OFFICE/RETAIL AVAILABLE FOR LEASE

6816 & 6820 Pacific Blvd., Huntington Park

Starting at \$795/mo. plus utilities

+ 600 - 10,500 RSF

South Gate

21,000 CPD

FEATURES

- Prime location in Downtown area
- Major retail thoroughfare
- Excellent street frontage & visibility
- High density population
- Heavy day time and weekend traffic
- Heavy foot traffic
- Signage opportunities
- Strong retail demand
- Flexible lease terms
- Competitive lease rates
- Ample & free parking without time limit

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	
Population	65,137	205,464	445,890	
Average Income	\$51,034	\$51,152	\$50,323	



E. GAGE AVE.

Chantel Aguilar

(562) 447-0665 <u>chantel@ashwillassociates.com</u> <u>Lic. 01291393/01972085</u>

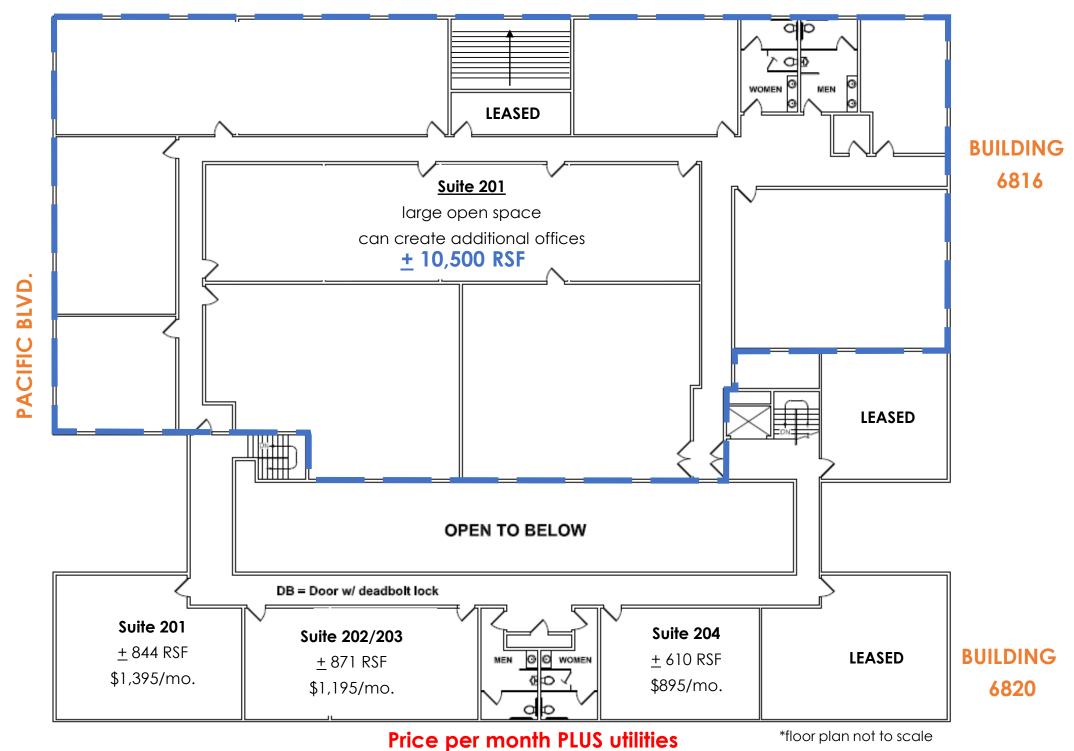


SECOND FLOOR

SUITES CAN BE COMBINED

STARTING AT \$895/mo. plus utilities





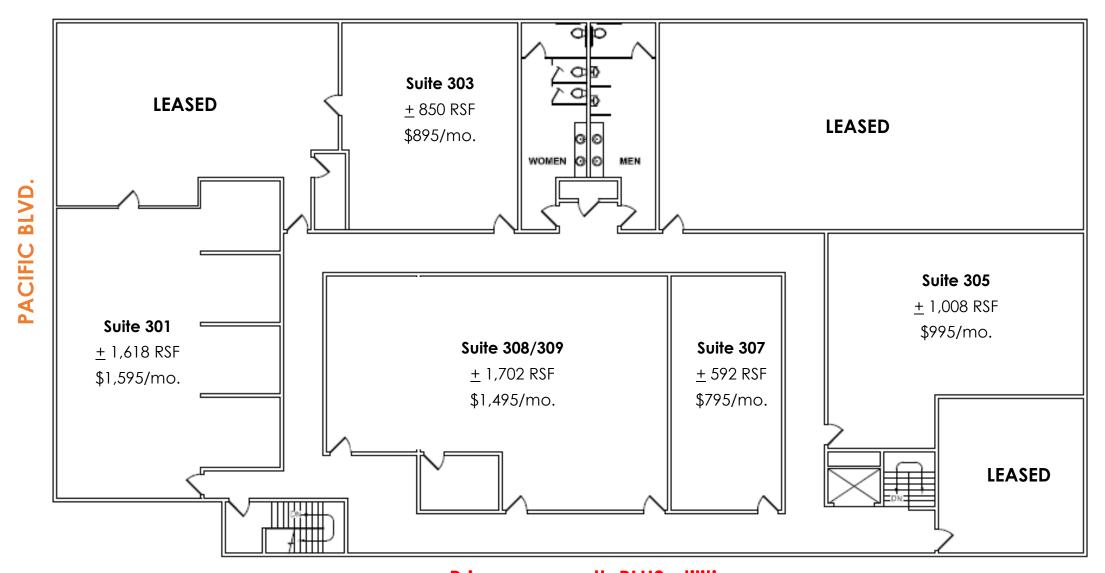
Chantel Aguilar (562) 447-0665 chantel@ashwillassociates.com

STARTING AT \$795/mo. plus utilities



BUILDING

6816



Price per month PLUS utilities

*floor plan not to scale

Chantel Aguilar

(562) 447-0665 chantel@ashwillassociates.com

TRAFFIC COUNTS

6808-6818 PACIFIC BLVD., HUNTINGTON PARK





Chantel Aguilar (562) 447-0665

chantel@ashwillassociates.com