

RETAIL STORES FOR LEASE

MONTANA PLAZA

2521 E. Florence Avenue, Huntington Park, CA 90255
 ±9,443 SF SQ. FT. CENTER ON A 18,556 SQ. FT. LOT



Vanilla Shell Shop Space

FOR LEASE:

- > Unit 1 - ±993 SF - \$4.00 PSF + 0.75¢ NNN Charges
- > Unit 4 - ±1,270 SF - \$3.15 PSF + 0.75¢ NNN Charges
- > Unit 6, 7 & 8 - ±860-2,585 SF - \$3.25 - \$3.50 PSF + 0.75¢ NNN Charges

- > ± 9,443 SF Center with Parking at 2.1 Per/1,000 SF
- > Spaces delivered in finished vanilla shell condition with, ADA restrooms, new paint, ceramic tile floors, drop ceilings and code compliant lighting.
- > Tremendous Density, Traffic & Visibility - Very Busy Dynamic Center
- > Traffic Count: ±51,000 Cars Per Day Florence Ave. & Pacific Blvd.

2015 Demographics:

	1-Mile	3-Mile	5-Mile
Population:	63,726	449,145	1,090,270
Average House Hold Income:	\$47,195	\$46,706	\$46,706

(Source: Loopnet)

Area Retailers Include:



Armando Aguirre
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Sheretta Morris
 Executive Manager | Leasing Specialist
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Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.legendarycre.com

The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.

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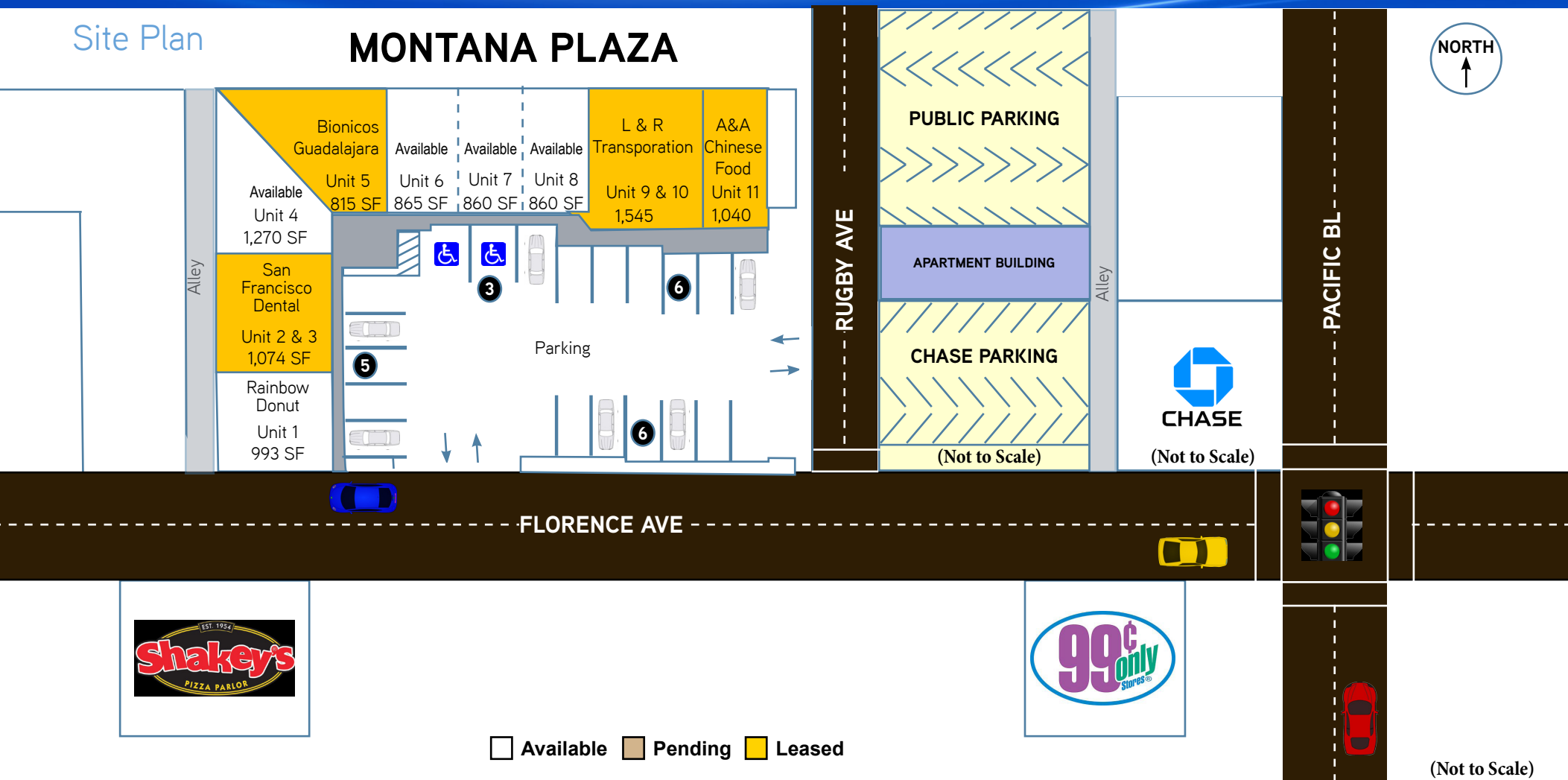
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Site Plan

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PACIFIC BLVD

MILES AVE

MOUNTAIN VIEW AVE



Local Aerial



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Demographics For 2521 E. Florence Avenue, Huntington Park, CA 90255

POPULATION	1-mi.	3-mi.	5-mi.
2015 Total Population	63,726	449,145	1,090,720
2015 Total Daytime Population	52,418	395,988	1,017,926
2015 Total Employees	12,928	109,313	319,272
2015 White alone	32,271	185,913	404,267
2015 Black or African American alone	529	37,064	158,062
2015 American Indian and Alaska Native alone	1,023	4,426	10,158
2015 Asian alone	363	2,088	11,801
2015 Native Hawaiian and OPI alone	20	303	1,094
2015 Some Other Race alone	27,007	200,472	461,193
2015 Two or More Races alone	2,513	18,879	44,145
2015 Hispanic	62,090	404,142	895,740
2015 Not Hispanic	1,636	45,003	194,980
% 2015 White alone	50.64%	41.39%	37.06%
% 2015 Black or African American alone	0.83%	8.25%	14.49%
% 2015 American Indian and Alaska Native alone	1.61%	0.99%	0.93%
% 2015 Asian alone	0.57%	0.46%	1.08%
% 2015 Native Hawaiian and OPI alone	0.03%	0.07%	0.10%
% 2015 Some Other Race alone	42.38%	44.63%	42.28%
% 2015 Two or More Races alone	3.94%	4.20%	4.05%
% 2015 Hispanic	97.43%	89.98%	82.12%
% 2015 Not Hispanic	2.57%	10.02%	17.88%
HOUSING	1-mi.	3-mi.	5-mi.
2015 Households	15,350	103,742	262,577
2015 Housing Units	15,811	107,165	271,018
2015 Occupied Housing Units	15,214	100,963	253,036
2015 Owner Occupied Housing Units	4,673	34,888	87,831
2015 Renter Occupied Housing Units	10,541	66,075	165,205
2015 Vacant Housings Units	598	6,206	17,964
% 2015 Occupied Housing Units	96.22%	94.21%	93.37%
% 2015 Owner occupied housing units	30.72%	34.56%	34.71%
% 2015 Renter occupied housing units	69.28%	65.44%	65.29%
% 2000 Vacant housing units	3.78%	5.79%	6.63%
INCOME	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$36,420	\$36,371	\$35,307
2015 Household Income: Average	\$47,195	\$46,700	\$46,706
2015 Per Capita Income	\$11,414	\$10,834	\$11,478

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RETAIL SALES VOLUME	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$4,270,745	\$28,703,566	\$71,428,011
2015 Jewelry stores	\$1,324,692	\$8,958,485	\$22,680,325
2015 Mens clothing stores	\$4,696,738	\$31,656,328	\$79,380,005
2015 Shoe stores	\$4,880,835	\$32,774,306	\$81,852,451
2015 Womens clothing stores	\$7,519,835	\$50,778,975	\$128,311,646
2015 Automobile dealers	\$55,790,906	\$377,927,232	\$954,681,863
2015 Automotive parts and accessories stores	\$11,101,490	\$75,175,652	\$190,320,506
2015 Other motor vehicle dealers	\$1,454,678	\$10,001,852	\$25,748,455
2015 Tire dealers	\$4,966,914	\$33,651,307	\$85,161,211
2015 Hardware stores	\$206,163	\$1,416,567	\$3,602,909
2015 Home centers	\$2,027,191	\$13,838,463	\$35,302,420
2015 Nursery and garden centers	\$2,340,090	\$15,959,997	\$41,081,095
2015 Outdoor power equipment stores	\$1,163,322	\$7,892,033	\$20,101,102
2015 Paint andwallpaper stores	\$256,143	\$1,741,364	\$4,402,356
2015 Appliance, television, and other electronics stores	\$7,323,793	\$49,844,063	\$126,335,140
2015 Camera andphotographic supplies stores	\$537,505	\$3,668,028	\$9,304,295
2015 Computer andsoftware stores	\$21,554,588	\$145,995,872	\$369,649,437
2015 Beer, wine, and liquor stores	\$3,720,656	\$25,188,012	\$63,742,244
2015 Convenience stores	\$18,081,805	\$121,917,037	\$305,748,215
2015 Restaurant Expenditures	\$15,430,155	\$104,326,355	\$263,193,690
2015 Supermarkets and other grocery (except convenience) stores	\$63,794,720	\$430,470,039	\$1,085,232,959
2015 Furniture stores	\$5,418,225	\$36,700,245	\$92,591,288
2015 Home furnishings stores	\$18,296,217	\$124,193,407	\$315,312,823
2015 General merchandise stores	\$97,012,667	\$657,060,105	\$1,663,314,899
2015 Gasoline stations with convenience stores	\$54,439,242	\$367,769,543	\$924,709,092
2015 Other gasoline stations	\$38,622,727	\$261,033,444	\$656,901,337
2015 Department stores (excl leased depts)	\$95,687,975	\$648,101,620	\$1,640,634,574
2015 General merchandise stores	\$97,012,667	\$657,060,105	\$1,663,314,899
2015 Other health and personal care stores	\$3,723,937	\$25,232,087	\$64,060,319
2015 Pharmacies and drug stores	\$15,210,006	\$102,943,376	\$261,576,665
2015 Pet and pet supplies stores	\$4,009,252	\$27,335,710	\$69,512,540
2015 Book, periodical, and music stores	\$562,784	\$3,847,665	\$9,878,674
2015 Hobby, toy, and game stores	\$1,787,567	\$12,182,657	\$30,899,391
2015 Musical instrument and supplies stores	\$167,630	\$1,145,896	\$2,915,680
2015 Sewing, needlework, and piece goods stores	\$311,106	\$2,112,128	\$5,395,129
2015 Sporting goods stores	\$1,651,795	\$11,271,770	\$28,520,711

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