

# FOR SALE or LEASE

**Quality Asset on Historically Vibrant Street and Trade Area**  
33,360 SF Multi-Purpose Building fit for Single or Multi-Tenancy

**7000 Pacific Boulevard**  
Huntington Park, CA 90255



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# Property Features

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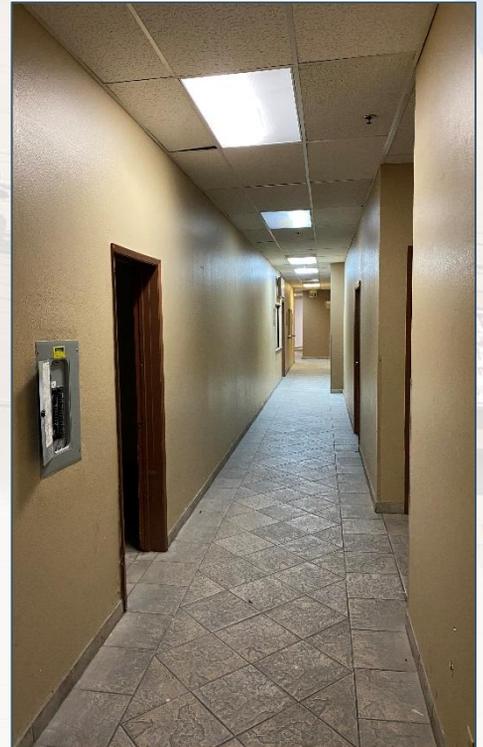
<b>Sale Price:</b>	\$4,500,000
<b>Lease Rate:</b>	\$1.00/SF MG
<b>Building Size:</b>	33,360 SF
<b>Lot Size:</b>	8,658 SF
<b>APN:</b>	6322-024-004
<b>Zoning:</b>	HPCBD*
<b>Year Built:</b>	1990
<b>Description:</b>	



- Four (4) Story Building with two (2) Elevators & two (2) Stairwells.
- 1,600 Amps power with ample electrical distribution.
- Easily divisible with dual retail storefronts and center lobby vestibule for separate upper-floor access.
- Well-appointed infrastructure including IT cabling throughout, multiple restrooms on every floor, including private w/ shower, full HVAC w/ 4 separate zones per floor, sprinklers w/ fire monitoring system, dining / kitchen area, excess secure storage area, etc.
- Approx. 16' min clear on ground floor, approx. 12' min clear on upper floors.
- Super secure building: Security System with access management software (DNS), CMU reinforced construction, steel doors throughout & roll-up security doors.
- Ample street parking, city parking lot and public parking structure immediately behind the property.
- Full roof maintenance February 2020 + major additional renovations underway.
- Former furniture & appliance store and offices – potential uses include retail, office, or mixed-use

# Photos

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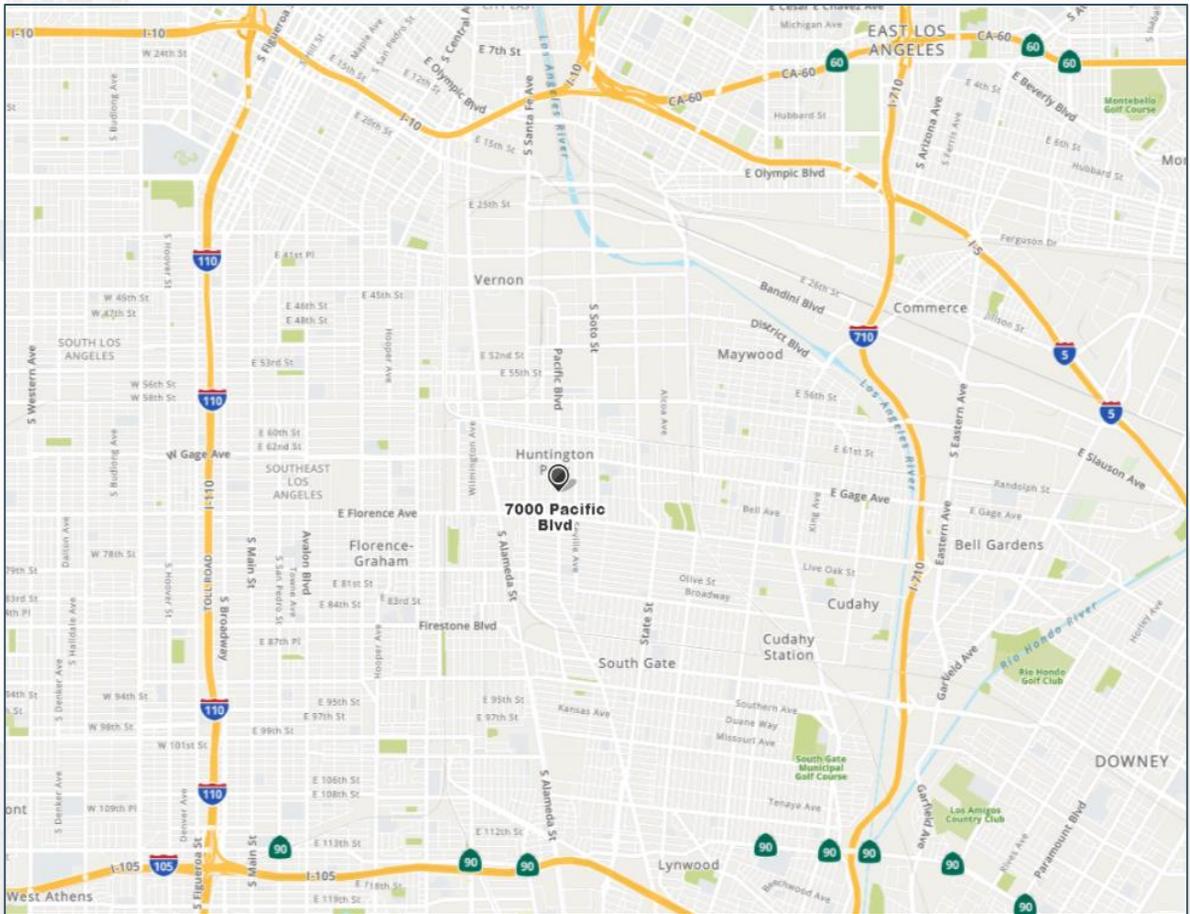
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# Location

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Located on a historically vibrant street that is home to a variety of restaurants, retail establishments and offices.



-  Restaurants
-  Bars / Nightclubs



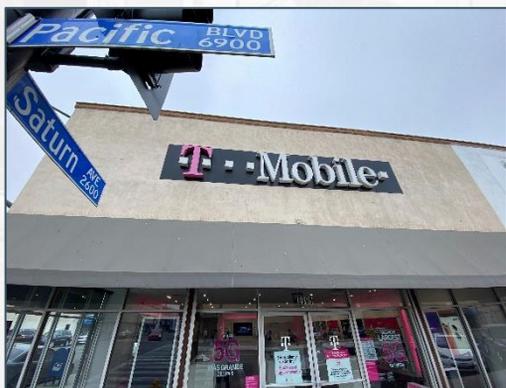
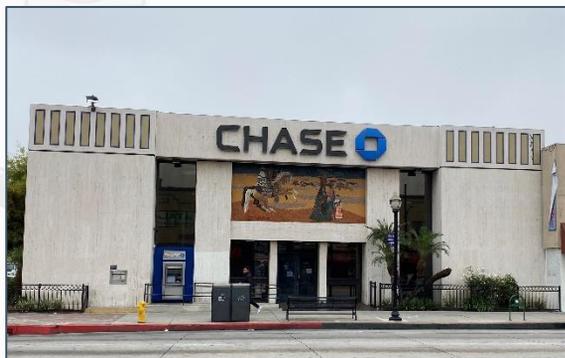
**Walk Score**  
**92**  
**Walker's Paradise**  
Daily errands do not require a car.

**Transit Score**  
**60**  
**Good Transit**  
Many nearby public transportation options.

**Bike Score**  
**64**  
**Bikeable**

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