





HUNTINGTON PARK, CA 90255

EXCLUSIVELY LISTED BY

BRANDON MICHAELS

Senior Managing Director Investments
Senior Director, National Retail Group
Tel: 818.212.2794
brandon.michaels@marcusmillichap.com
CA License: 01434685

STEVEN SCHECHTER

First Vice President Investments
Tel: 818.212.2793
steven.schechter@marcusmillichap.com
CA License: 01089464

BMG TEAM

EMIN GABRIMASSIHI

Associate

DANIEL GAMBOA

Associate

GARY WINFIELD

Associate



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7000 PACIFIC BLVD

HUNTINGTON PARK, CA 90255

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 7000 Pacific Boulevard, a 33,360 square foot four (4) story multitenant retail and office building situated on 0.20 acres of land (8,658 SF) ideally situated in the highly dense submarket of Huntington Park, CA.

7000 Pacific Boulevard is being offered fully vacant in a court ordered sale through a receiver. The property's immediate vacancy provides the flexibility for an owner-user to occupy the entire building or a variety of space across four floors of the building with the opportunity to expand as business operations grow. Alternatively, a value-add investor can elect to reposition the building immediately with market rents.

The building is configured in floorplates of 8,340 SF. The property includes a gated store front, front and rear points of entry, a rear loading door on the first floor, and elevator service to the upper levels. Originally built in 1990, the property is steel frame and concrete block construction. While the subject property is not equipped with dedicated parking, typical of commercial buildings on Pacific Boulevard, patrons of the property can enjoy convenient access to a multitude of public parking to the rear of the building.

7000 Pacific Boulevard's identity is maintained by its large street frontage of approximately 55 feet along Pacific Boulevard. Pacific Boulevard is the primary commercial corridor of Huntington Park. It is considered one of Los Angeles' most densely populated, blue-collar, pedestrian-friendly shopping districts, surrounded by major retailers like Footlocker, Tierra Mia Coffee, JCPenney, and Ross.

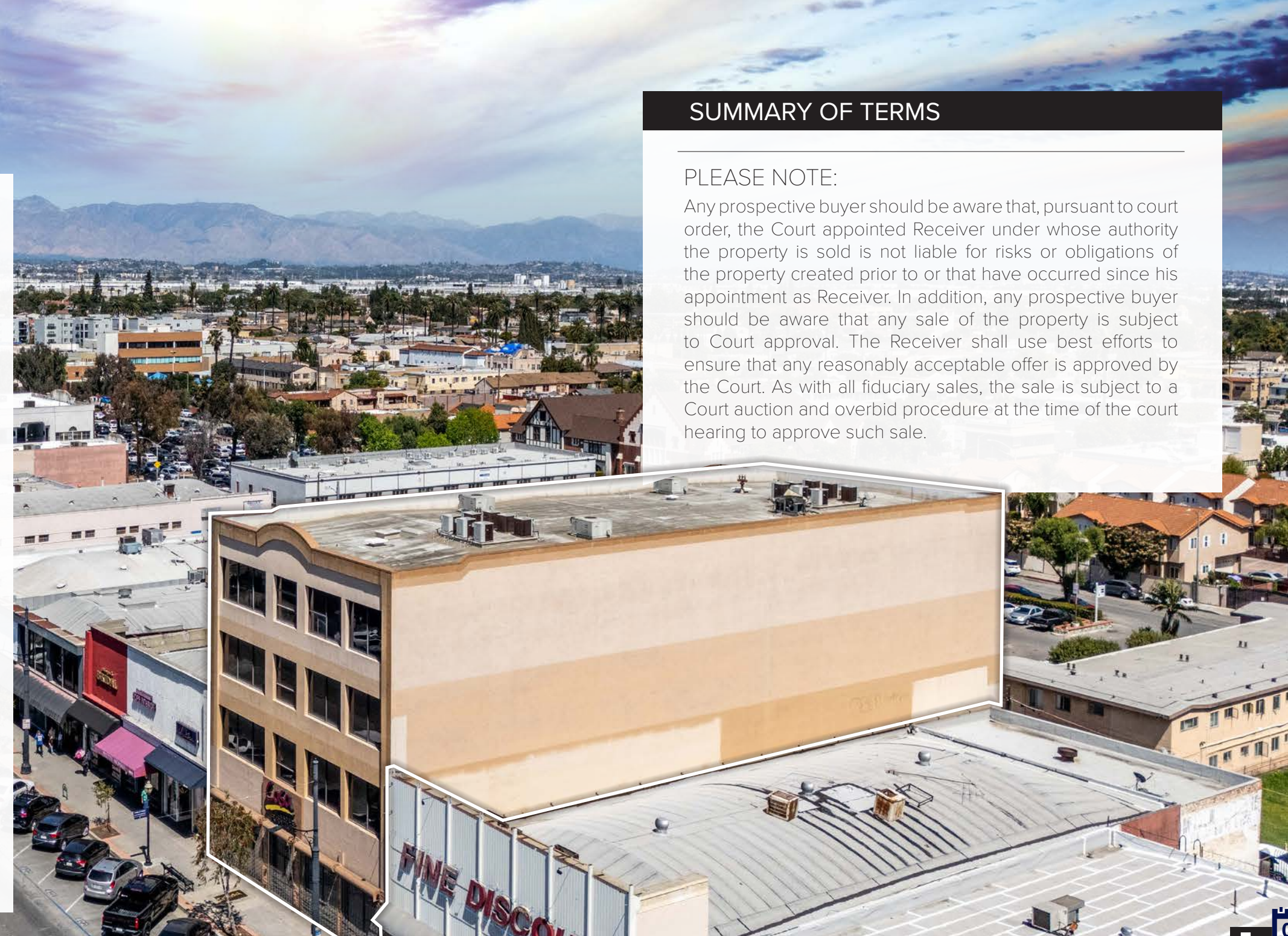
PROPERTY SUMMARY

\$ Price	\$3,500,000
✂ Building Size	33,360 SF
📏 Lot Size	8,658 SF
🏠 Price/SF (BLDG)	\$105
📍 Price/SF (LAND)	\$404
📈 Proforma Cap Rate	7.67%
🏗 Zoning	CBD
📅 Year Built	1990
🏢 Occupancy	Vacant
P Parking	Ample Public Parking
🛣 Cross Streets	Pacific Blvd & Saturn Ave

SUMMARY OF TERMS

PLEASE NOTE:

Any prospective buyer should be aware that, pursuant to court order, the Court appointed Receiver under whose authority the property is sold is not liable for risks or obligations of the property created prior to or that have occurred since his appointment as Receiver. In addition, any prospective buyer should be aware that any sale of the property is subject to Court approval. The Receiver shall use best efforts to ensure that any reasonably acceptable offer is approved by the Court. As with all fiduciary sales, the sale is subject to a Court auction and overbid procedure at the time of the court hearing to approve such sale.





McDonald's

planet fitness

Carl's Jr.

Public Storage

BUFFALO WILD WINGS

FOOD 4 LESS

BMW OF DTLA

OF TOWN LOS ANGELES

7000

PACIFIC BLVD

HUNTINGTON PARK, CA 90255

T Mobile

CHASE

Gallo Giro

DTLA

JCPenney

curacao

IN-N-OUT BURGER

Excellent Value-Add or Owner-User Opportunity

Immediate Value-Add or Owner-User Opportunity

The property's immediate vacancy provides an owner-user the ability to occupy a variety of space in the building or a value-add investor the ability reposition tenants and vacancies with market rate tenants

Delivered Vacant

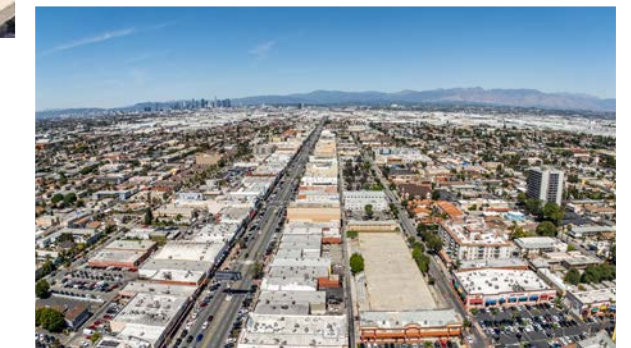
7000 Pacific Blvd is offered fully vacant in a court ordered sale through a receiver

Owner-User Opportunity

Because of the existing vacancy an owner-user can combine the executive style offices to occupy a variety of space in the building with the opportunity to expand as business operations grow while receiving income from any remaining tenants

Well Equipped

The steel frame and concrete block construction includes a gated store front, front and rear points of entry, a rear loading door on the first floor, and elevator service to the upper levels



High Foot Traffic Visibility

Pacific Boulevard is a thriving and profitable commercial district in Los Angeles County.

Established Retail Ecosystem

Pacific Boulevard hosts a mix of national retailers and local businesses, creating a diverse shopping environment.

Strategic Location

Proximity to industrial hubs like Vernon and Commerce provides access to a working-class population, many of whom shop locally after work.



PACIFIC BLVD (11,514 VPD)

E FLORENCE AVE

SATURN AVE

Mixed-Use Asset with a Strong Presence in Huntington Park's Primary Commercial Corridor

Four Story Retail & Office Building

7000 Pacific Boulevard is a 33,360 square foot four (4) story multitenant retail and office building situated on 0.20 acres of land (8,658 SF)

Excellent Frontage

High identity office maintained by its large street frontage of approximately 55 feet along Pacific Boulevard

Versatile Floorplates

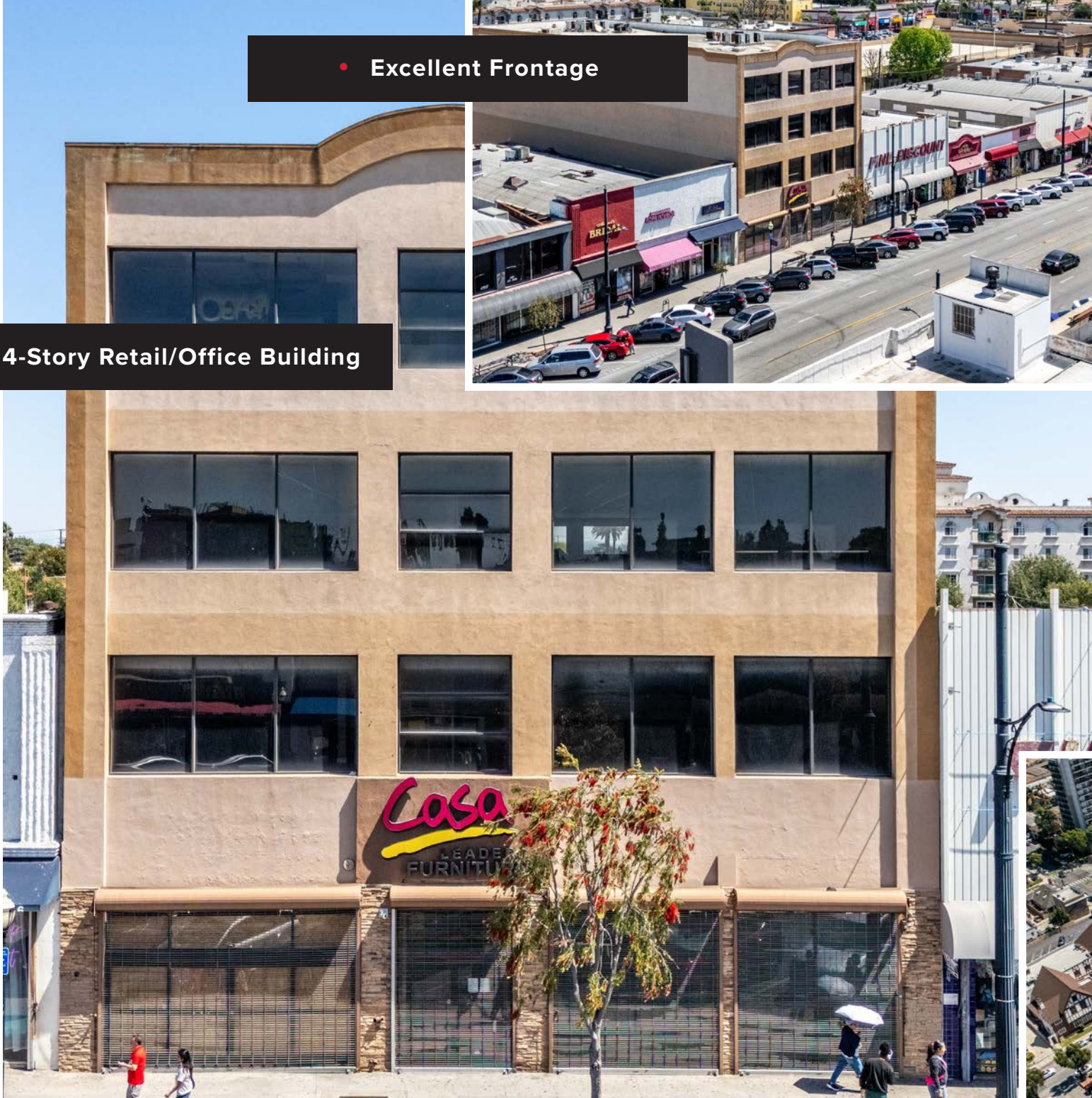
The executive suites average 294 square feet, complemented by one larger 1,660-square-foot unit — offering flexibility for a range of tenant uses.

Alley Access for Enhanced Functionality

The asset is configured in floorplates of 8,340 SF, allowing a new owner the opportunity to lease or occupy space to a variety of tenants by offering the space as a single unit or by breaking up the space

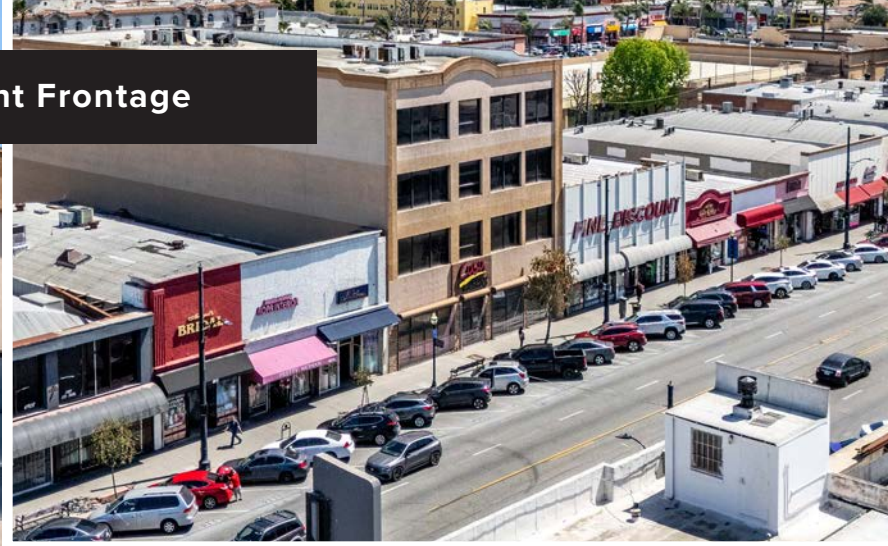
Ample Public Parking

While the subject property is not equipped with dedicated parking, typical of commercial buildings on Pacific Boulevard, patrons of the property can enjoy convenient access to a multitude of public parking to the rear of the building

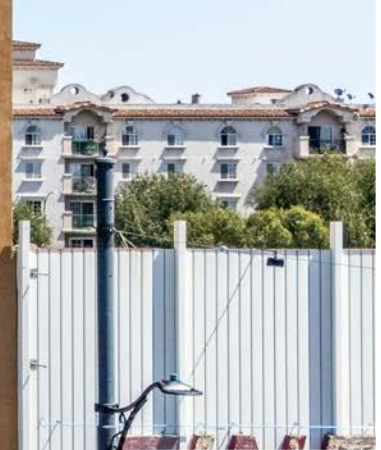


• Excellent Frontage

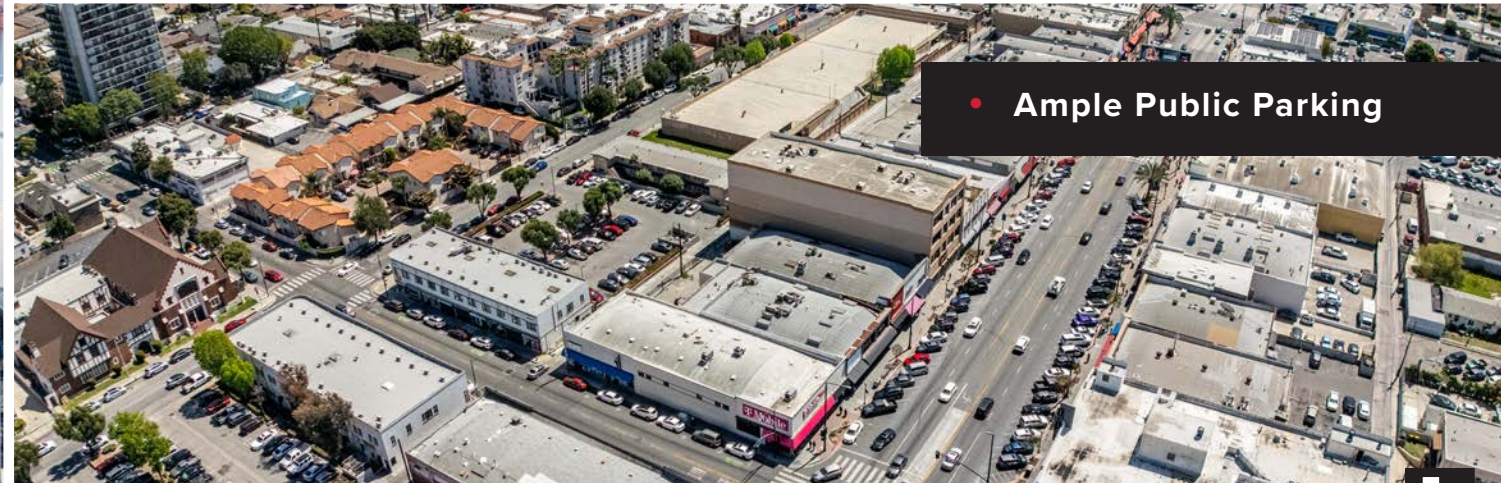
• 4-Story Retail/Office Building



• Alley Access



• Versatile Floor Plates



• Ample Public Parking



7000
PACIFIC BLVD
HUNTINGTON PARK, CA 90255

RUGBY AVE

PACIFIC BLVD (17,574 VPD)

RITA AVE

SEVILLE AVE



Well Amenitized Pacific Boulevard Location Proximate to Urban Core Los Angeles

Pacific Boulevard

Pacific Boulevard is a highly trafficked thoroughfare with traffic counts of more than 52,000 VPD and a walk score of 91 (a “Walker’s Paradise”) creating an approximately

Nearby to Major Retailers and Local Staples

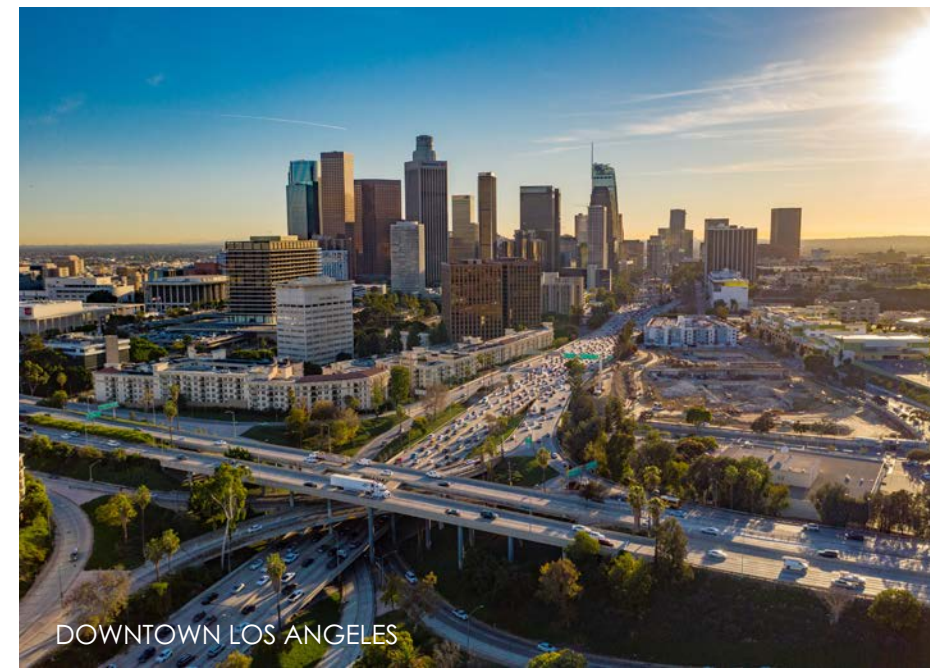
Pacific Boulevard is home to major brands like Footlocker, Tierra Mia Coffee, JCPenney, Ross, In N Out, Superior Grocers, Curacao, Starbucks, and many more

Adjacent Major Employment Hubs

Huntington Park is proximate to major industrial hubs of Vernon (2.1 miles) and Commerce (5.5 miles), and is also a short drive into Downtown Los Angeles (6.3 miles)

Transit Oriented

7000 Pacific Boulevard is 1.1 miles from the Florence light rail station on Metro’s A line which provides access as far northeast as Azusa via Union Station and as far south as Downtown Long Beach



RENT ROLL

UNIT NUMBER	TENANT	SF	FLOOR	%	PF RENT	PF RENT/SF	PF LEASE TYPE
1	Vacant	8,340	1	25.00%	\$8,340.00	\$1.00	NNN
2	Vacant	8,340	2	25.00%	\$8,340.00	\$1.00	Gross
3	Vacant	8,340	3	25.00%	\$8,340.00	\$1.00	Gross
4	Vacant	8,340	4	25.00%	\$8,340.00	\$1.00	Gross
		33,360		100%	\$33,360.00	\$1.00	

OPERATING EXPENSES

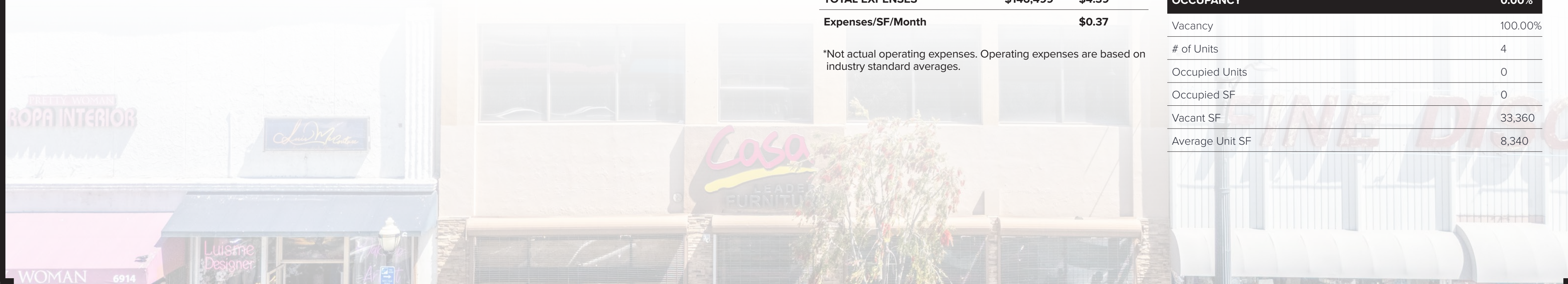
OPERATING EXPENSES	PER YEAR	PER SF
Property Taxes @ 1.25%	\$43,750	\$1.31/SF
Management	\$16,013	\$0.48/SF
Insurance	\$26,688	\$0.80/SF
Utilities	\$11,676	\$0.35/SF
Trash Removal	\$11,676	\$0.35/SF
Grounds Maintenance	\$8,340	\$0.25/SF
Repairs & Maintenance	\$28,356	\$0.85/SF
TOTAL EXPENSES	\$146,499	\$4.39

Expenses/SF/Month \$0.37

*Not actual operating expenses. Operating expenses are based on industry standard averages.

OPERATING DATA	PRO-FORMA
Scheduled Lease Income:	\$400,320
CAM Reimbursement:	\$36,625
Effective Gross Income:	\$436,945
Vacancy: 5%	\$21,847
Expenses:	\$146,499
Net Operating Income:	\$268,599

OCCUPANCY	0.00%
Vacancy	100.00%
# of Units	4
Occupied Units	0
Occupied SF	0
Vacant SF	33,360
Average Unit SF	8,340



RENT ROLL



HUNTINGTON PARK, CALIFORNIA

Huntington park – A Vibrant, Diverse Community in Southeast Los Angeles

Huntington Park, California, is a dynamic, culturally rich city in southeastern Los Angeles County, just a few miles southeast of Downtown LA. It's surrounded by several distinct neighborhoods and cities, including Bell, Maywood, South Gate, Cudahy, and Walnut Park. These surrounding communities contribute to a vibrant urban-suburban blend, offering a dense concentration of residential areas, local businesses, and public parks. The city's central corridor, Pacific Boulevard, serves as a commercial and cultural hub often referred to as the "Hispanic Mecca" of shopping and nightlife. This bustling district is known for events like Carnaval Primavera, which draws hundreds of thousands of visitors each year. Notable attractions include the historic Warner Huntington Park Theatre and several local parks such as Salt Lake Park and Raul R. Perez Memorial Park, which offer a variety of recreational facilities including splash pads, fitness centers, and sports courts.



PACIFIC BOULEVARD



CARNABAL PRIMAVERA

Huntington Park enjoys strong connectivity through both public transit and major roadways. It is served by multiple Metro bus lines and local shuttle services, with easy access to nearby Metro A Line light rail stations at Slauson and Florence. The city is also conveniently located near several freeways, including the 5, 710, and 105, offering quick routes to Downtown Los Angeles, Long Beach, and LAX. These transportation options make commuting to major employment hubs accessible, especially to the nearby industrial cities of Vernon and Commerce, where many residents work in manufacturing, logistics, and warehousing. In fact, about 30% of the city's workforce is employed in these neighboring areas.

The city is home to a mix of national retailers and beloved local shops. Residents enjoy access to major chains like Target, The Home Depot, and Superior Grocers, while Pacific Boulevard offers countless small boutiques, street vendors, and eateries. El Gallo Giro, one of the highest-grossing restaurants in the region, is located here and is a local landmark for Mexican cuisine. Other popular spots include Shakey's Pizza Parlor, Avila's El Ranchito, and a variety of panaderías and taco shops. Huntington Park's affordability, dense amenities, and cultural vibrancy make it a desirable location for those looking to stay close to Los Angeles while enjoying the tight-knit feel of a smaller city.



SALT LAKE PARK

DOWNTOWN LA

7.9 MILES FROM THE SUBJECT PROPERTY

Downtown Los Angeles (DTLA) is the city's vibrant cultural and business hub, covering 5.84 square miles. Home to over 200,000 residents, it hosts iconic landmarks like the Walt Disney Concert Hall and the Crypto.com Center. DTLA contributes \$75 billion to the local economy and is experiencing rapid urban revitalization.

LAX

15.0 MILES FROM THE SUBJECT PROPERTY

Los Angeles International Airport (LAX) is the second-busiest airport in the U.S. and the fourth-busiest globally, handling over 88 million passengers annually. With 9 terminals and 150+ gates, it serves as a major hub for international flights, offering over 180 destinations across 44 countries. It contributes \$45 billion annually to the local economy.

SILCON BEACH

18.0 MILES FROM THE SUBJECT PROPERTY

Silicon Beach refers to the booming tech and startup ecosystem along Los Angeles' westside, including Santa Monica, Venice, and Playa Vista. It has rapidly grown into a major innovation hub, attracting entrepreneurs, creatives, and major tech companies like Google and Snap Inc. The area blends beach culture with a dynamic, forward-thinking business environment that drives digital innovation.

SANTA MONICA

21.1 MILES FROM THE SUBJECT PROPERTY

Santa Monica is a coastal city in California, covering 8.3 square miles. With a population of around 93,000, it attracts millions of visitors annually, generating over \$1 billion in tourism revenue. Known for its beaches, the iconic pier, and vibrant downtown, Santa Monica is a key economic and cultural center.

CLOSE PROXIMITY

DEMOGRAPHICS

POPULATION



984,100

Total Population
within a 5-mile radius



33.7

Median Age
within a 5-mile radius



50.0%

Male



50.0%

Female

EDUCATION

3 mile 2023 % of Population



5.2%

Some High School



28.8%

Some College



4.9%

Bachelor's Degree

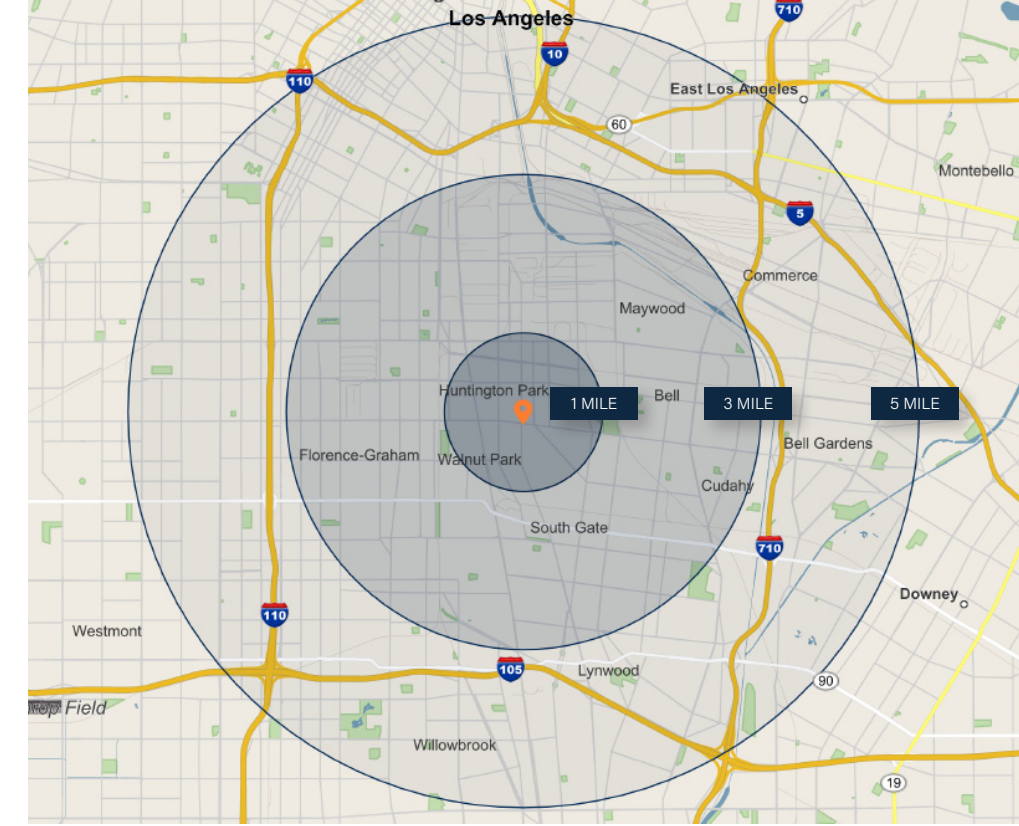


10.8%

Graduate Degree



Demographics	1 Mile	3 Mile	5 Mile
Population	52,600	372,900	984,100
Households	13,900	92,300	257,700
Average Household Size	3.7	3.9	3.6
Median Age	34.9	33	33.7
Owner Occupied Households	3,900	28,700	7,840
Renter Occupied Households	9,100	58,500	266,200
Average Household Income	\$68,400	\$66,300	\$68,500
Median Household Income	\$54,100	\$52,400	\$51,900
Businesses	2,300	11,300	37,500



\$68,400

Average HH income
within a 1-mile radius



\$411 Million

Annual Consumer Spending
within a 1-mile radius



28,700

Owner Occupied Housing
within a 3-mile radius



257,700

Households
within a 5-mile radius



37,500

Businesses
within a 5-mile radius



266,200

Renter Occupied Housing
within 5-mile radius



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