

FOR LEASE

CVS ANCHORED CENTER

3128 EAST FLORENCE AVENUE | HUNTINGTON PARK, CA 90255



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LEASING

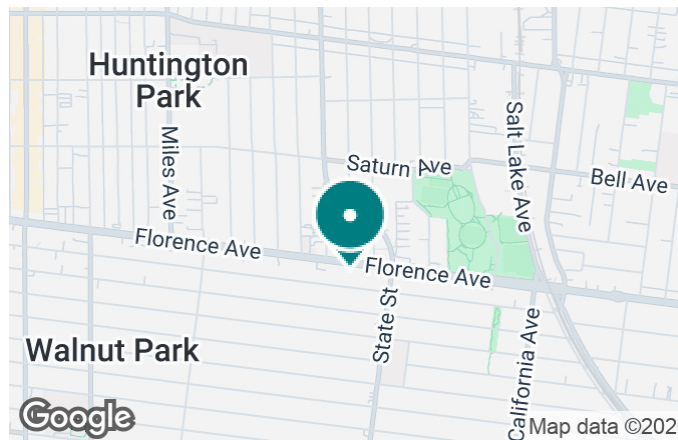
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- 2,016 SF retail shop space available
- CVS anchored center on Florence Ave – A major area thoroughfare and highly active retail trade corridor.
- Additional A+ tenants include Subway, Pizza Hut/WingStreet, Mother's Nutritional Center, and Fred Loya Insurance
- Ideally suited for a wide range of retail, service, or food uses
- Monument Signage Opportunity
- Located at Major Signalized Intersection Florence Ave + State St with strong traffic counts: Florence Ave ±41,420 CPD / State St ±22,000 CPD
- Freeway close with convenient access to the nearby 710 frwy
- Neighboring retailers, including Smart & Final, along with St Matthias Elementary School and Salt Lake Park, generate steady daily foot traffic

NEIGHBORING RETAILERS



Smart & Final.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	16,732	97,843	262,450
Total Population	62,039	381,289	1,011,940
Average HH Income	\$77,481	\$75,272	\$77,772

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,016 SF
Building Size:	30,413 SF

SPACES	LEASE RATE	SPACE SIZE
Available	Negotiable	2,016 SF

PROPERTY DESCRIPTION

2,016 SF retail shop space available for lease in a well-established, CVS Health-anchored shopping center in Huntington Park. The center hosts a diverse tenant mix including Subway, Pizza Hut/WingStreet, Mother's Nutritional Center, and Fred Loya Insurance, along with independent takeout food and service providers. This collection draws consistent daily traffic from both destination shoppers and area residences with repeat service needs. Positioned along Florence Avenue, the property offers abundant onsite parking surrounding the building, along with pole and monument signage, and convenient access from both cross streets.

LOCATION DESCRIPTION

Located at the signalized intersection of Florence Avenue and State Street in prime Huntington Park. The property boasts heavy traffic counts with 41,424 CPD on Florence Avenue and 22,024 CPD on State Street. Convenient access to the nearby 710 Freeway connects the property to the greater Los Angeles and South Bay markets. Situated in a densely populated, highly urban trade area, the site serves a population of 62,000+ within one mile and over 381,000+ within three miles.

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ADDITIONAL PHOTOS

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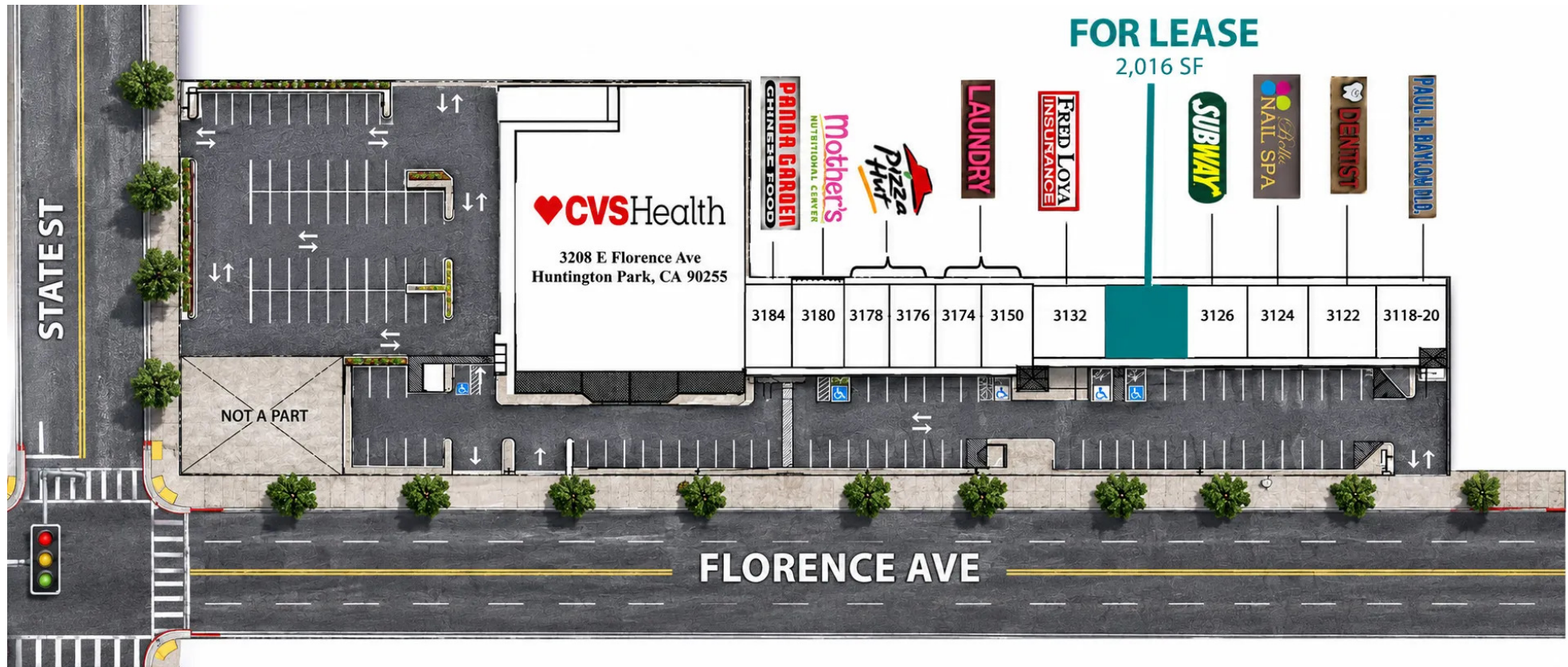
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SITE PLAN

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RETAILER MAP

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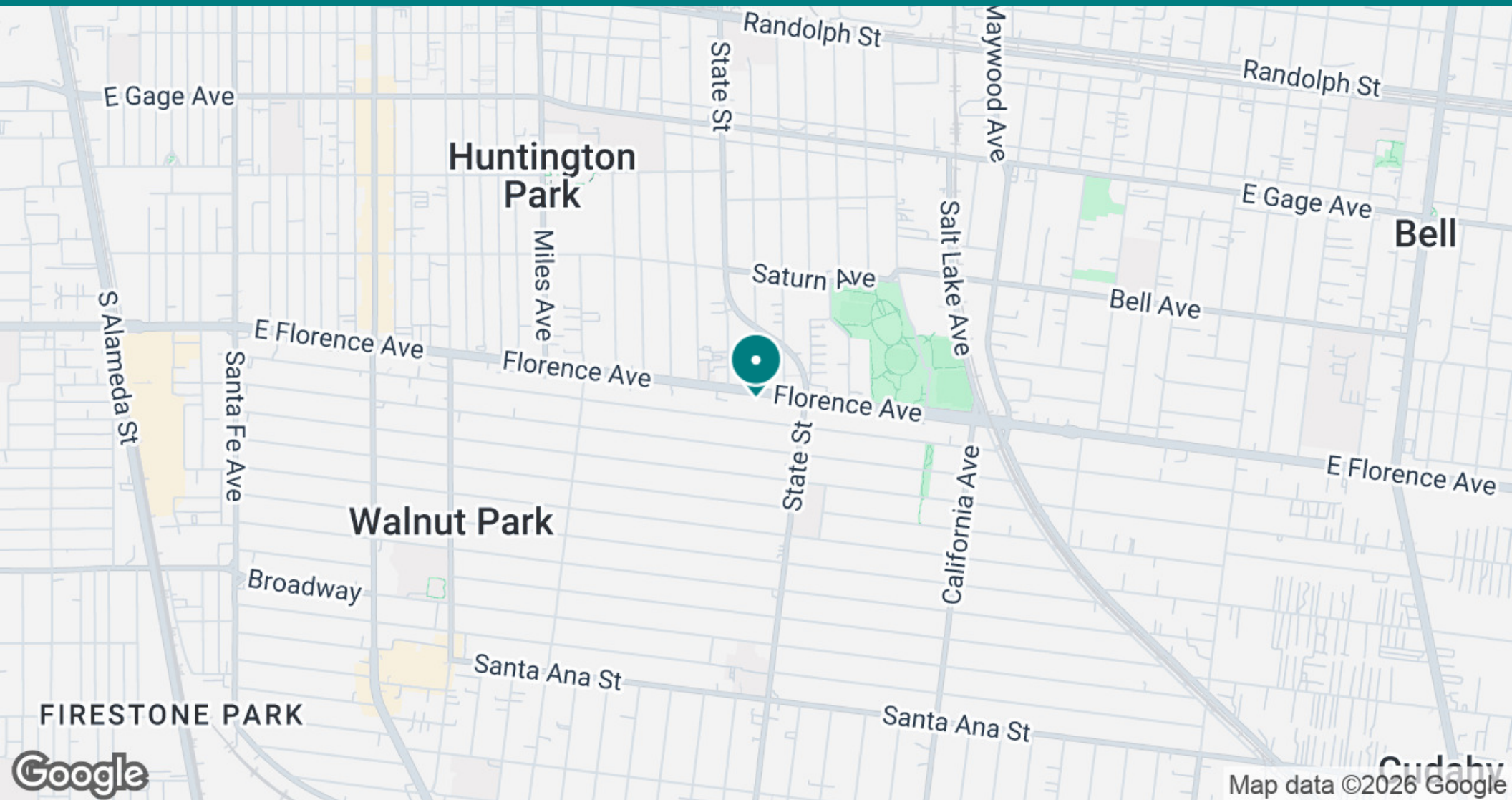
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LOCATION MAP

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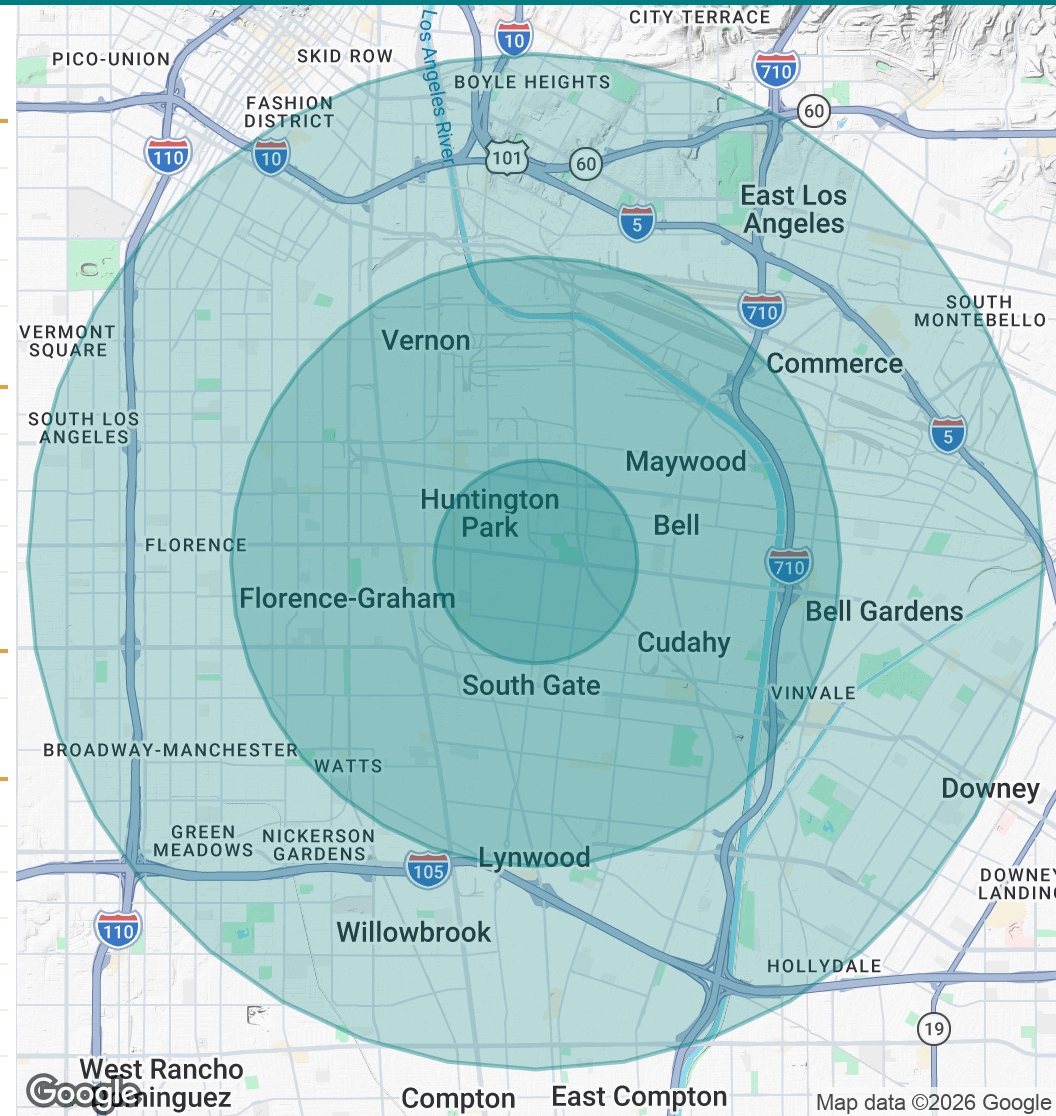
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	62,039	381,289	1,011,940
Average Age	34.9	33.2	32.9
Average Age (Male)	32.9	32.0	31.9
Average Age (Female)	37.0	34.5	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	16,732	97,843	262,450
# of Persons per HH	3.7	3.9	3.9
Average HH Income	\$77,481	\$75,272	\$77,772
Average House Value	\$560,124	\$554,448	\$579,536
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	96.2%	93.5%	87.6%
RACE	1 MILE	3 MILES	5 MILES
% White	23.9%	22.0%	19.4%
% Black	0.6%	3.7%	8.4%
% Asian	0.7%	0.8%	1.1%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	1.9%	1.9%	2.0%
% Other	39.4%	40.8%	43.5%



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