

# 6822 PACIFIC BOULEVARD

Prime Huntington Park Investment Opportunity



*Huntington Park, CA*

High-Visibility Storefront | Investment Opportunity

# 6822 PACIFIC BOULEVARD | HUNTINGTON PARK, CA

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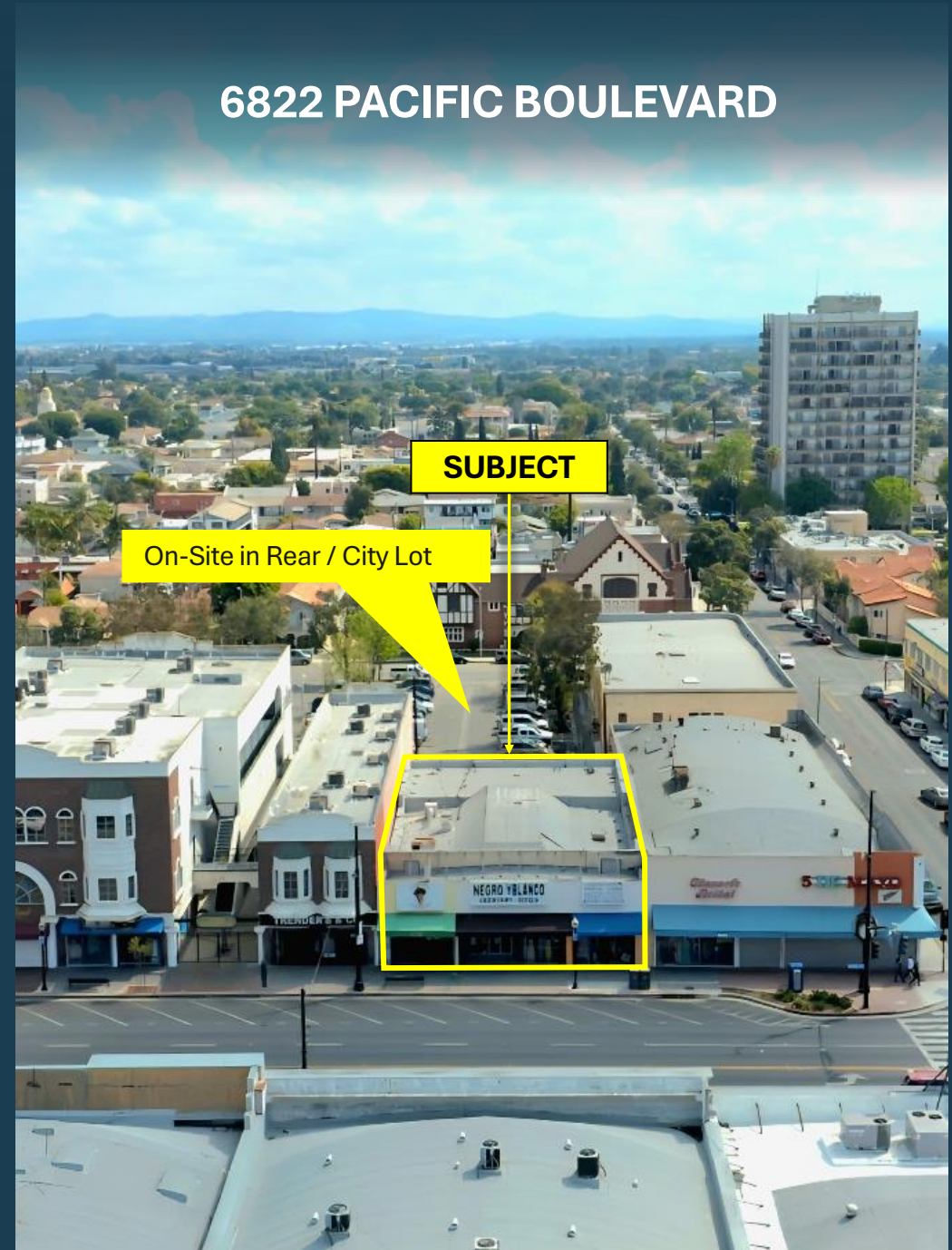


*Executive  
Summary*

6822 PACIFIC BOULEVARD

# Property Summary

|                           |                 |
|---------------------------|-----------------|
| Price:                    | \$1,595,000     |
| Year Built:               | 1938            |
| SF (w/mezz)               | 7,700           |
| Price per SF (w/mezz):    | \$207.14        |
| SF (per title)            | 5,700           |
| Price per SF (per title): | \$279.82        |
| Lot Size (SF):            | 8,589           |
| Floors:                   | 1 + Mezz        |
| Parking:                  | On-Site in Rear |
| Zoning:                   | HP-CBD          |
| APN:                      | 6322-017-012    |
| Current Cap Rate:         | 7.9%            |
| Proforma Cap Rate:        | 7.9%            |





El Primo  
JS Footwear

Lexis Shoes  
Mystique

Milano

Romero's Beauty Salon

Denim Plus

Crystal Furniture

J&J Western Wear

El Norteno Family Store

Gala Gowns & Co

Pacific Sports Wear

One Captures

Chic Fashion#2

Ilusiones Vertigo



3 Hermanos

Don Roberto Jewelers  
24/7 Fashion

Curry Boys  
Las Plebes

Black Noise  
3 Diamantes

Tierra Mia Coffee

Cafe Sociedad Latina  
Couture z bridal  
Glamour Lab LA  
Trender's & Co.

**SUBJECT**

Omar'S Beauty Salon  
Cincodemayo  
Channel's Bridal

PACIFIC BOULEVARD

SATURN AVE

# Investment Overview

6822 Pacific Boulevard is a stabilized retail investment located along one of Huntington Park's most established and heavily trafficked commercial corridors. Positioned just north of the intersection of Pacific Boulevard and Saturn Avenue, and approximately one block from the high-volume intersection of Pacific Boulevard and Florence Avenue, the property benefits from constant vehicle and pedestrian traffic in the core of the city's primary retail district.

The ±7,700 square foot retail building sits on an ±8,589 square foot lot zoned HP-CBD and features approximately 57 feet of frontage along Pacific Boulevard. The property enjoys excellent visibility and exposure to more than 20,000 cars per day, complemented by strong foot traffic generated by the dense surrounding retail, transit-oriented environment, and nearby national and regional brands.

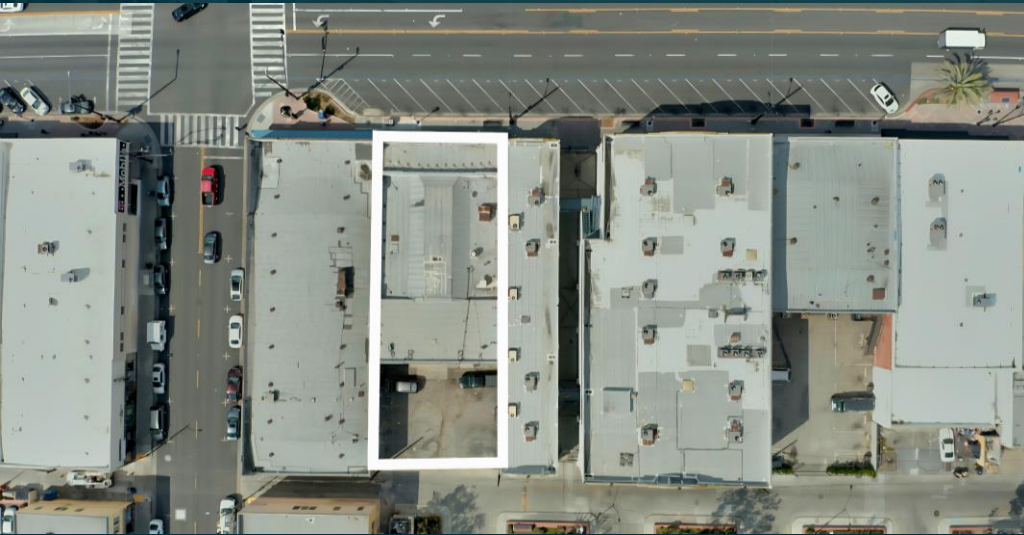
The asset is fully occupied by a complementary mix of long-standing, neighborhood-serving tenants. The tenant lineup includes an ice cream and snack shop that has operated at the location for approximately 20 years, a custom clothing store that has been established in the immediate area for more than 10 years, and a photo shop that has remained in place since 1986. The long operating histories of the tenants reflect the durability of the location and provide stable, in-place income for investors.

The property is supported by rear on-site parking with direct access to a large municipal parking lot, in addition to ample street parking along Pacific Boulevard and surrounding streets, enhancing accessibility and tenant performance.

The location offers strong regional connectivity, with convenient access to the 110, 10, 710, and 105 freeways. The surrounding trade area is densely populated, with over 50,000 residents within a one-mile radius and more than 450,000 residents within three miles. Nearby retailers include 7-Eleven, Dollar Tree, JCPenney, Verizon, AT&T, and Tierra Mia Coffee, further reinforcing Pacific Boulevard as a dominant retail destination.

With its fully leased configuration, long-term tenant presence, strong traffic counts, and infill location in a supply-constrained submarket, 6822 Pacific Boulevard represents an attractive retail investment opportunity with stable cash flow and long-term demand just minutes from Downtown Los Angeles.





# 6822 PACIFIC BOULEVARD

FLORENCE AVE.



PACIFIC BLVD.



# *Financial Overview*

6822 PACIFIC BOULEVARD

# Financial Analysis

|                           |                 |
|---------------------------|-----------------|
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| APN:                      | 6322-017-012    |
| Current Cap Rate:         | 7.9%            |
| Proforma Cap Rate:        | 7.9%            |

|               | Actual           | Proforma         |
|---------------|------------------|------------------|
| Gross Rent    | \$160,200        | \$167,148        |
| <b>TOTALS</b> | <b>\$160,200</b> | <b>\$167,148</b> |

## ANNUALIZED INCOME

|                               | Actual           | Proforma         |
|-------------------------------|------------------|------------------|
| Gross Potential Rent          | \$160,200        | \$167,148        |
| Less: Vacancy                 | (\$0)            | (\$6,686)        |
| <b>Effective Gross Income</b> | <b>\$160,200</b> | <b>\$160,462</b> |
| Less: Expenses                | (\$34,522)       | (\$34,530)       |
| <b>Net Operating Income</b>   | <b>\$125,678</b> | <b>\$125,932</b> |

## ANNUALIZED EXPENSES

|                         | Actual          | Proforma        |
|-------------------------|-----------------|-----------------|
| Property Taxes          | \$26,796        | \$26,796        |
| Insurance               | \$2,500         | \$2,500         |
| Water                   | \$420           | \$420           |
| Electricity             | TENANT          | TENANT          |
| Trash                   | TENANT          | TENANT          |
| Management              | \$4,806         | \$4,814         |
| <b>Total Expenses</b>   | <b>\$34,814</b> | <b>\$34,814</b> |
| <b>Expenses Per RSF</b> | <b>\$6.06</b>   | <b>\$6.06</b>   |

# Rent Roll

| Suite                    | Tenant Name           | GLA Occupied | Lease Commence | Lease Expire | Monthly Rent       | Rent/SF | Proforma Monthly Rent | Rent/SF | Increases | Lease Type |
|--------------------------|-----------------------|--------------|----------------|--------------|--------------------|---------|-----------------------|---------|-----------|------------|
| 6822*                    | Ice Cream             | 1,300        | 11/1/18        | 6/7/28       | \$4,550.00         | \$3.50  | \$4,823.00            | \$3.71  | 6%        | GROSS      |
| 6824**                   | Clothing              | 5,100        | 2/1/26         | 1/31/31      | \$5,100.00         | \$1.00  | \$5,406.00            | \$1.06  | 6%        | GROSS      |
| 6828                     | Photographic Business | 1,300        | 1/1/86         | 10/31/27     | \$3,700.00         | \$2.85  | \$3,700.00            | \$2.85  |           | GROSS      |
| <b>Total Square Feet</b> |                       | <b>7,700</b> |                |              | <b>\$13,350.00</b> |         | <b>\$13,929.00</b>    |         |           |            |

\* Tenant has been at this location for over 20 years. / Landlord has not enforced the yearly rent increase.

\*\* Tenant SF includes an additional 2,000SF mezzanine not showing on title

**(1) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF EACH UNIT. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF FOR EACH/ALL UNITS!!!**



# *Location Overview*

6822 PACIFIC BOULEVARD

# Huntington Park

Huntington Park maintains one of the most vibrant and established downtown shopping districts catering to Latino shoppers in the greater Los Angeles region. For decades, this bustling retail corridor—centered along Pacific Boulevard—has served as a major commercial and cultural hub for the Hispanic community across Los Angeles County. The area is home to a dynamic mix of national and local retailers, restaurants, and service-based businesses that reflect the community’s strong entrepreneurial spirit and deep cultural roots.



**53,644**  
POPULATION



**\$51,065**  
AVG HH INCOME



# Huntington Park Retail Map



**SUBJECT**

# Huntington Park Retail Profile

## Pacific Blvd

The city has more than 600 retail businesses in their downtown area. Lively business activity is enhanced with a large population of new and repeat customers.

The steady growth in sales tax signifies the city's prominence as a regional merchandising center.

The well-defined downtown focuses on pedestrian shopping along Pacific Boulevard and adjacent streets. This stretch of Pacific Boulevard in downtown Huntington Park is a major commercial district serving the city's largely working-class residents, as well as those of neighboring cities such as Bell, Cudahy, and South Gate.



LA ALAMEDA CENTER



CURACAO CENTER



BELSTATE PLAZA



# CONNECTIVITY

The West Santa Ana Branch Transit Corridor (WSAB) project is a 19-mile corridor that Metro is evaluating for a new light rail transit line that would connect southeast LA County to downtown Los Angeles.

Metro's plan for better transit includes a new light rail transit (LRT) line to southeast LA County. This project would connect Artesia, Cerritos, Bellflower, Paramount, Downey, South Gate, Cudahy, Bell, Huntington Park, Vernon, unincorporated Florence-Firestone and downtown Los Angeles. Connecting this area to Metro's rail network will provide alternatives to driving and create more access to opportunity.

## TOP EMPLOYERS

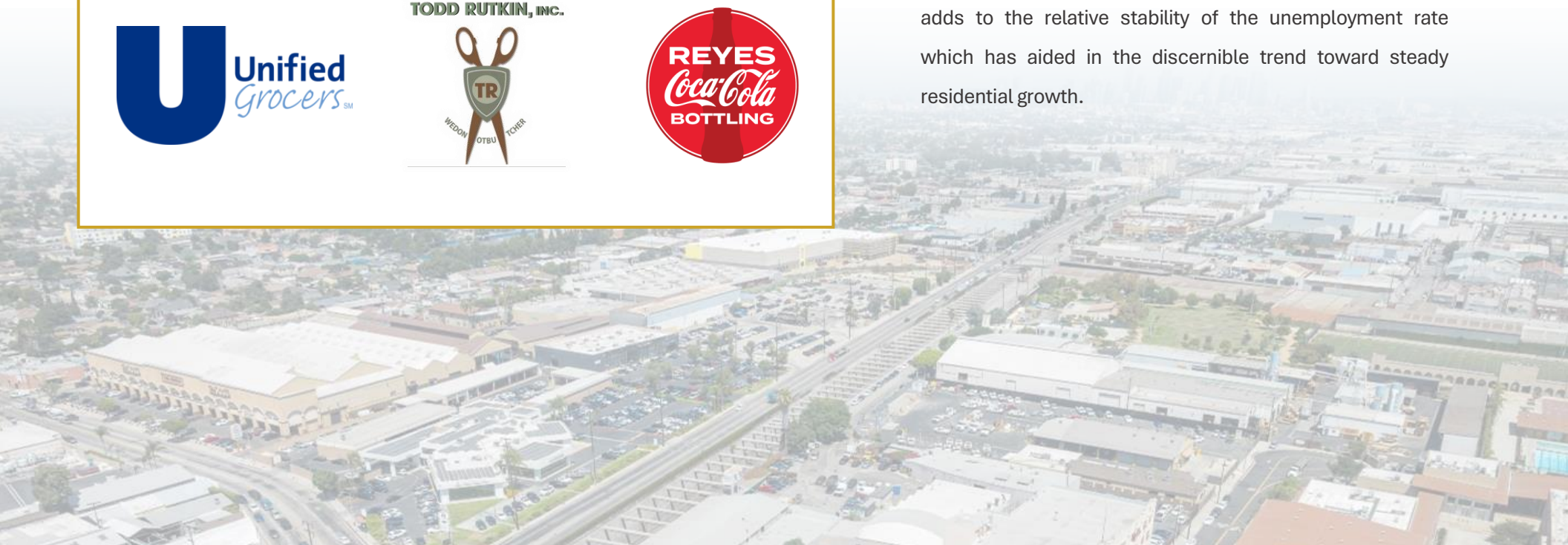


TODD RUTKIN, INC.



## Area Economy

Named for prominent industrialist Henry E. Huntington, Huntington Park was incorporated in 1906 as a streetcar suburb for workers in the rapidly expanding industries to the southeast of downtown Los Angeles. Today, about 30% of its residents still work at factories in nearby Vernon and Commerce. The City has a variety of business activity and is not dependent on one large source tax revenue. Huntington Park has a varied manufacturing and industrial base that adds to the relative stability of the unemployment rate which has aided in the discernible trend toward steady residential growth.



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