



## 3,320 SF STAND-ALONE RETAIL/OFFICE FOR SALE/LEASE

**5524 PACIFIC BLVD.**  
HUNTINGTON PARK | CA 90255

FOR MORE INFORMATION, PLEASE CONTACT:

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### PROPERTY HIGHLIGHTS



**3,320 SF  
AVAILABLE**



**EXCELLENT  
VISIBILITY  
AND SIGNAGE**



**HPM2  
ZONING**

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COMMERCIAL REAL ESTATE SERVICES





## PROPERTY HIGHLIGHTS

- Stand-Alone Retail/Office Building with Prominent Pacific Blvd Frontage
- Building SF: 3,320 SF
- Land SF: 6,965 SF
- Sale Price: \$1,126,000.00 (\$339.16 PSF)
- Lease Price: \$2.26 PSF/Mo – Gross
- Gated, Secure Parking Lot
- Excellent Visibility and Signage Opportunities on a High-Traffic Street
- Flexible Interior Layout, Ideal for Retail, Office, or Medical Use
- Suitable for Owner-Users or Investors
- Built in 1990
- High Pedestrian and Vehicle Traffic Counts
- Ideal for One or More Tenants
- Convenient Access to Freeways and Public Transportation
- Zoning: HPM2
- Vacant

# Property Location

5524 PACIFIC BLVD.  
HUNTINGTON PARK | CA 90255



## LOCATION:

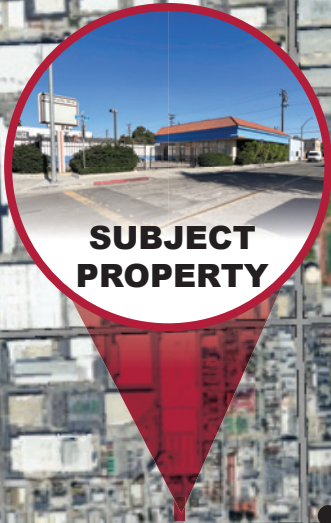
Situated In the Heart of Huntington Park's Vibrant Commercial District, Surrounded by Established Retailers, Medical Facilities, and Local Businesses.

<b>1,037,305</b> 5-Mile Radius of Population Served	<b>23.9 Miles</b> to Port of LA/ Long Beach	<b>23.4 Miles</b> to Long Beach Airport (LGB)	<b>15.7 Miles</b> to Los Angeles Airport (LAX)
<b>1.1 Miles</b> to Nearest FedEx DC	<b>0.3 Miles</b> to Nearest UPS DC	<b>3.1 Miles</b> to Nearest DHL DC	<b>34.8 Miles</b> to John Wayne Airport (SNA)



# AMENITIES MAP

5524 PACIFIC BLVD.  
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**SUBJECT  
PROPERTY**







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