



RETAIL FORESIGHT

OFFERING MEMORANDUM

6315 & 6323 PACIFIC BLVD | HUNTINGTON PARK, CA



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- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 7007 Pacific Blvd, Huntington Park, CA or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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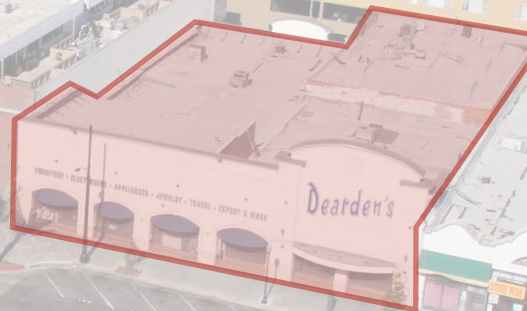


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> Property Summary

Investment Highlights

Parking Map



OFFERING SUMMARY

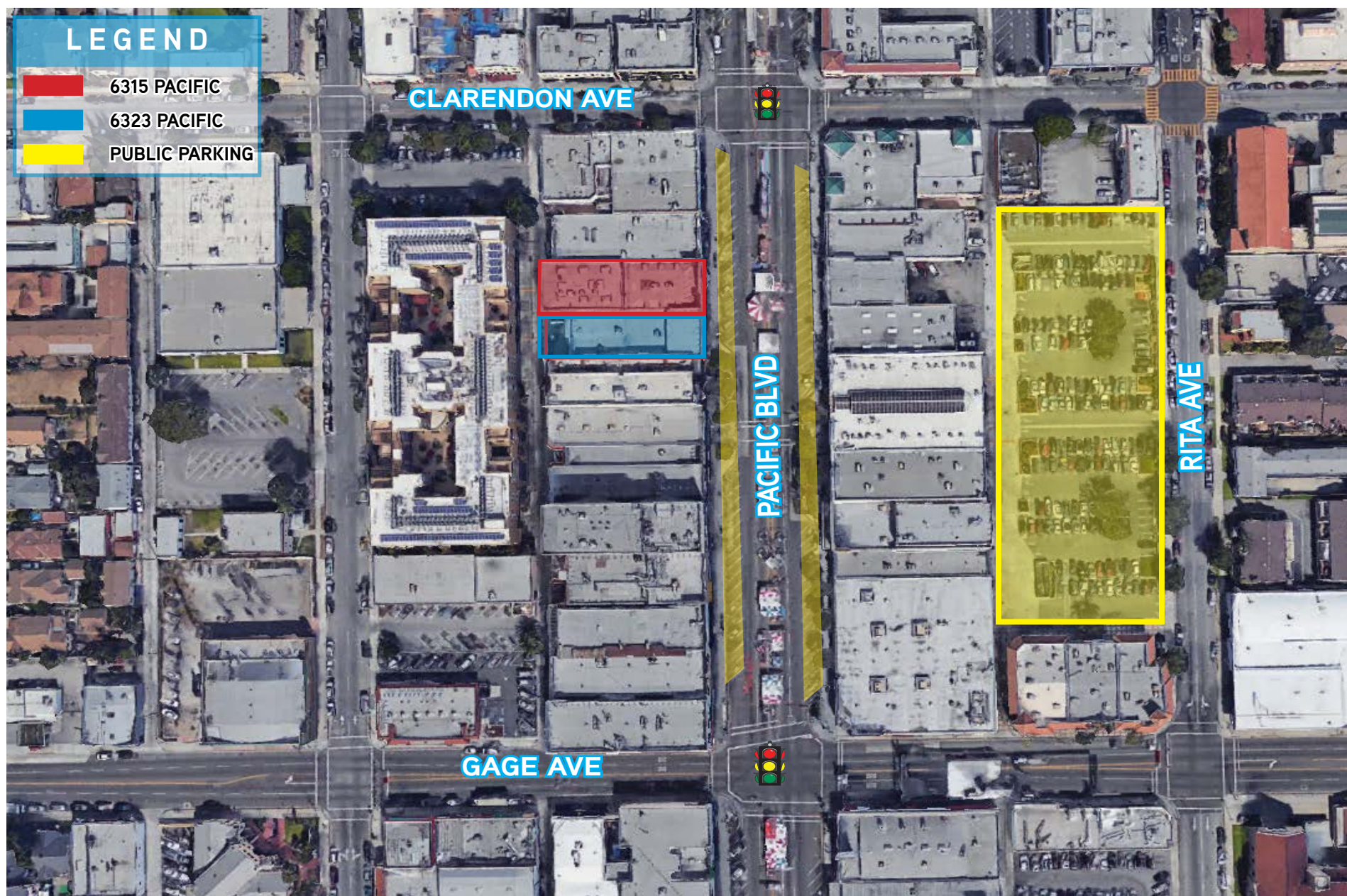
Offering Price:	\$3,200,000
Price/SF:	\$209.84/SF
Property Address:	6315 & 6323 Pacific Blvd, Huntington Park, CA
Title:	Fee Simple
Year Built:	1922/1935
Parcel Number:	6320-031-010 6320-031-011
Zoning:	HP-CBD
Approximate Parcel Size:	15,116 SF
Approximate Building Size:	15,250 SF
Percentage Occupied:	Vacant Upon COE
Street Frontage:	Over 100' Along Pacific Blvd

PROPERTY HIGHLIGHTS

- › Pacific Blvd is a major retail destination for retailers targeting the Hispanic consumer; over 97% of the population within a 1-mile radius is of Hispanic origin
- › More than 1,000,000 people within a 5-mile radius
- › Located along the active section of Pacific Blvd in-between Gage Ave & Clarendon Ave
- › Tremendous pedestrian traffic on Pacific Blvd providing incredible sales volume for tenants along this retail corridor

6315 PACIFIC BLVD & 6323 PACIFIC BLVD are two separate buildings that have been combined to create a single-story retail space consisting of approximately 15,250 SF. The buildings are located along a busy section of Pacific Blvd between Gage Ave and Clarendon Ave. The property provides excellent street exposure with over 100' of frontage facing Pacific Blvd., and is within close proximity to multiple public parking sites. Pacific Blvd is renowned for having tremendous pedestrian traffic and historically has had the highest sales per square foot in Los Angeles County, second only to retailers on Rodeo Drive in Beverly Hills. Other retailers along this high traffic corridor are T-Mobile, McDonalds, Harbor Freight Tools, Walgreens, In-N-Out Burger, Superior Warehouse, Curacao, Bank of America, Chase Bank, Verizon, Children's Place and many others.

The property provides the opportunity for an investor or owner/user to purchase a single-story commercial building at a great location on a busy thoroughfare. The property gives an owner/user the opportunity to take advantage of SBA financing and purchase the building with only 10% down and realize the benefits of ownership vs. leasing. A savvy investor can take advantage of the prime location, re-tenant the property, and stabilize the income with a long term lease.



> Property Information

Location Map

Regional Map

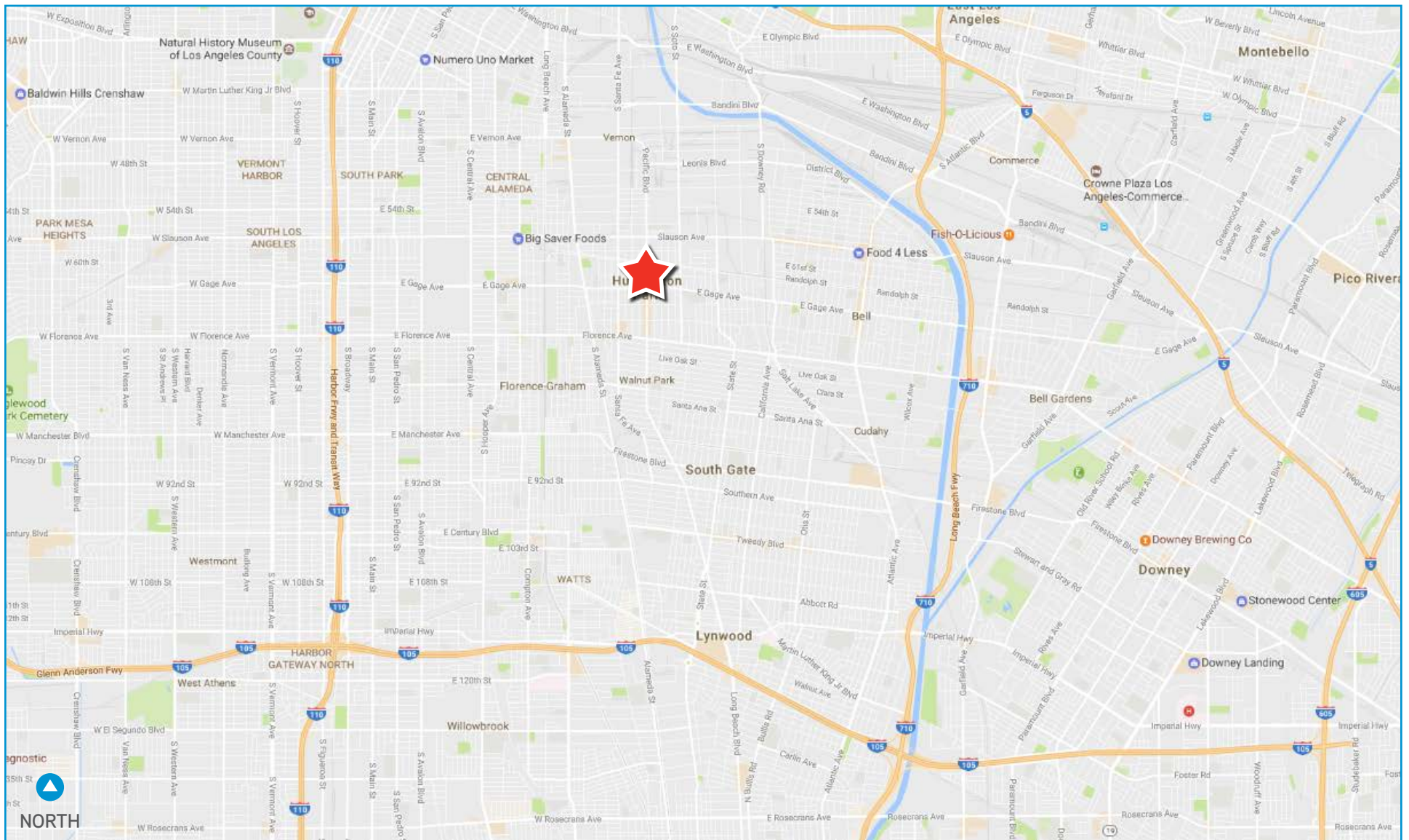
Birds Eye Aerial Map

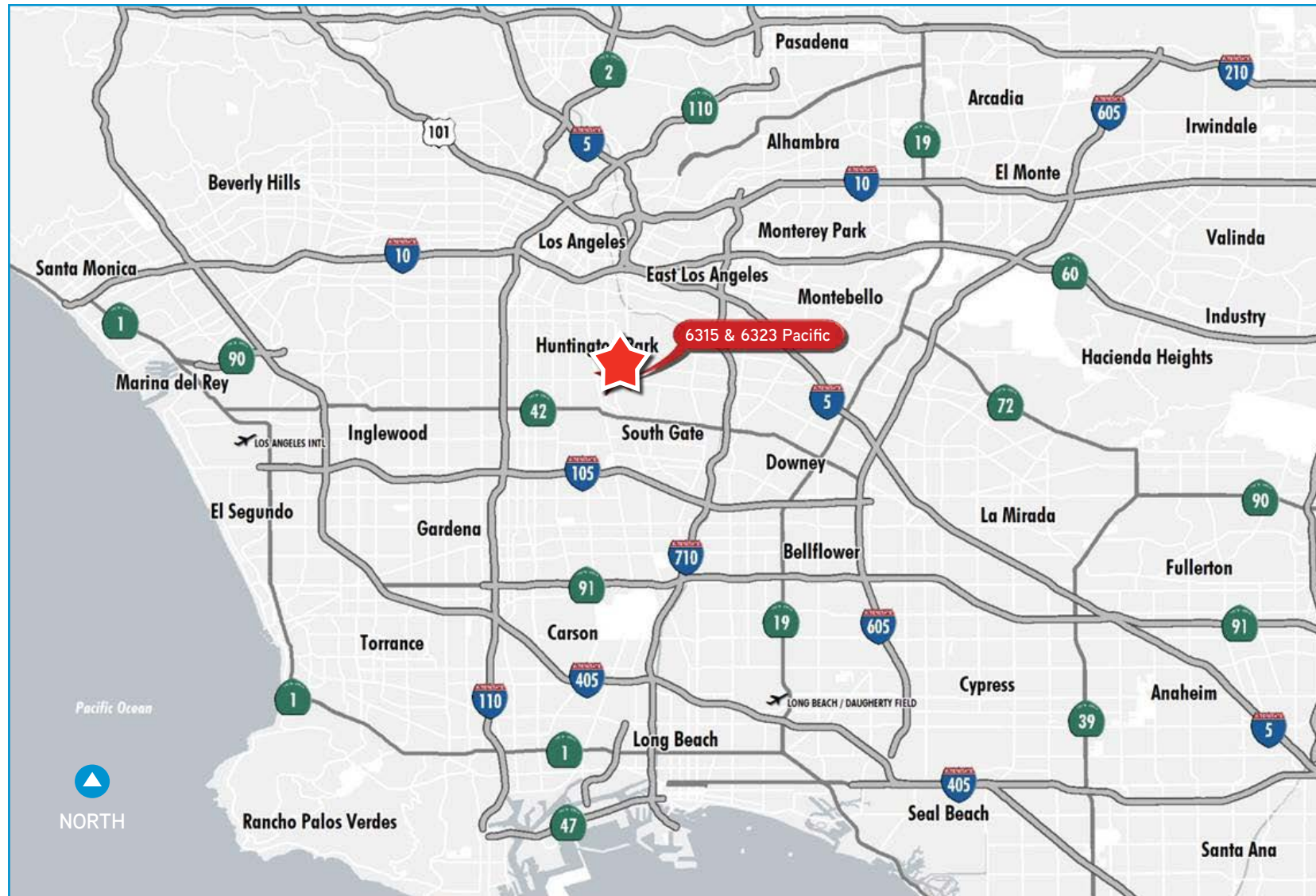
Regional Aerial Map

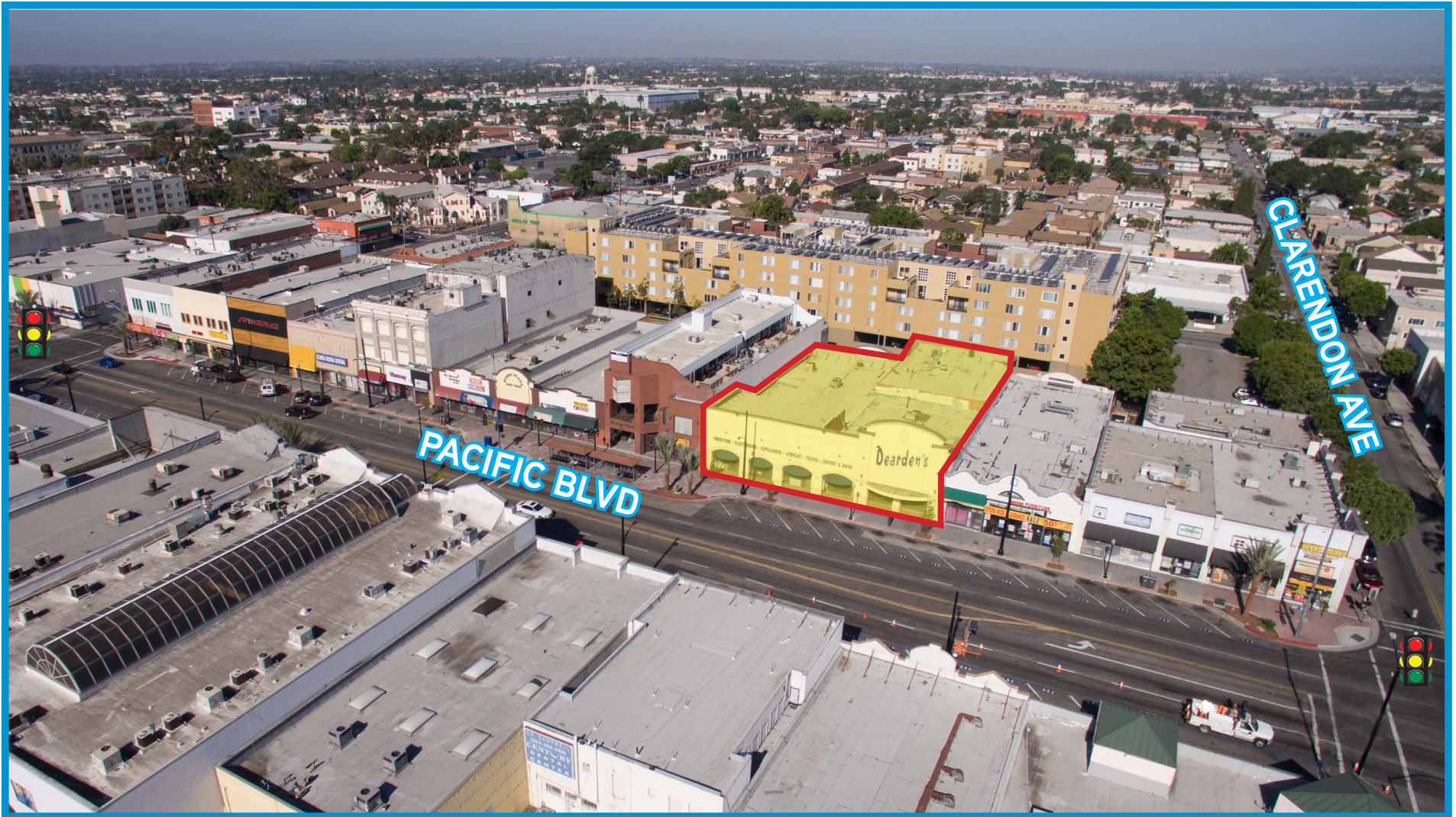
Amenities Aerial Map

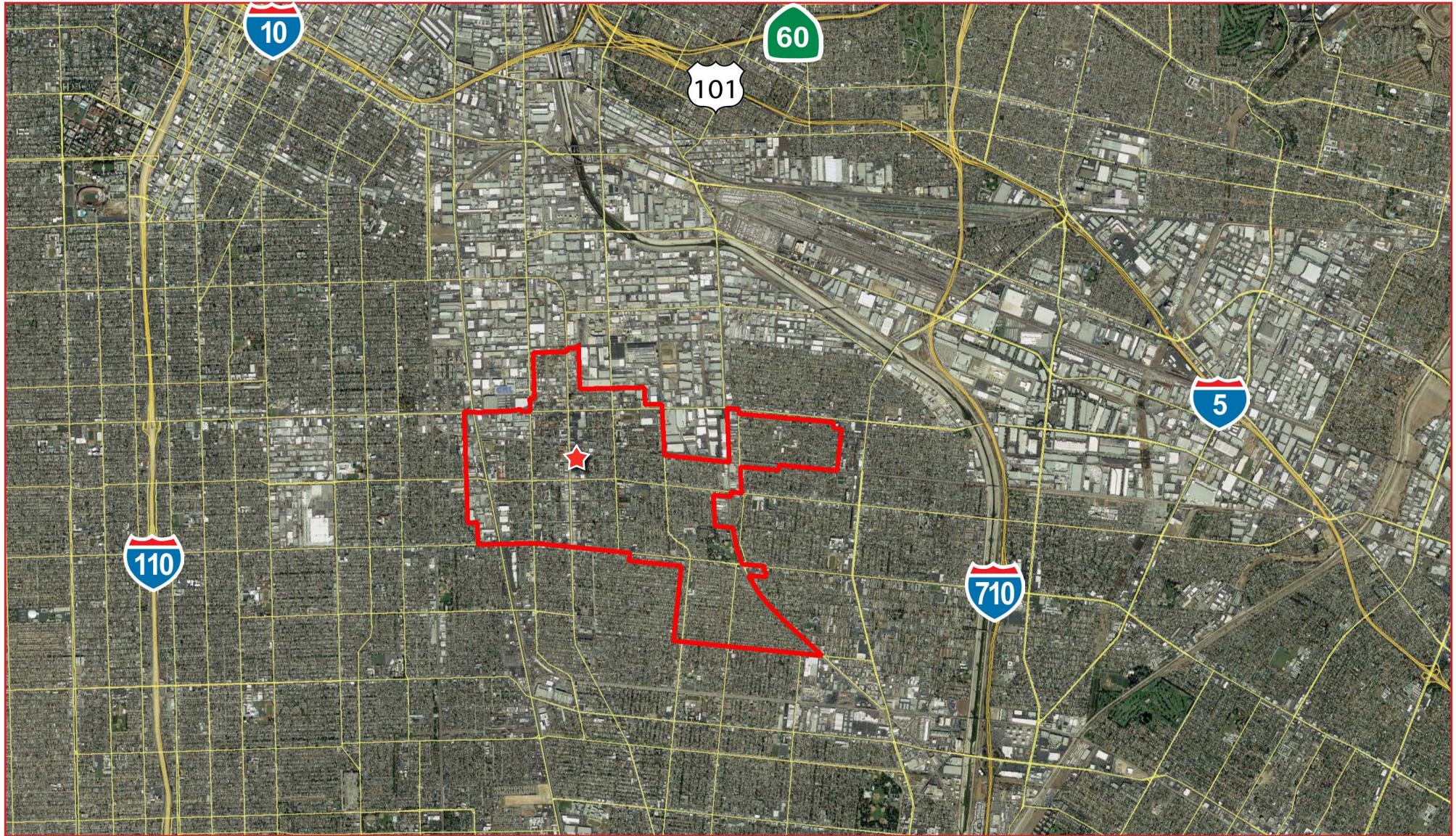
Parcel Map

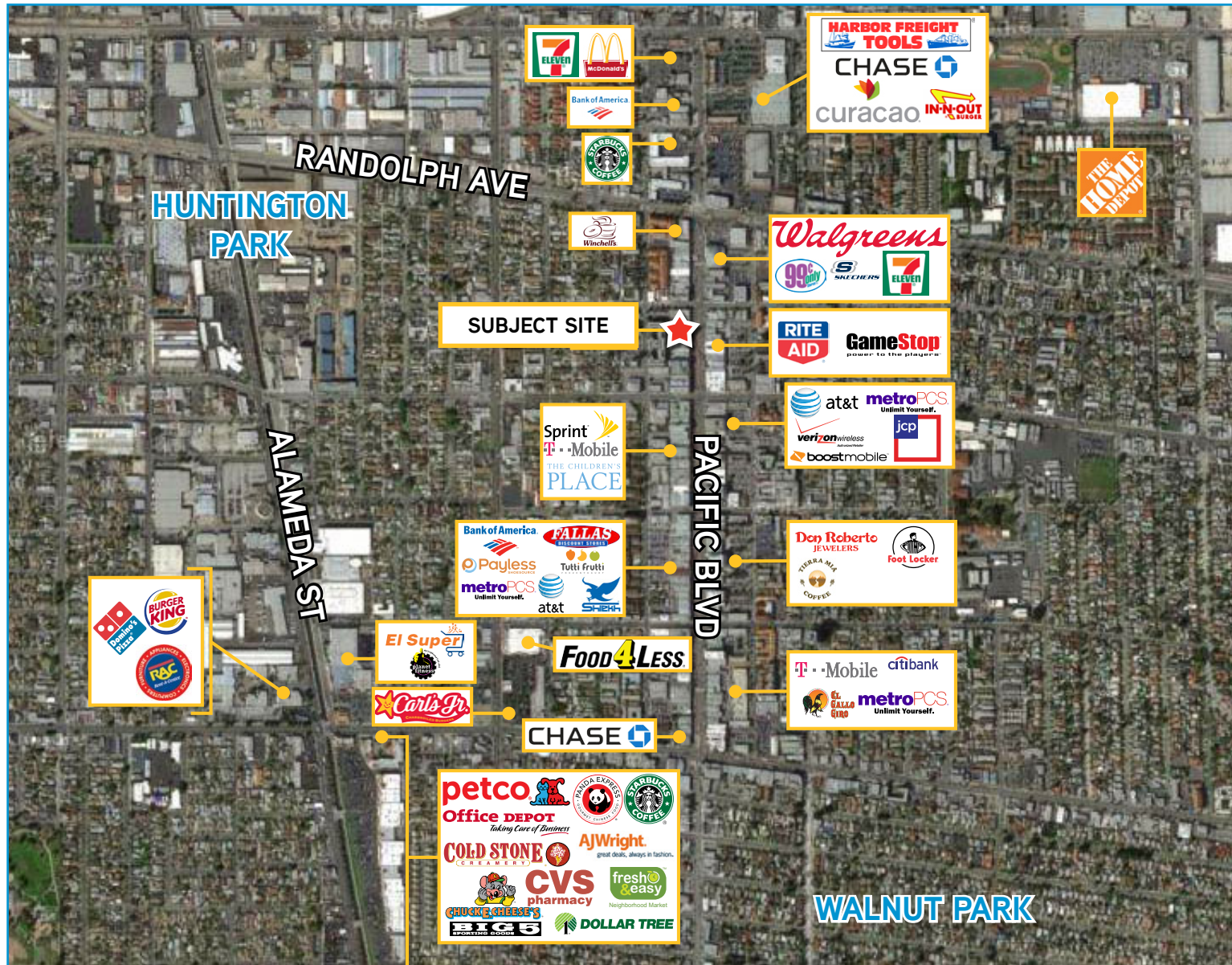
Property Photos

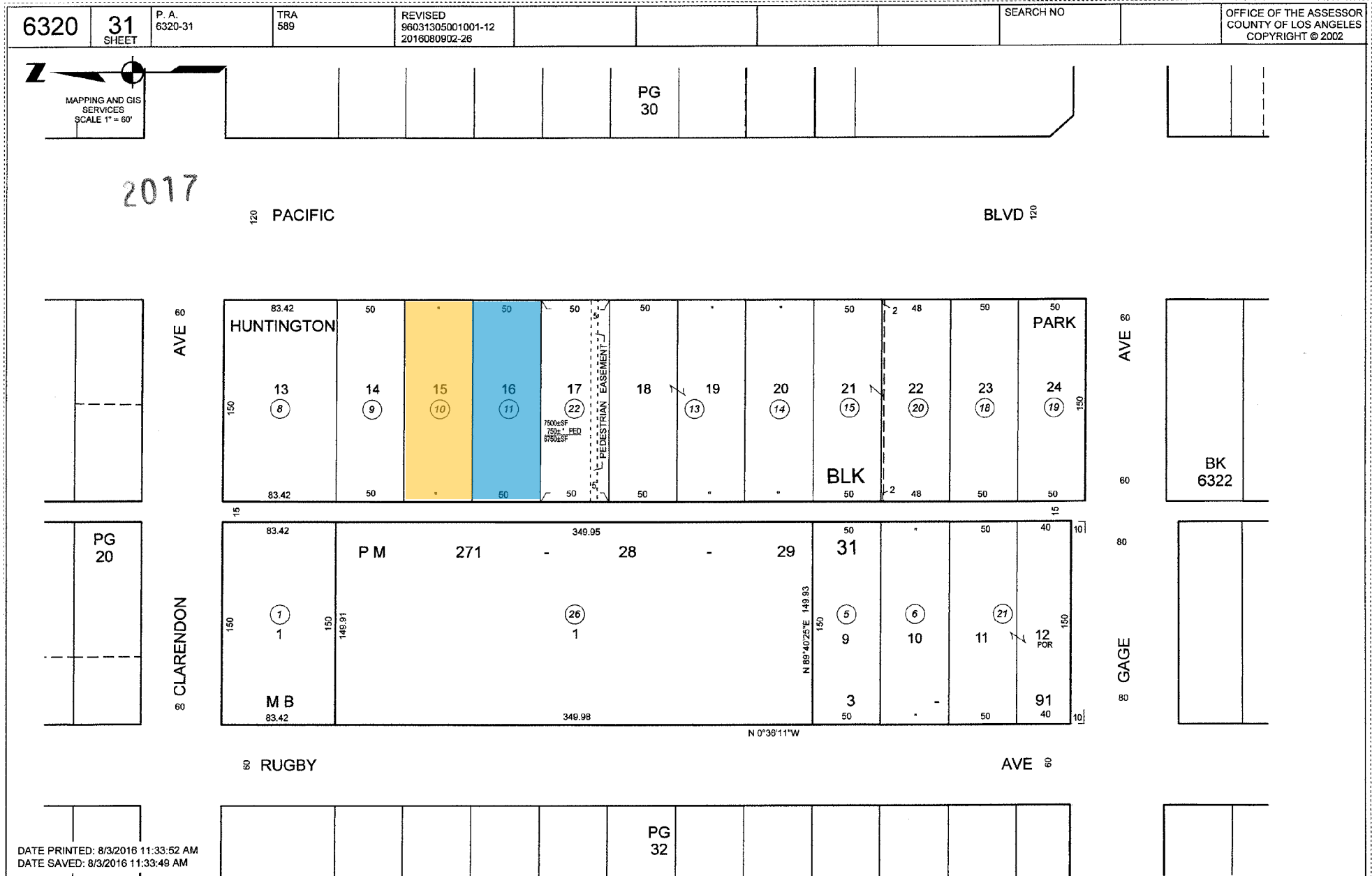


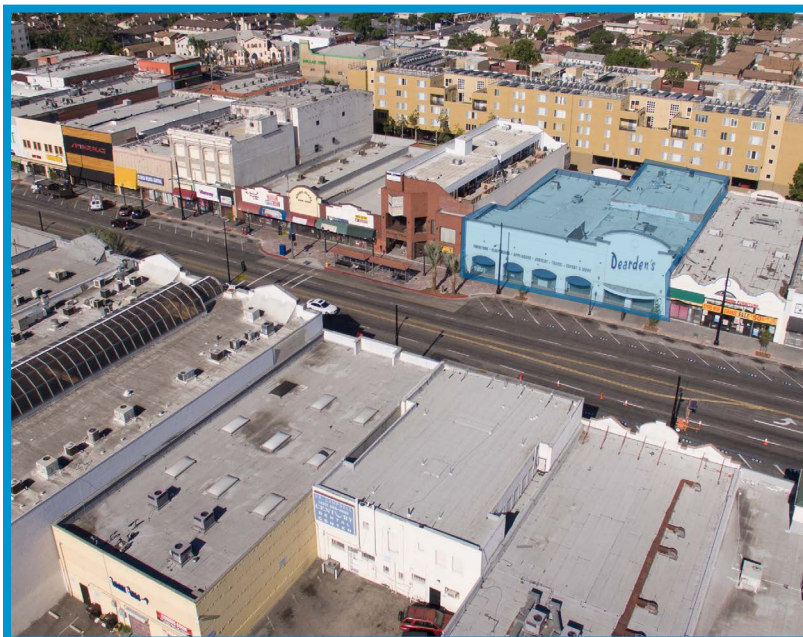
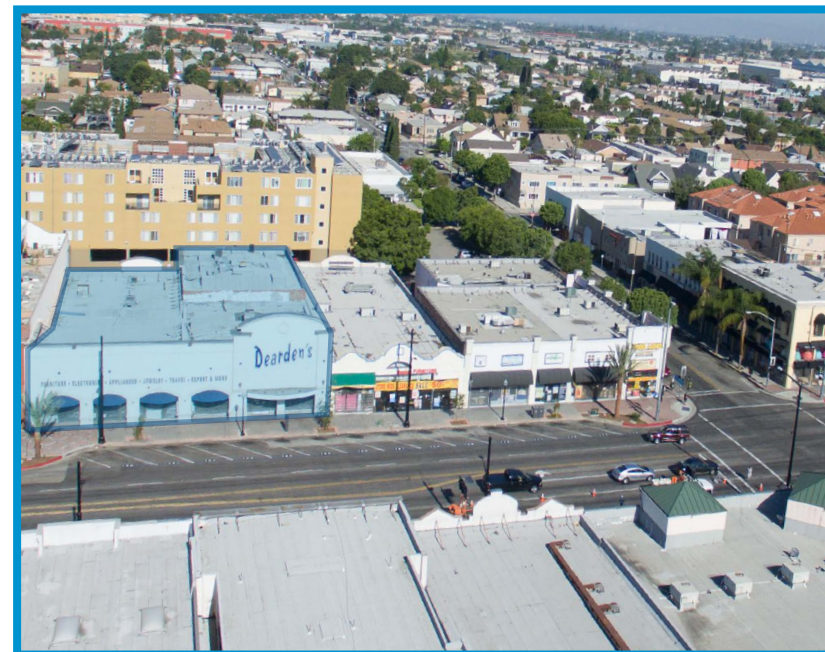
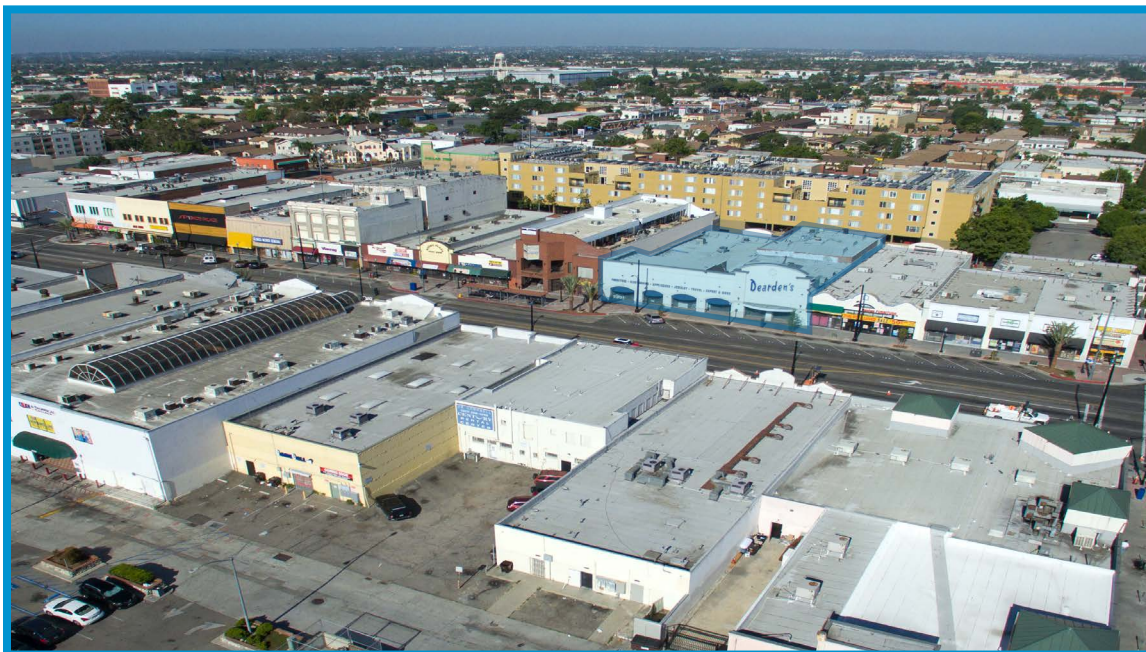












> Market Overview

City of Huntington Park

Greater Los Angeles

Demographics



CITY OF HUNTINGTON PARK

The city of Huntington Park was incorporated in 1906 and encompasses approximately three square miles. It is located southeast of downtown Los Angeles. In 2009 the city population is estimated to be 64,617 consisting of 95.6% Hispanic or Latino residents.

Huntington Park maintains one of the most vibrant downtown shopping districts for Latino shoppers in the Los Angeles County region. For decades, this retail area has served as a regional shopping district for the Hispanic population of Los Angeles County and is known throughout Mexico, Central America and other parts of Latin America. The city has more than 600 retail businesses in their downtown area. Lively business activity is enhanced with a large population of new and repeat customers. The steady growth in sales tax signifies the city's prominence as a regional merchandising center. The well-defined downtown focuses on pedestrian shopping along Pacific Boulevard and adjacent streets. This stretch of Pacific Boulevard in downtown Huntington Park is a major commercial district serving the city's largely working-class residents, as well as those of neighboring cities such as Bell, Cudahy, and South Gate.

Huntington Park is bounded by the city of Vernon on the north; the community of Florence (which is an unincorporated portion of Los Angeles County) on the west; the cities of Bell and Cudahy on the east; and the community of Walnut Park (which is an unincorporated portion of Los Angeles County) and city of South Gate on the south. Regional access to the city is primarily from the Long Beach (710) Freeway, which runs in a north/south direction approximately two miles east of the city limits, and the Harbor (110) Freeway, which runs in a north/south direction approximately two and a half miles west of the city limits. These freeways provide direct access to other freeways serving the southern California region, including the Santa Ana (5) Freeway to the north, the Santa Monica (10) Freeway to the north, and the Glen Anderson (105) Freeway to the south. The city is approximately six miles south of the Los Angeles Civic Center, 15 miles north of the ports of Los Angeles and Long Beach, and 11 miles northeast of LA Airport (LAX).



LOS ANGELES

The Los Angeles County retail market recorded negative -307,900 SF of absorption, making it the lowest amount of absorption in the Los Angeles Basin. This drop in absorption caused vacancy to increase by 20 basis points to 4.7%. Asking rental rates recorded at \$2.44 PSF NNN. The average asking rental rate was brought up by increasing rates for all retail product type categories. Currently, there is a total of 1,269,700 SF of retail under construction in Los Angeles County. The largest project currently being built is The Vineyards in Porter Ranch, consisting of 214,800 SF. The project is expected to be completed by mid-2018. A notable lease transaction in the Los Angeles County market was Albertsons leasing 57,100 SF at 28090 S Western Ave in San Pedro.

ORANGE COUNTY

Orange County absorption recorded flat at positive 2,000 SF. Total vacancy increased to 4.5% from last quarter's 4.1%. The increase in vacancy mainly stems from The Source at Beach in Buena Park delivering and adding 170,000 SF of vacant space onto the market. The overall average asking rental rate remained flat in comparison from last quarter at \$2.26 PSF NNN. There is approximately 654,700 SF of retail space under construction in Orange County. The largest property currently being built is the Laguna Hills Mall, which consists of 170,000 SF and is expected to be completed by third quarter 2018.

OUTLOOK

According to the Chapman University Economic Research press release, California consumer sentiment increase in the first quarter, up nearly 6 points to 111.4. With the stock market continuing to post record breaking levels, it appears consumers are maintaining their optimism in their current settings. Consumers confidence for the future remains questionable.

Source: Colliers Market Report Q1 2017

DEMOGRAPHICS REPORT - 2017

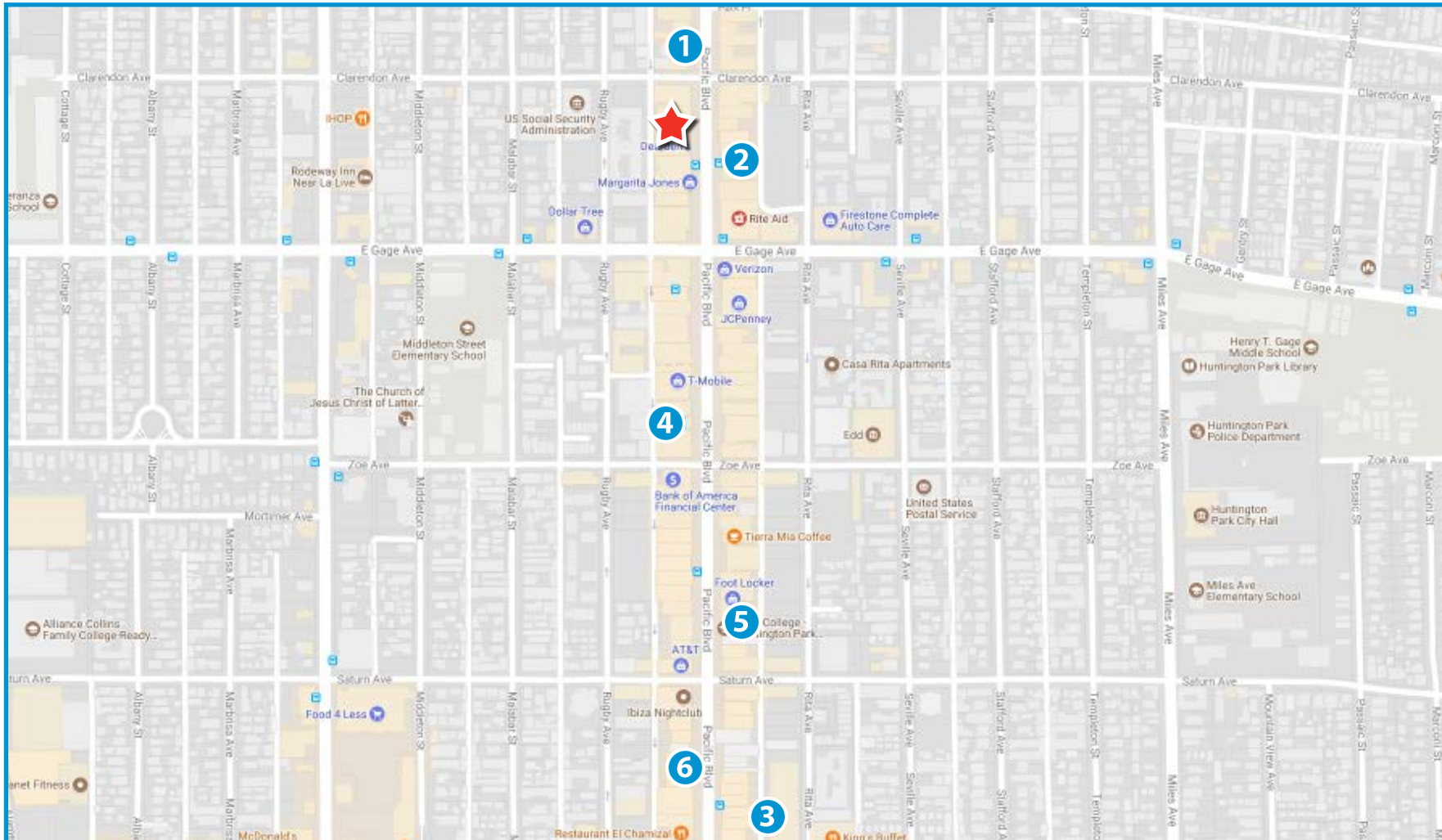
DESCRIPTION	1-MILE	3-MILE	5-MILE
POPULATION			
2022 PROJECTION	51,707	454,013	1,212,522
2017 ESTIMATE	50,090	436,702	1,162,673
2010 CENSUS	48,498	418,088	1,104,809
HOUSEHOLDS			
2022 PROJECTION	13,179	106,635	309,120
2017 ESTIMATE	12,714	102,391	294,910
2010 CENSUS	12,211	97,692	277,565
FAMILY HOUSEHOLDS			
2022 PROJECTION	10,981	91,237	236,687
2017 ESTIMATE	10,592	87,633	226,665
2010 CENSUS	10,177	83,655	215,148
2010 POP BY SINGLE RACE CLASSIFICATION	48,498	418,088	1,104,809
WHITE ALONE	24,589 50.70%	178,588 42.72%	429,472 38.87%
BLACK OR AFRICAN AMERICAN ALONE	406 0.84%	30,160 7.21%	144,150 13.05%
AMERICAN INDIAN AND ALASKA NATIVE ALONE	737 1.52%	4,151 0.99%	10,464 0.95%
ASIAN ALONE	333 0.69%	2,072 0.50%	21,027 1.90%
NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE	20 0.04%	236 0.06%	979 0.09%
SOME OTHER RACE ALONE	20,560 42.39%	186,280 44.56%	456,054 41.28%
TWO OR MORE RACES	1,852 3.82%	16,601 3.97%	42,663 3.86%
DAYTIME POPULATION	19,749	115,154	417,592

DESCRIPTION	1-MILE	3-MILE	5-MILE
2010 POPULATION BY ETHNICITY	48,498	418,088	1,104,809
HISPANIC OR LATINO	47,176 2.73%	379,608 9.20%	902,679 18.30%
NOT HISPANIC OR LATINO	1,322 97.27%	38,480 90.80%	202,130 81.70%
2017 EST. HOUSEHOLDS BY HOUSEHOLD INCOME	12,714	102,391	294,910
INCOME < \$15,000	2,096 16.49%	18,018 17.60%	60,268 20.44%
INCOME \$15,000 - \$24,999	2,722 21.41%	18,114 17.69%	49,411 16.75%
INCOME \$25,000 - \$34,999	1,949 15.33%	14,897 14.55%	38,961 13.21%
INCOME \$35,000 - \$49,999	2,006 15.78%	17,534 17.12%	46,667 15.82%
INCOME \$50,000 - \$74,999	1,864 14.66%	16,895 16.50%	46,513 15.77%
INCOME \$75,000 - \$99,999	1,072 8.43%	8,509 8.31%	24,965 8.47%
INCOME \$100,000 - \$124,999	535 4.20%	4,463 4.36%	13,320 4.52%
INCOME \$125,000 - \$149,999	253 1.99%	2,062 2.01%	6,519 2.21%
INCOME \$150,000 - \$199,999	138 1.08%	1,329 1.30%	4,905 1.66%
INCOME \$200,000 - \$249,999	39 0.30%	312 0.30%	1,683 0.57%
INCOME \$250,000 - \$499,999	26 0.21%	174 0.17%	1,208 0.41%
INCOME \$500,000+	14 0.11%	84 0.08%	488 0.17%
2017 EST. AVERAGE HOUSEHOLD INCOME	\$44,795	\$45,700	\$47,459
2017 EST. MEDIAN HOUSEHOLD INCOME	\$32,894	\$35,142	\$34,696

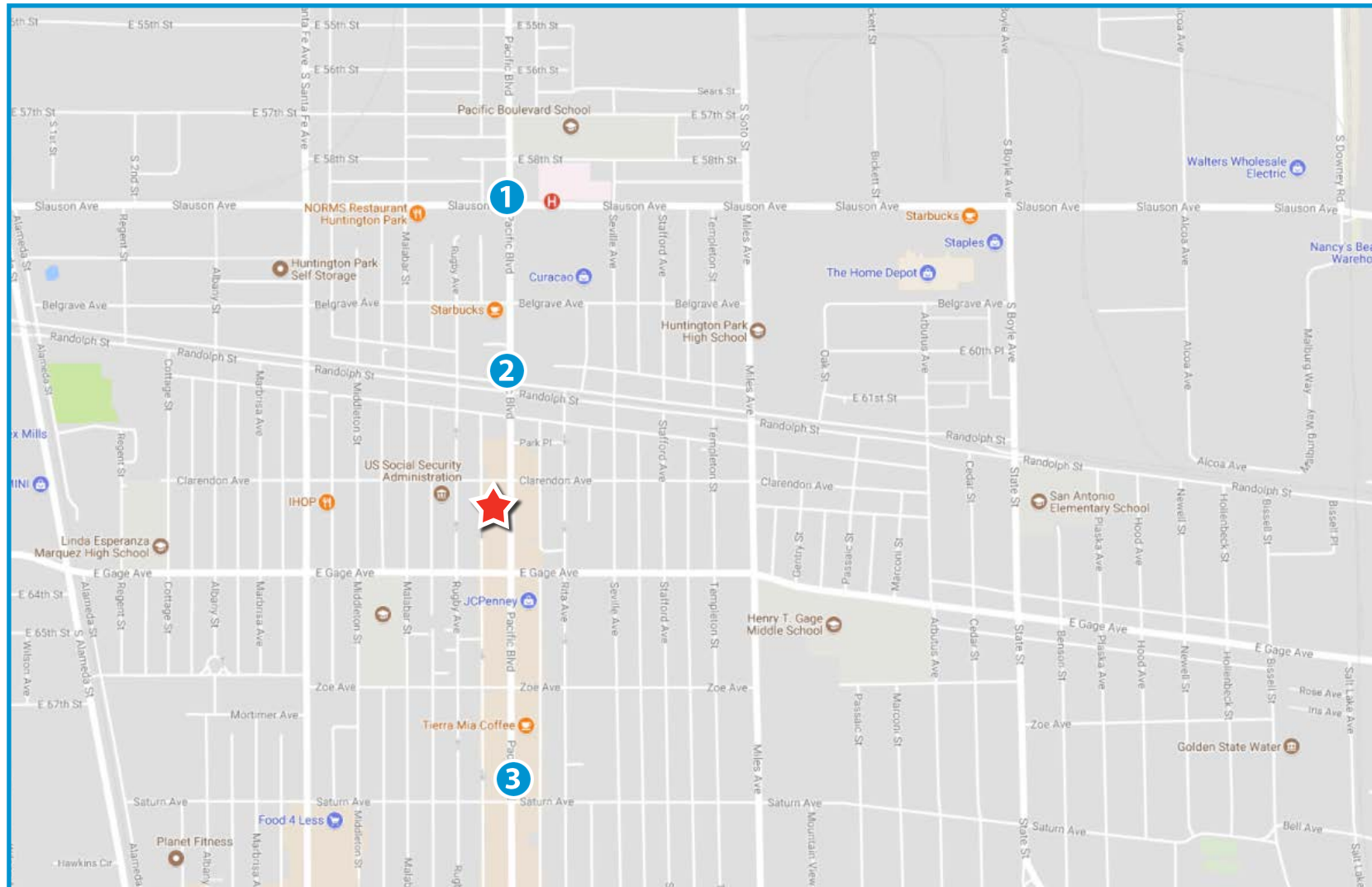
> Comparables

On Market - For Sale

On Market - For Lease



NO.	ADDRESS	CITY	BUILDING GLA (SF)	LOT SIZE (SF)	ASKING PRICE	PRICE/SF
1	6217-6223 Pacific Blvd	Huntington Park	27,772	14,963	\$6,000,000	\$216.04
2	6326-6330 Pacific Blvd	Huntington Park	32,808	22,651	\$7,000,000	\$213.36
3	7104-7108 Pacific Blvd	Huntington Park	6,300	6,969	\$2,300,000	\$383.33
4	6531-6533 Pacific Blvd	Huntington Park	7,500	8,128	\$2,300,000	\$306.67
5	6808 Pacific Blvd	Huntington Park	38,601	17,145	\$5,500,000	\$129.53
6	7007 Pacific Blvd	Huntington Park	7,700	11,049	\$2,720,000	\$353.25
AVERAGES			20,114	13,484	\$4,303,333	\$267.03



NO.	ADDRESS	CITY	AVAILABILITY	ASKING RENT/SF	GLA CENTER (SF)
1	6001-6021 Pacific Blvd	Huntington Park	7,025	\$1.75	37,711
2	6121 Pacific Blvd	Huntington Park	9,200	\$2.25	18,326
3	6800 Pacific Blvd	Huntington Park	4,100	\$2.15	8,550
AVERAGES			6,775	\$2.05	21,529



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