

FOR SALE | CHARTER SCHOOL CAMPUS

8001  
SANTA FE AVE

HUNTINGTON PARK, CA



OFFERING  
MEMORANDUM



# Contacts

## EDUCATION ADVISORY GROUP

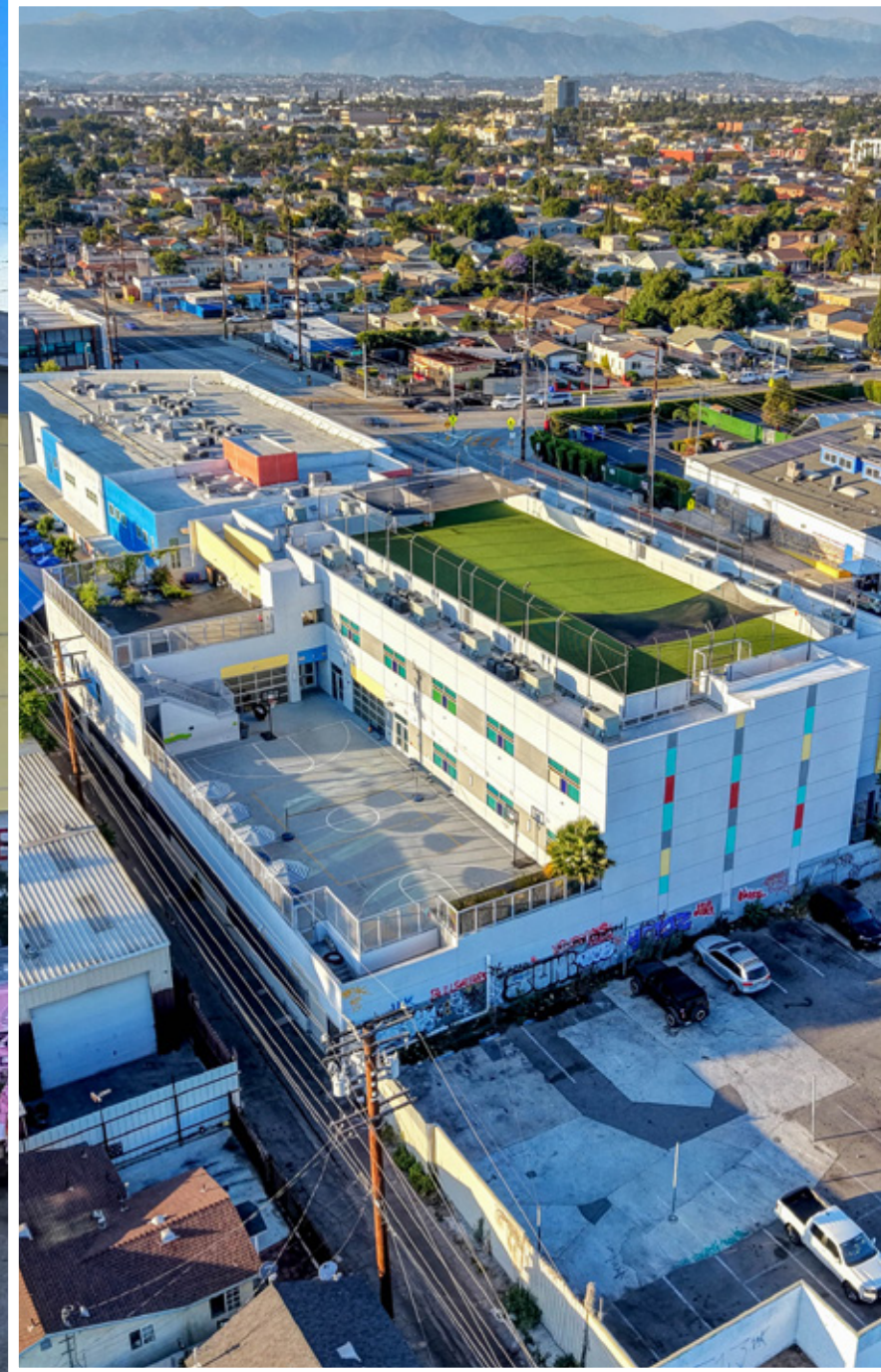
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**CBRE**



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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# Investment Overview

## INVESTMENT SUMMARY

<p><b>Purchase Price</b> Please Inquire</p> <p><b>Address</b> 8001 Santa Fe Ave Huntington Park, CA</p> <p><b>Gross Building Area</b> 29,872 SF</p> <p><b>Land Area</b> 0.5 acres</p> <p><b>Year Built</b> 2022</p> <p><b>Seller</b> Bond Trustee/Lender</p>	<p><b>APN</b> 6202-038-048</p> <p><b>Zoning</b> Florence-Firestone TOD Specific Plan, C-3 (General Commercial) Unincorporated LA County</p> <p><b>Parking</b> 33 parking stalls</p> <p><b>Stories</b> 3-Stories</p> <p><b>Classrooms</b> 21</p> <p><b>Sale Type</b> Fee Simple</p>
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## THE OFFERING

Built in 2022, 8001 Santa Fe Ave (the “Property”) is a 29,872 square foot, purpose-built charter school campus designed and built for Prep Tec Middle School to accommodate 486 students in Grades 6–8. Located on approximately 0.5 acres in the dense Southeast Los Angeles submarket of Huntington Park, the Property sits along the active Santa Fe Avenue corridor just miles south of Downtown Los Angeles.

The building spans three fully built-out stories with an additional 13,717 SF active rooftop surfaces, delivering a highly functional, modern educational environment within a compact urban footprint. The campus features 21 classrooms across the second and third floors, including science labs, SPED rooms, a counseling suite, and team teaching spaces. The first floor houses a fully configured administrative wing with a 1,120 SF admin suite, private offices, lobby, and teacher’s lounge. The second floor includes a combined cafeteria and library, locker rooms, outdoor patio, and break room. A second outdoor patio and additional classrooms occupy the third floor, topped by the active turf rooftop field — one of three separate outdoor areas serving the campus.

The Property includes 33 ground-level parking spaces accessible from Santa Fe Avenue, a passenger elevator, four stairwells, and 1-hour rated corridors on the second and third floors consistent with current code requirements for educational occupancy.

The Property is being sold by the Bond Trustee/Lender as a fee simple interest. The sale presents a rare opportunity to acquire a newly constructed, institutionally finished educational campus in one of the most densely populated and underserved communities in Los Angeles County, turnkey and ready for immediate occupancy by a qualified educational operator.



## STRATEGIC SOUTH LOS ANGELES LOCATION

- **Location:** Situated within the dense, infill Southeast Los Angeles submarket along the Huntington Park/Walnut Park border, located just miles south of Downtown LA.
- **Established Institutional Corridor:** Positioned within a prominent local cluster of community facilities, public centers, and neighborhood schools, making the property highly recognizable and a natural focal point for the surrounding area.
- **Exceptional Infill Demographics:** Surrounded by an incredibly dense, mature residential population that provides a strong, built-in base for any consumer, civic, or neighborhood-serving concept.
- **Robust Local Foot Traffic:** Benefiting from a lively, active neighborhood ecosystem with consistent, day-and-night foot traffic driven by nearby residential streets and neighborhood commerce.
- **Central Location:** Conveniently situated on the active Santa Fe Avenue corridor, offering direct access to Florence Avenue, the nearby Pacific Boulevard commercial district, and seamless transit links to surrounding Southeast LA cities.

# THE OFFERING



**29,872 SF  
BUILDING**

Approximately 13,717 SF  
of Active Rooftops



8001

SANTA FE AVE

Santa Fe Ave

## Property Profile

### ENTIRE CAMPUS OFFERING



0.50  
Acres



29,872 SF  
Building



Approximately  
13,717 SF Active Rooftops



21  
Classrooms



1 Counseling  
Room



2  
Science Labs



1  
Teachers Lounge



2  
SPED Rooms



1 Teacher's  
Workroom



1 Cafeteria/  
Library



Boys & Girls  
Locker Rooms



33 Parking  
Spaces



Security  
System



Fully-Fenced  
Campus

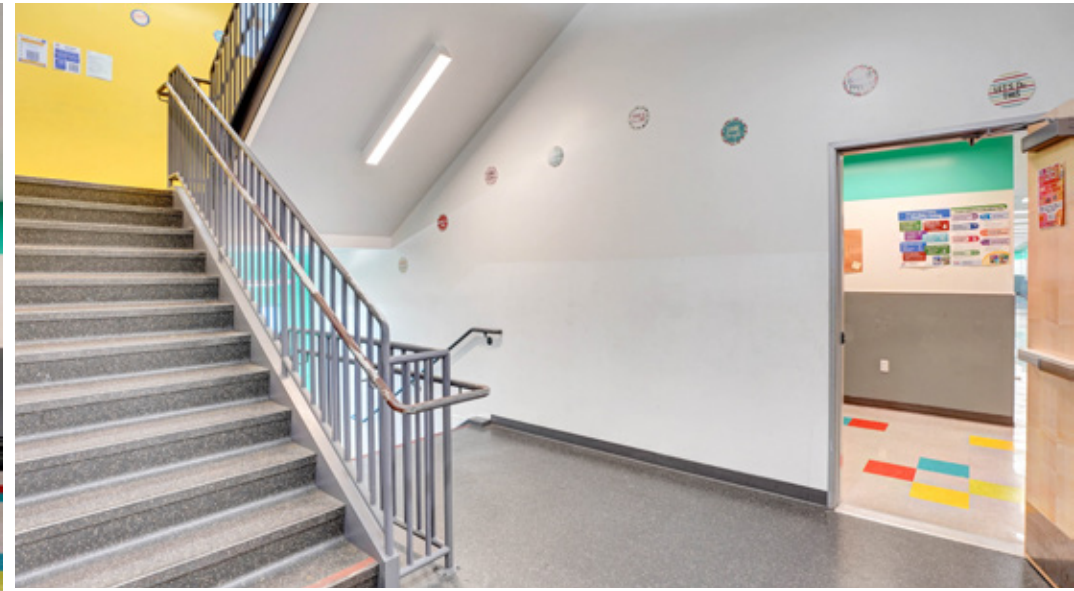


1  
Elevator

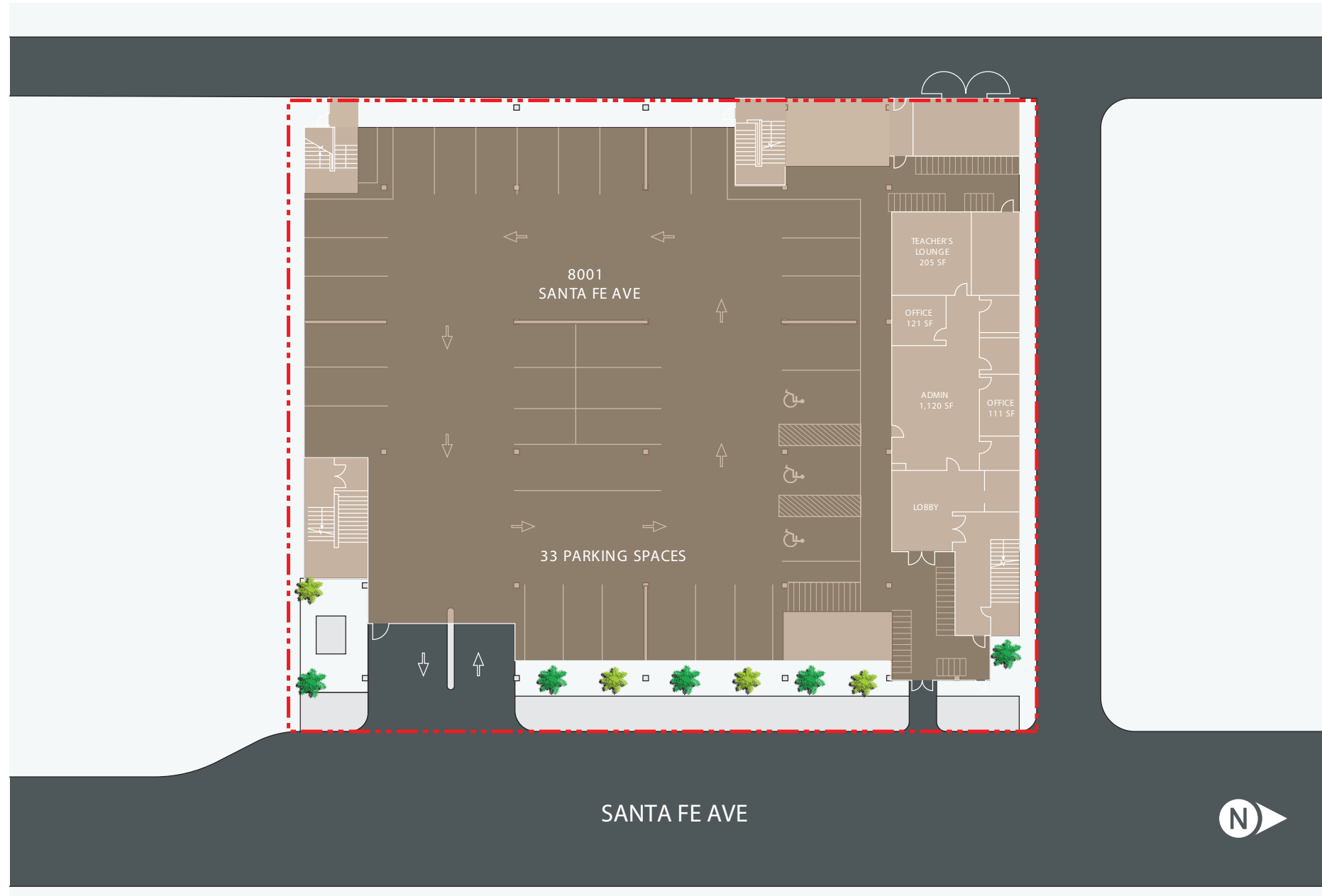


3  
Stories

# Property Images

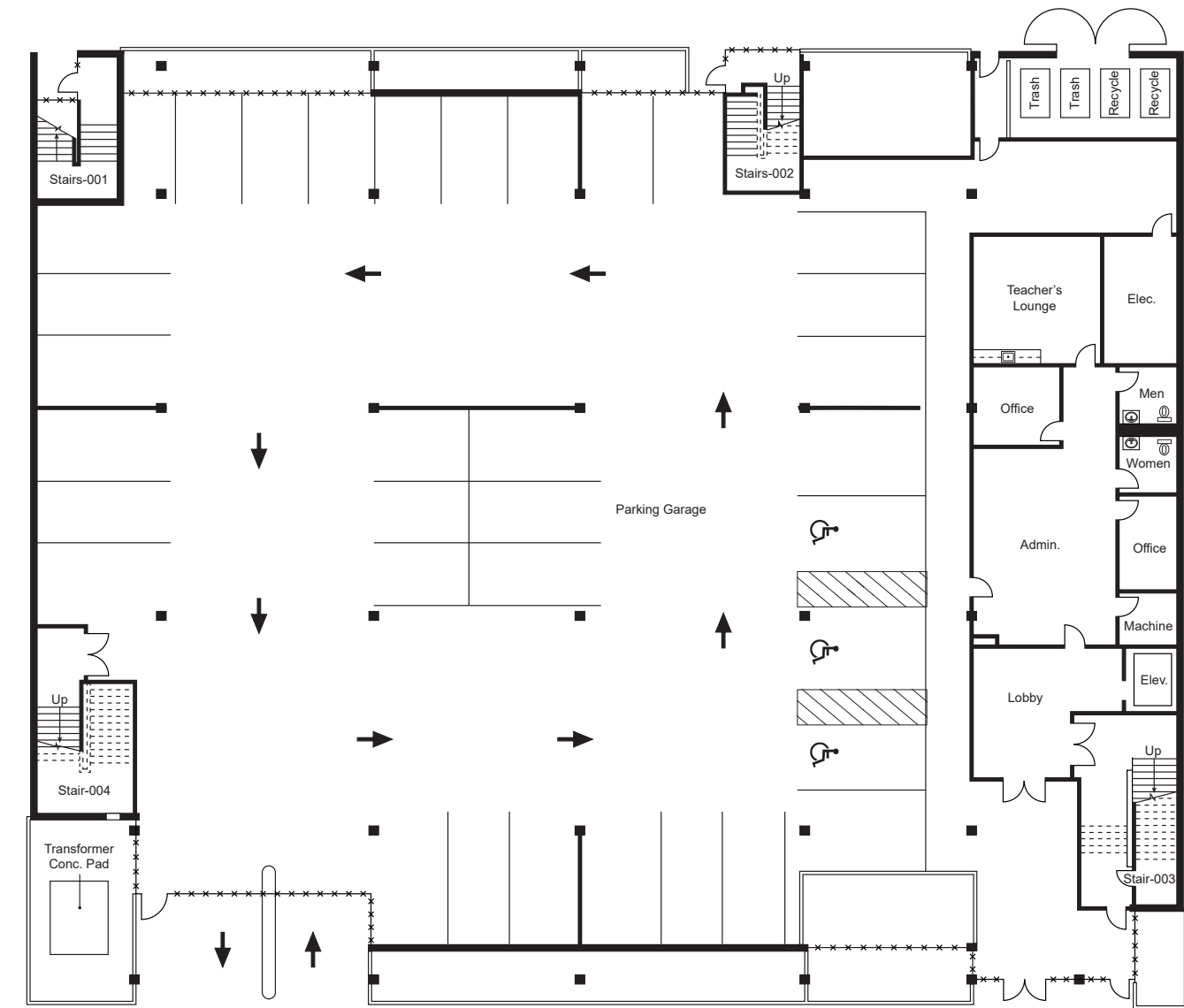


# Site Plan



# Floor Plan

## FIRST FLOOR



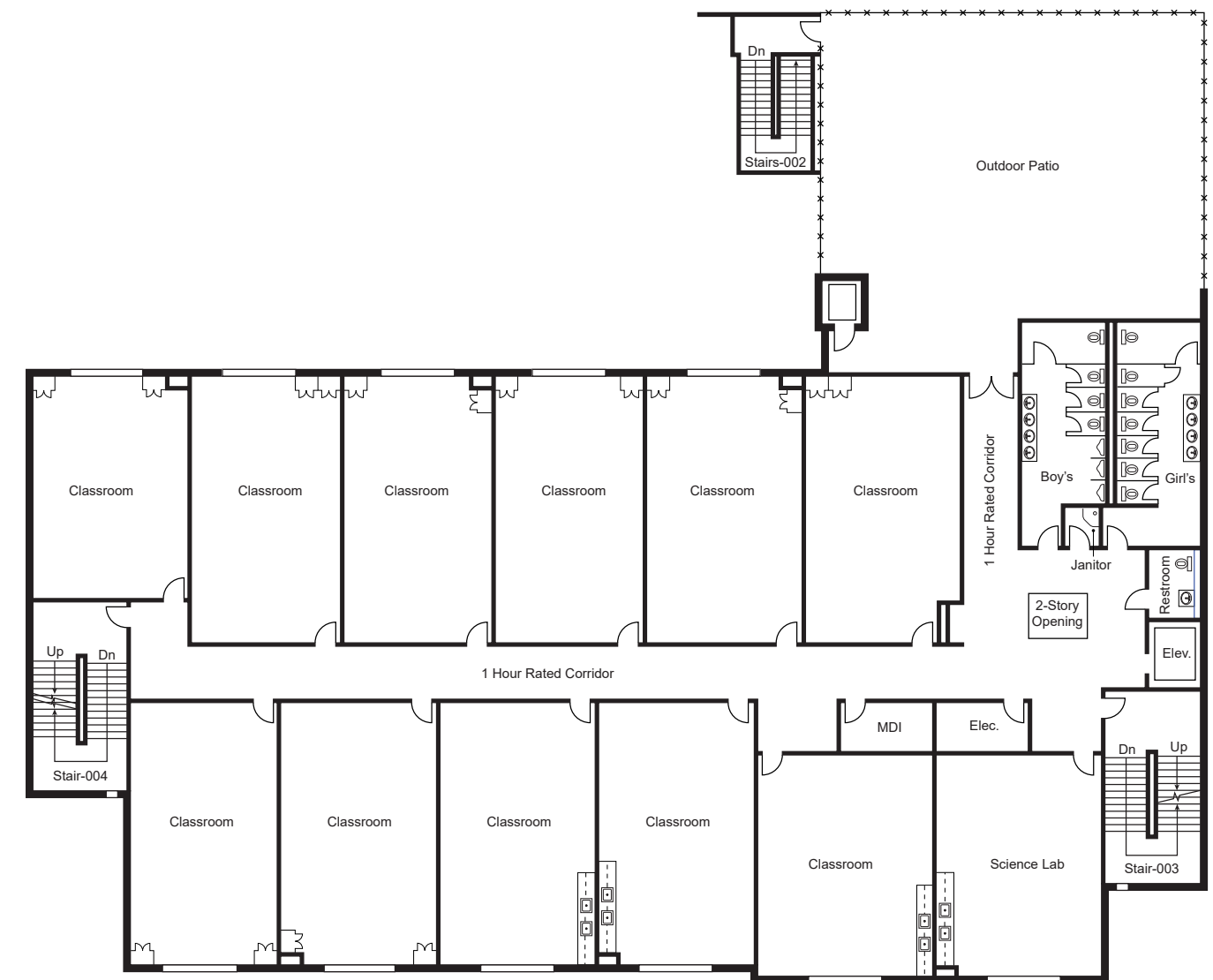
# Floor Plan

## SECOND FLOOR



# Floor Plan

## THIRD FLOOR

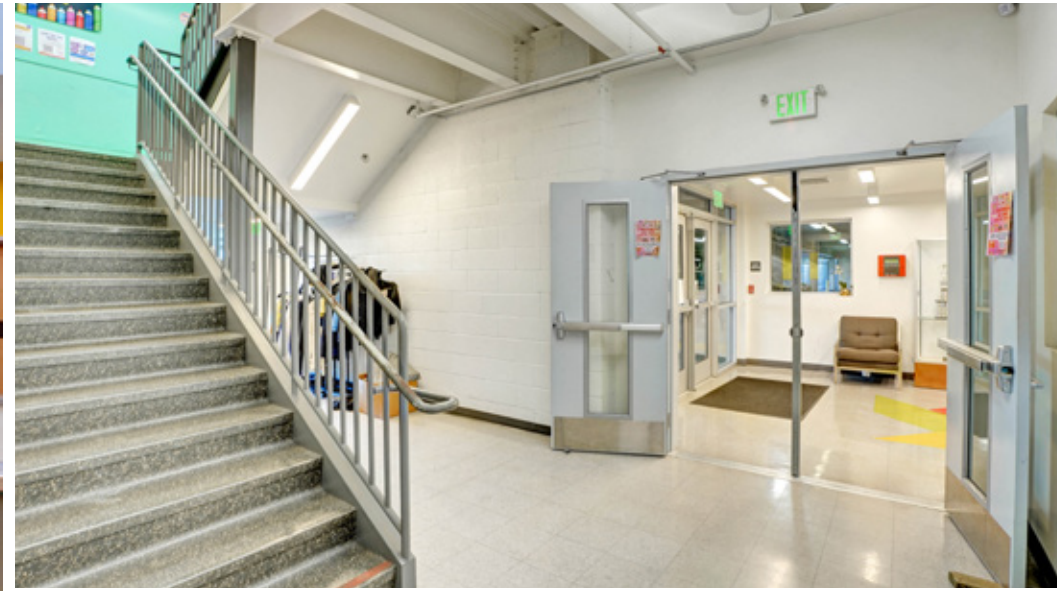


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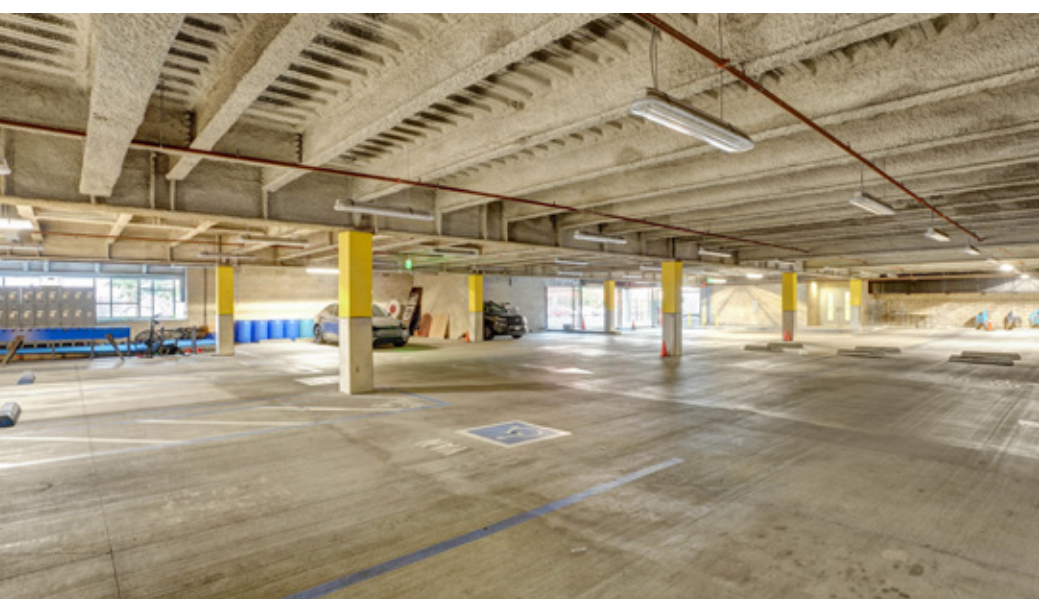
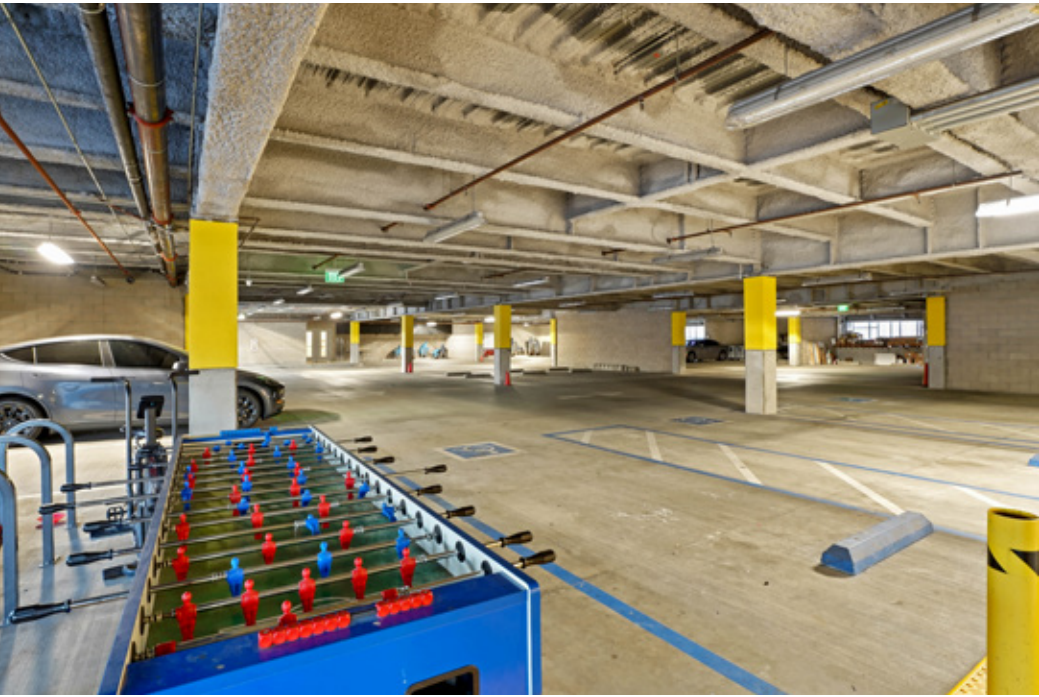


# Property Images

# Property Images



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# Location Highlights

## SOUTHEAST LOS ANGELES/HUNTINGTON PARK

Huntington Park, situated in the dense and historically vibrant Southeast Los Angeles submarket, is located just a few miles south of Downtown Los Angeles. Bordering Walnut Park, the area comprises a vital part of the core Los Angeles infill basin. Despite the continuous expansion of newer commercial submarkets throughout Southern California, the Southeast Los Angeles region continues to be a highly sought-after hub for industrial, commercial, and community-driven development due to its immediate proximity to the primary logistics corridors of the West Coast.

The region boasts an incredibly dense, mature residential population that provides a robust, built-in consumer and community base for local operations. The immediate area features an established institutional corridor, positioned near a variety of civic facilities, public centers, and neighborhood schools that draw consistent, day-and-night foot traffic. Businesses and operators in the area enjoy a distinct competitive advantage by establishing a presence within a stable, high-demand market with an active neighborhood ecosystem. recreational, and educational opportunities.

## NEIGHBORHOOD HIGHLIGHTS

Located on the active Santa Fe Avenue commercial corridor, 8001 Santa Fe is transit-oriented and central to numerous community amenities and major transportation arteries. The Property is strategically positioned near the intersection of Florence Avenue, a primary thoroughfare connecting East and West Los Angeles. It sits just a short drive from the historic Pacific Boulevard retail district, a major commercial engine for Southeast Los Angeles. Additionally, the location provides seamless, direct transit links to surrounding high-density cities, including South Gate, Bell, and the heavy industrial employment center of Vernon, making it exceptionally accessible to the broader regional workforce.

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