

WITHIN THE CITY OF HUNTINGTON PARK'S NEW DOWNTOWN ZONING DISTRICT



# FOR LEASE

±9,926 SQUARE FOOT MIXED USE INDUSTRIAL

**6364-6350 RUGBY AVE.**  
**HUNTINGTON PARK | CA**

FOR MORE INFORMATION, PLEASE CONTACT US:

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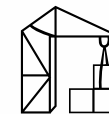
**JERRY SACKLER**

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### LOCATION HIGHLIGHTS



LOCATED JUST  
OFF THE HEAVILY  
TRAFFICKED PACIFIC  
BOULEVARD AND  
EAST GAGE AVENUE



CLOSE PROXIMITY  
TO LAX AND  
THE PORTS OF  
LOS ANGELES/  
LONG BEACH



EASY ACCESS TO  
MULTIPLE MAJOR  
FREEWAYS (5, 10, 60,  
101, 110, & 710)

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### PROPERTY FEATURES:

- Rentable Square Feet 9,926
- Lot Size (SF) 15,122
- Year Built 1928/1962 Renovated 2022
- Currently Under Renovation
- Reinforced Mezzanine
- Loading Two (2) Ground Level Doors
- Minimum Clear Height 14'
- Parking Spaces 21
- Zoning HPCG



9,926 SF  
Mixed Use  
Industrial



Right off  
Pacific Blvd.



Easy Access  
to Major  
Freeways



20+ Private Gated  
Parking Lot

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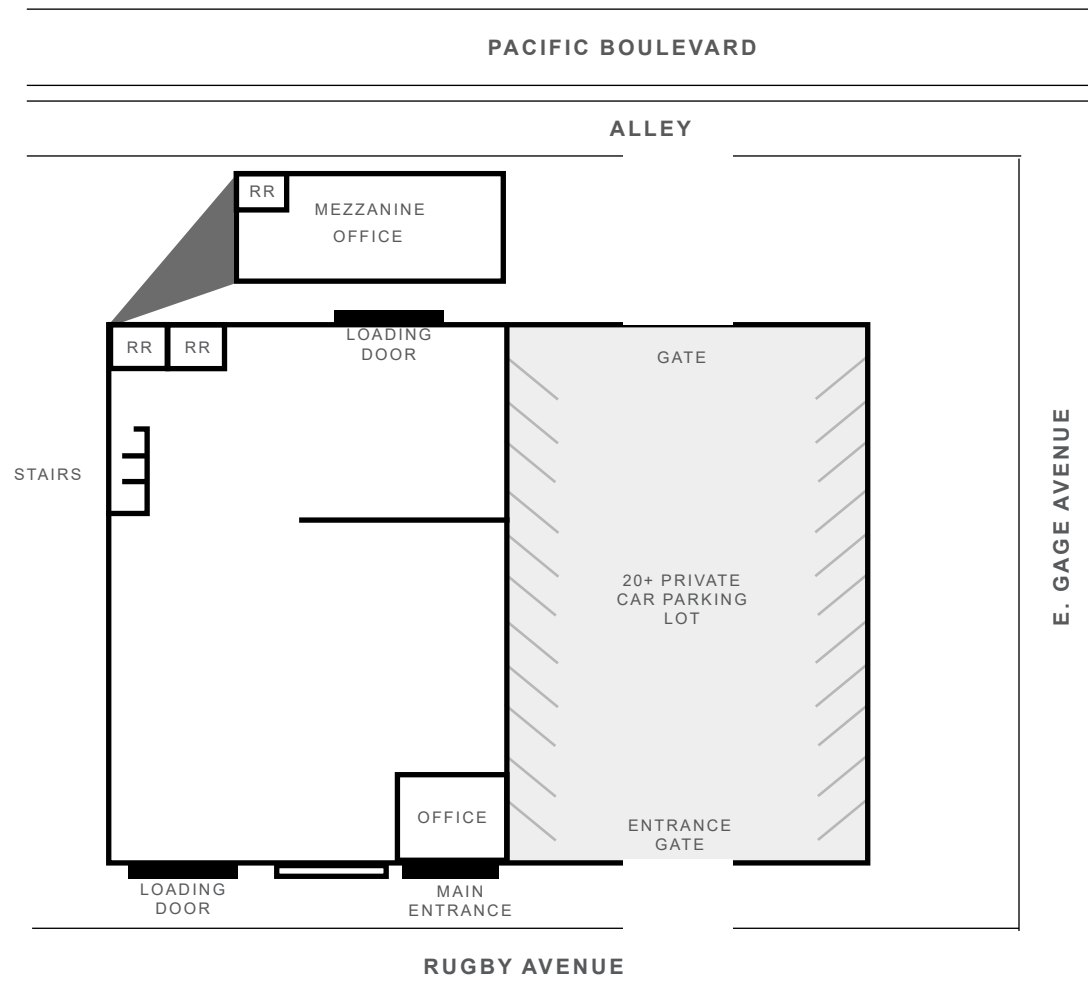
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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**FLOOR PLANS & SITE PLAN**



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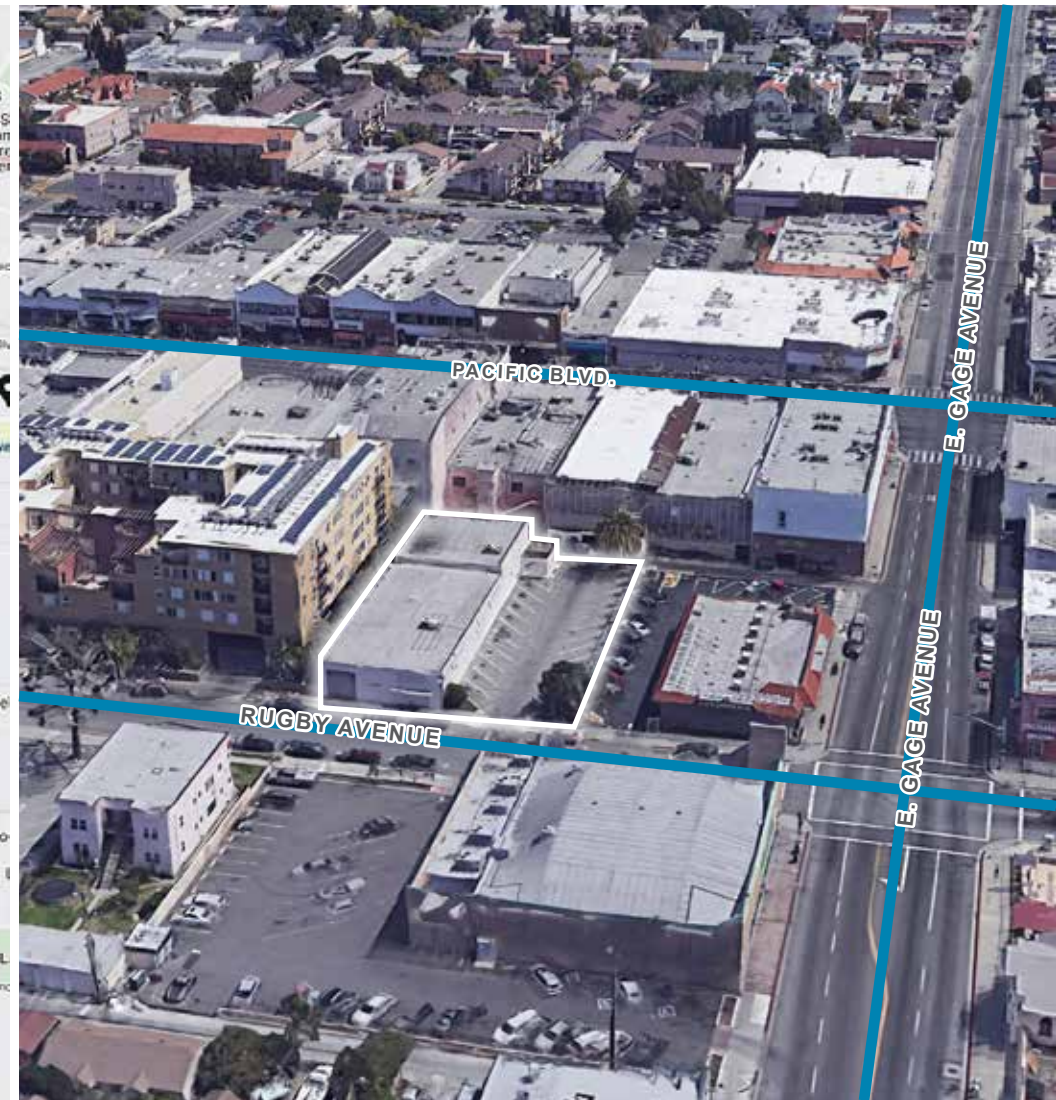
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**AMENITIES MAP**



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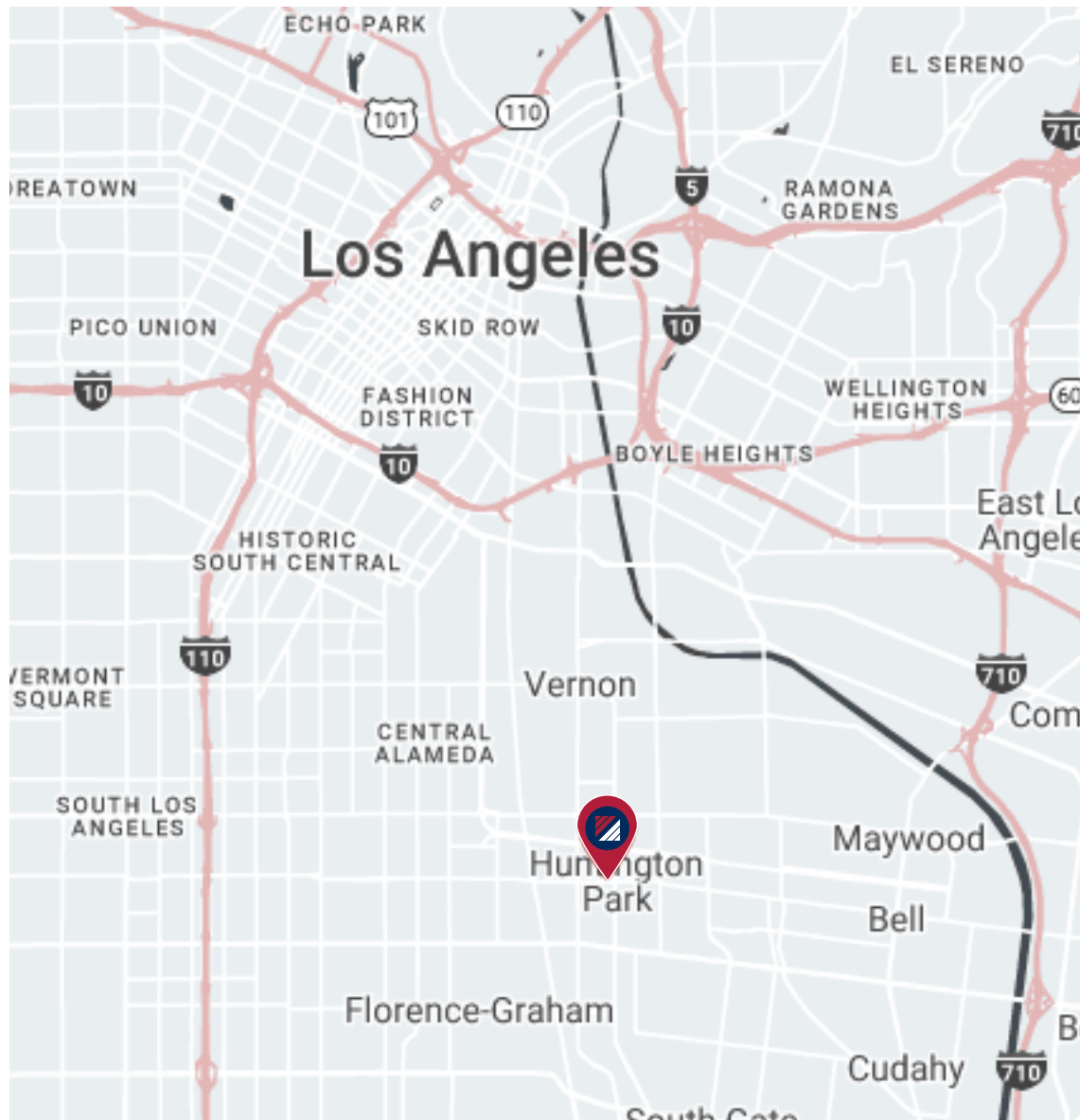
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## AMENITIES MAP AND DEMOGRAPHICS

| TRAFFIC COUNTS    |                 |                |            |                     |
|-------------------|-----------------|----------------|------------|---------------------|
| Collection Street | Cross Street    | Traffic Volume | Count Year | Dist. from Property |
| Pacific Blvd      | Clarendon Ave N | 16,755         | 2022       | 0.09 mi             |
| Gage Ave          | Middleton Ave E | 19,557         | 2022       | 0.18 mi             |
| Santa Fe Ave      | Clarendon Ave N | 24,944         | 2022       | 0.24 mi             |
| Randolph St       | Malabar St W    | 8,972          | 2022       | 0.26 mi             |
| Gage Ave          | Stafford Ave E  | 21,298         | 2022       | 0.26 mi             |
| Santa Fe Ave      | Zoe Ave S       | 25,341         | 2022       | 0.26 mi             |
| Pacific Blvd      | Zoe Ave N       | 16,950         | 2022       | 0.27 mi             |
| Gage Ave          | Marbrisa Ave W  | 21,531         | 2022       | 0.28 mi             |
| Randolph St       | Seville Ave W   | 11,316         | 2022       | 0.31 mi             |
| Pacific Blvd      | Belgrave Ave N  | 18,163         | 2022       | 0.32 mi             |

| DEMOGRAPHICS                           |          |           |           |
|--|----------|-----------|-----------|
|  | 3 Mile   | 5 Miles   | 10 Miles  |
| 2010 Population                        | 420,823  | 1,104,437 | 3,630,319 |
| 2022 Population                        | 408,574  | 1,106,499 | 3,647,468 |
| 2027 Population Projection             | 399,962  | 1,089,875 | 3,594,658 |
| 2010 Households                        | 98,280   | 277,810   | 1,101,315 |
| 2022 Households                        | 94,310   | 282,205   | 1,109,385 |
| 2027 Household Projection              | 92,092   | 278,661   | 1,093,691 |
| Total Specified Consumer Spending (\$) | \$2.8B   | \$8.2B    | \$34.1B   |
| Avg Household Income                   | \$58,897 | \$63,131  | \$78,811  |
| Median Household Income                | \$45,794 | \$46,153  | \$57,720  |



• Metrolink Ventura County (Orange Line)  
3 Min. | .8 Miles



• Los Angeles International Airport  
32 Min. | 15.1 Miles  
• Burbank Airport  
49 Min. | 20.7 Miles

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