

# FOR LEASE

ST GEORGE PLAZA

6020-6038 SANTA FE AVE | HUNTINGTON PARK, CA 90255-2724



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LEASING

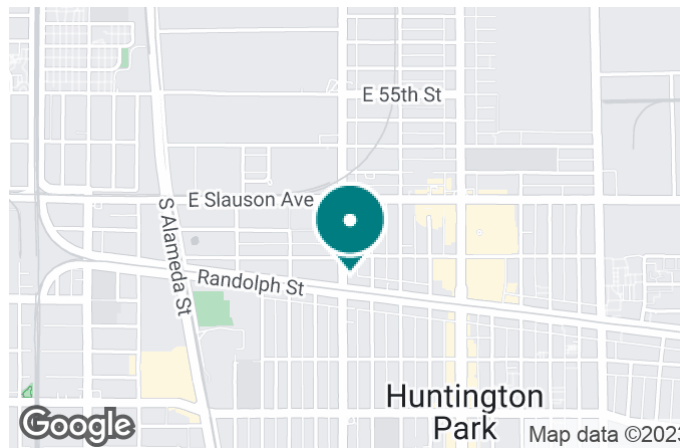
BROKERAGE

INVESTMENTS

## FEATURES & AMENITIES

ST GEORGE PLAZA | 6020-6038 SANTA FE AVE, HUNTINGTON PARK, CA 90255-2724

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### FEATURES & AMENITIES

- Approx. 1,188 SF Retail Space
- Pylon Sign
- three points of ingress with Entrances From Santa Fe Avenue, Randolph Street & Belgrave
- Ample Parking in Onsite Lot
- Signalized Intersection of Santa Fe + Randolph
- High Traffic Count on Major Area Thoroughfares
- Convenient Access to 10, 710 + 105 Freeways

#### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	10,657	93,521	278,312
Total Population	41,653	392,443	1,108,480
Average HH Income	\$41,383	\$44,229	\$42,978

EXCLUSIVELY REPRESENTED BY

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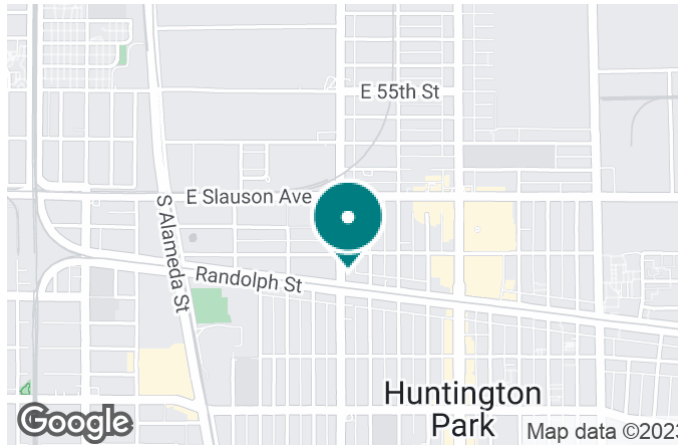
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## FEATURES & AMENITIES

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### FEATURES & AMENITIES

- +/- 1,188 SF & 2,532 SF of Retail Space Available
- Pylon Sign
- Entrances From Both Cross Streets
- Ample Parking in Onsite Lot
- Signalized Intersection of Santa Fe + Randolph
- High Traffic Count on Major Area Thoroughfares
- Convenient Access to 10, 710 + 105 Freeways

### NEIGHBORING RETAILERS



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## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION

Multiple units are available, including a former travel agency available in a bustling, well-maintained corner shopping center. Property features high street visibility, pylon signage, convenient access from both cross streets, diverse tenant mix, and ample parking in onsite lot.

### LOCATION DESCRIPTION

Situated at the signalized intersection of Santa Fe Avenue + Randolph Street in prime Huntington Park. Strong traffic counts on major area thoroughfares.

### OFFERING SUMMARY

Lease Rate:	\$1.50 - 1.75 SF/month (\$0.50 psf NNN)
Number of Units:	10
Available SF:	1,188 - 2,532 SF
Building Size:	19,817 SF

SPACES	LEASE RATE	SPACE SIZE
6022 Santa Fe	\$1.50 - 1.75 SF/month	1,188 SF
6030 & 6032 Santa Fe	Negotiable	2,532 SF

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## ADDITIONAL PHOTOS

ST GEORGE PLAZA | 6020-6038 SANTA FE AVE, HUNTINGTON PARK, CA 90255-2724

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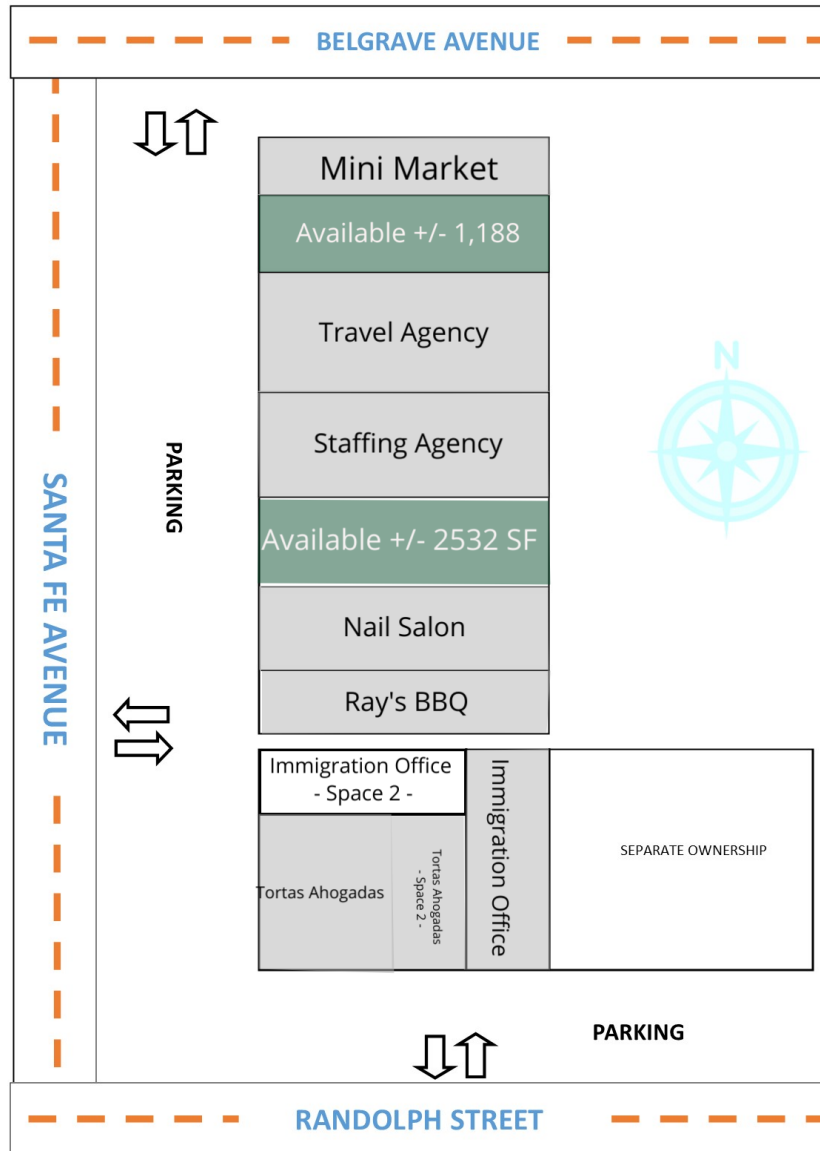
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## PLANS

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SUITE	TENANT	SIZE
6020 Santa Fe	Santa Fe Mini Market	1,728 SF
6022 Santa Fe	Available	1,188 SF
6024 Santa Fe	Travel Agency	1,420 SF
6026 & 6028 Santa Fe	Copan Sula	2,850 SF
6030 & 6032 Santa Fe	Available	2,532 SF
6036 Santa Fe	Nail Salon	1,425 SF
6038 Santa Fe	Ray's BBQ	1,425 SF
6042 Santa Fe	Tortas Ahogadas	1,632 SF
2405 Randolph	Tortas Ahogadas - Space 2	816 SF
2407 Randolph	Immigration Office	3,816 SF

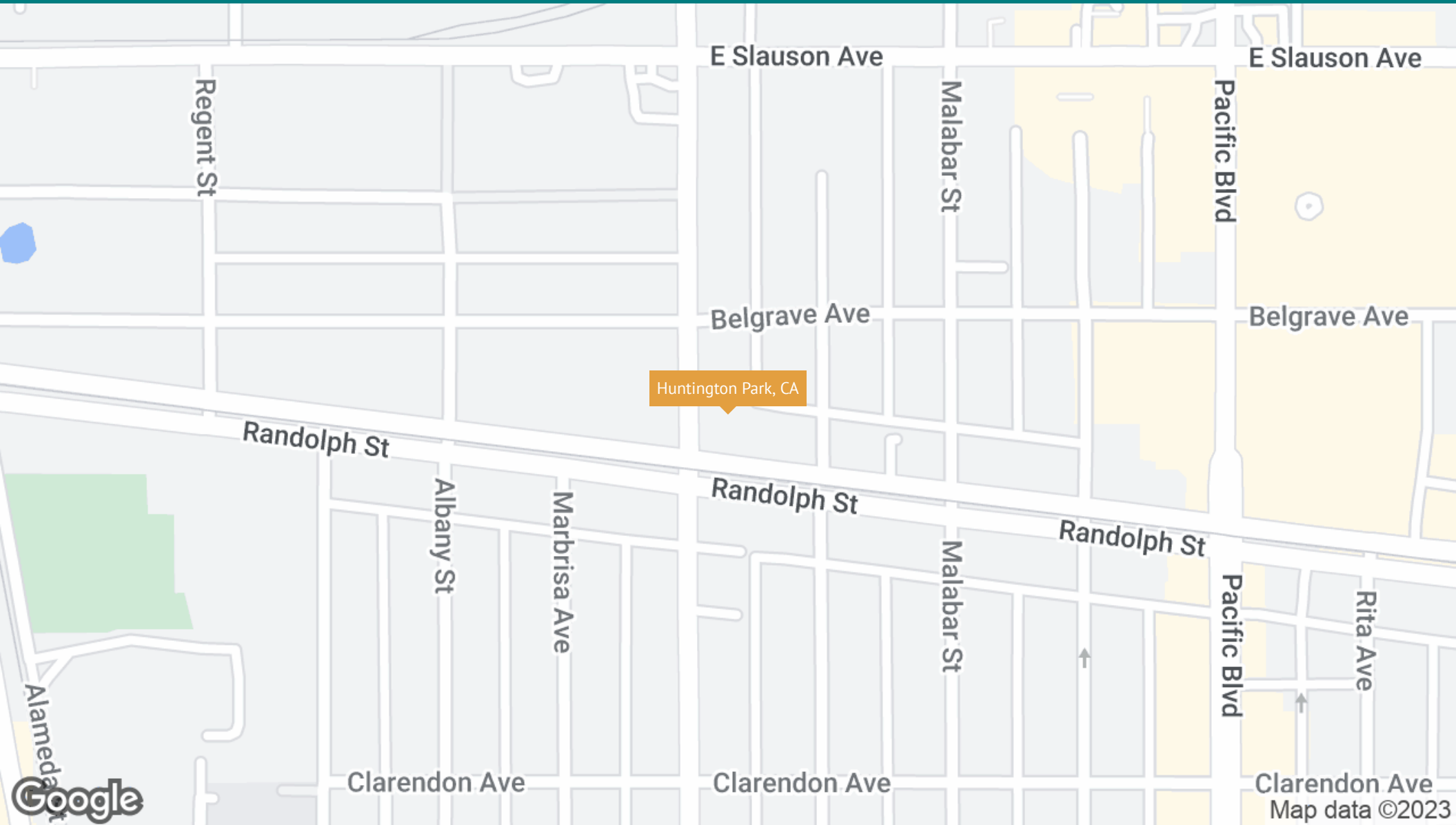
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## REGIONAL MAP

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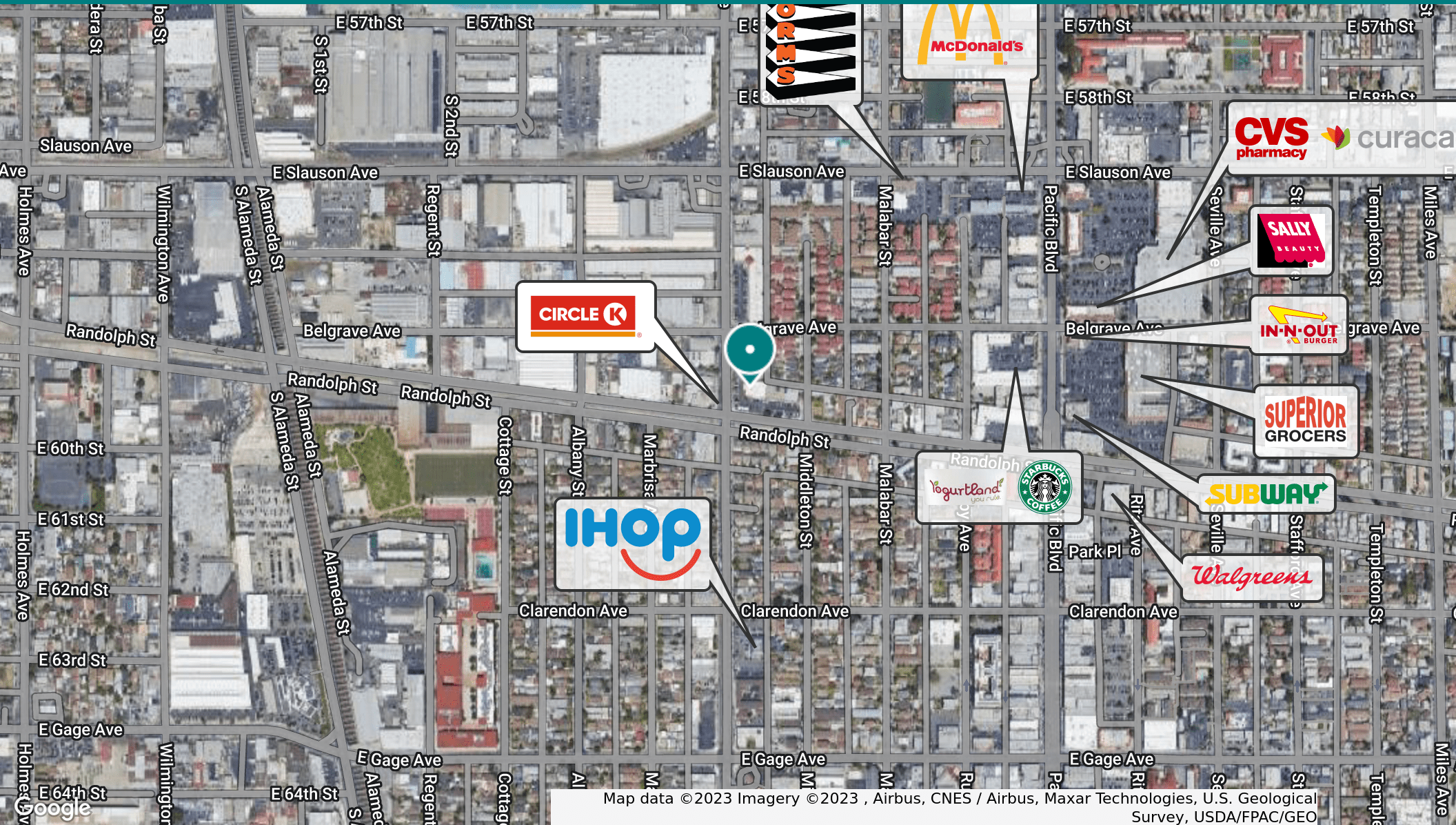
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## RETAILER MAP

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## DEMOGRAPHICS MAP & REPORT

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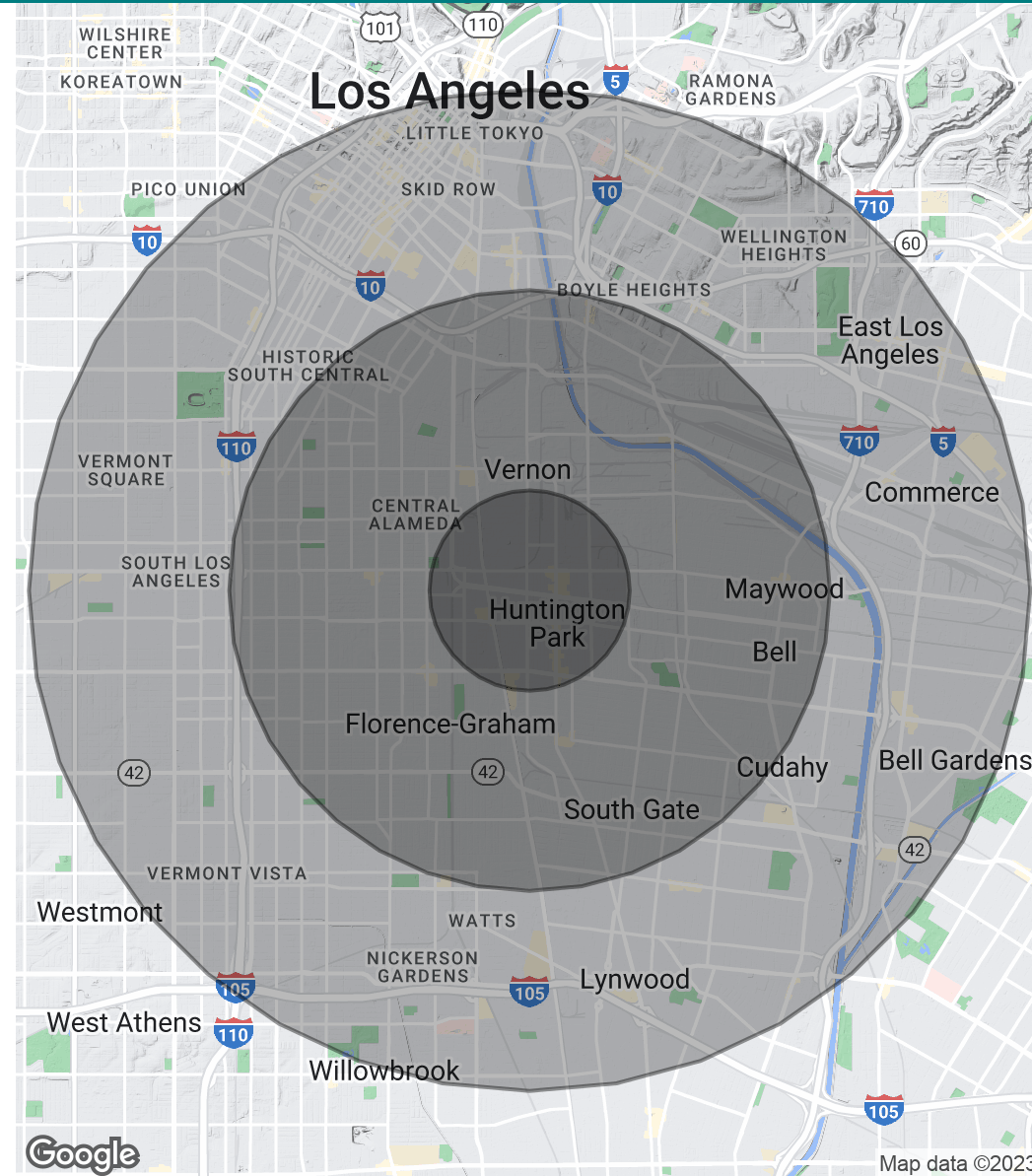
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	41,653	392,443	1,108,480
Average Age	28.9	27.3	27.8
Average Age (Male)	27.5	26.3	26.8
Average Age (Female)	29.9	28.4	28.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,657	93,521	278,312
# of Persons per HH	3.9	4.2	4.0
Average HH Income	\$41,383	\$44,229	\$42,978
Average House Value	\$431,744	\$391,366	\$379,142

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	96.8%	90.9%	82.5%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	24,991	197,712	494,002
Total Population - Black	597	27,446	135,121
Total Population - Asian	365	2,104	20,769
Total Population - Hawaiian	113	404	989
Total Population - American Indian	211	1,346	4,931
Total Population - Other	15,027	158,988	436,365

\* Demographic data derived from 2020 ACS - US Census



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