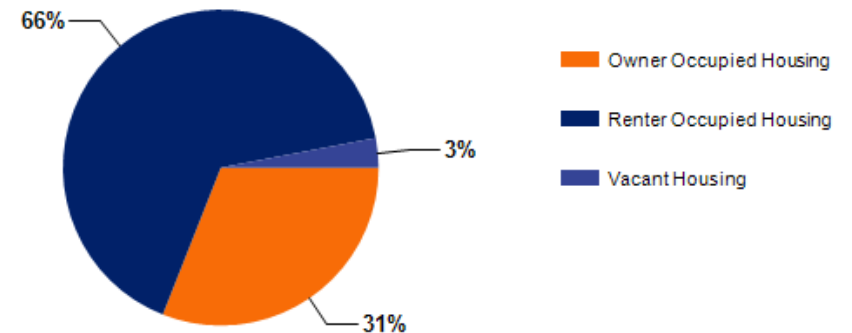
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,562	9,793	30,324
\$15,000-\$24,999	1,211	7,719	20,826
\$25,000-\$34,999	1,558	9,274	23,522
\$35,000-\$49,999	2,242	12,200	31,139
\$50,000-\$74,999	3,540	20,305	48,560
\$75,000-\$99,999	2,647	14,731	37,289
\$100,000-\$149,999	2,666	15,510	41,483
\$150,000-\$199,999	1,159	6,951	20,437
\$200,000 or greater	954	5,069	15,297
Median HH Income	\$65,073	\$63,908	\$63,960
Average HH Income	\$82,305	\$81,053	\$82,879



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

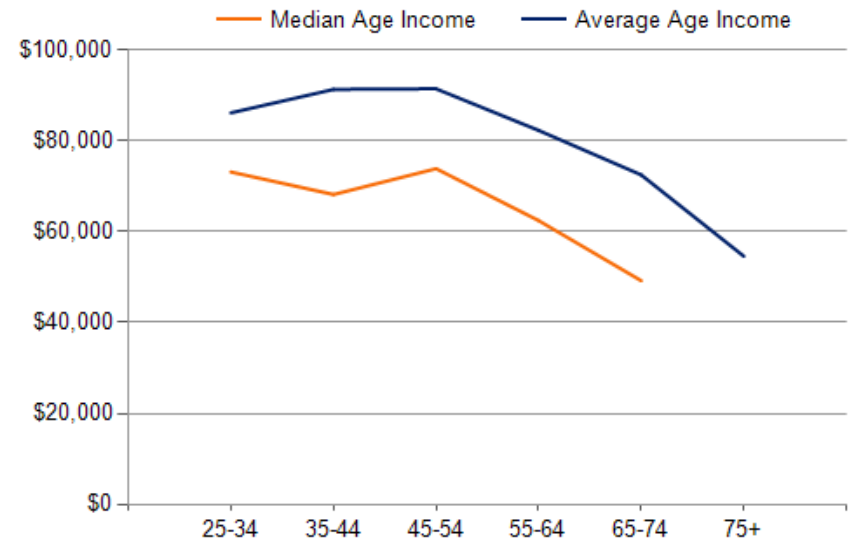
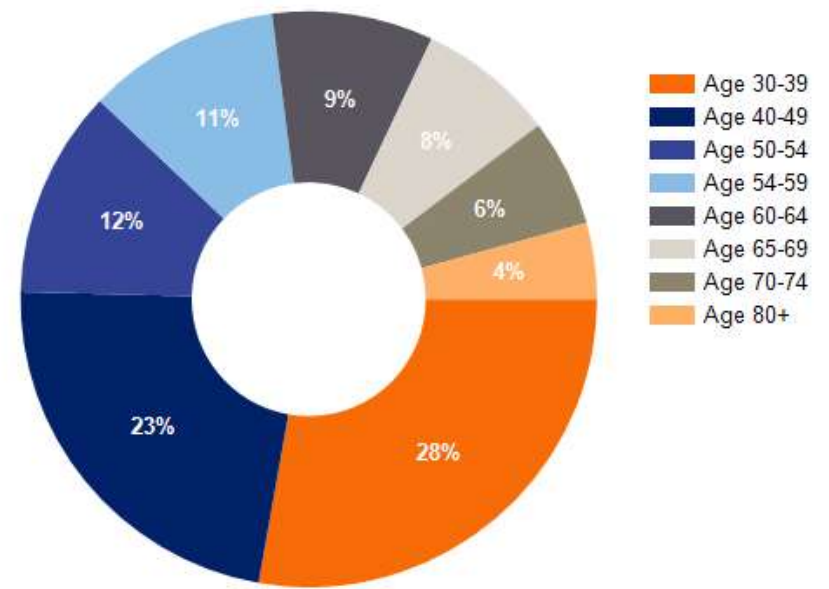


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	5,372	32,248	84,511
2026 Population Age 35-39	4,177	26,257	70,357
2026 Population Age 40-44	3,960	24,425	65,096
2026 Population Age 45-49	3,816	23,567	62,327
2026 Population Age 50-54	4,016	23,012	60,635
2026 Population Age 55-59	3,734	21,127	55,589
2026 Population Age 60-64	3,110	17,988	47,814
2026 Population Age 65-69	2,639	14,968	39,572
2026 Population Age 70-74	2,075	11,228	29,938
2026 Population Age 75-79	1,468	7,255	18,765
2026 Population Age 80-84	821	4,075	10,767
2026 Population Age 85+	727	3,274	9,252
2026 Population Age 18+	48,24	288,41	759,16
2026 Median Age	0 34	1 33	4 33
2031 Median Age	36	34	34

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,170	\$73,291	\$74,157
Average Household Income 25-34	\$86,186	\$86,185	\$87,610
Median Household Income 35-44	\$68,210	\$67,390	\$69,514
Average Household Income 35-44	\$91,357	\$89,222	\$92,640
Median Household Income 45-54	\$73,902	\$69,478	\$71,107
Average Household Income 45-54	\$91,492	\$88,047	\$90,625
Median Household Income 55-64	\$62,466	\$60,082	\$60,040
Average Household Income 55-64	\$82,324	\$79,146	\$81,227
Median Household Income 65-74	\$49,221	\$46,662	\$46,752
Average Household Income 65-74	\$72,527	\$69,570	\$70,677
Average Household Income 75+	\$54,617	\$58,353	\$59,400

Population By Age



2910 E Florence Ave

HUNTINGTON PARK, CA 90255

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