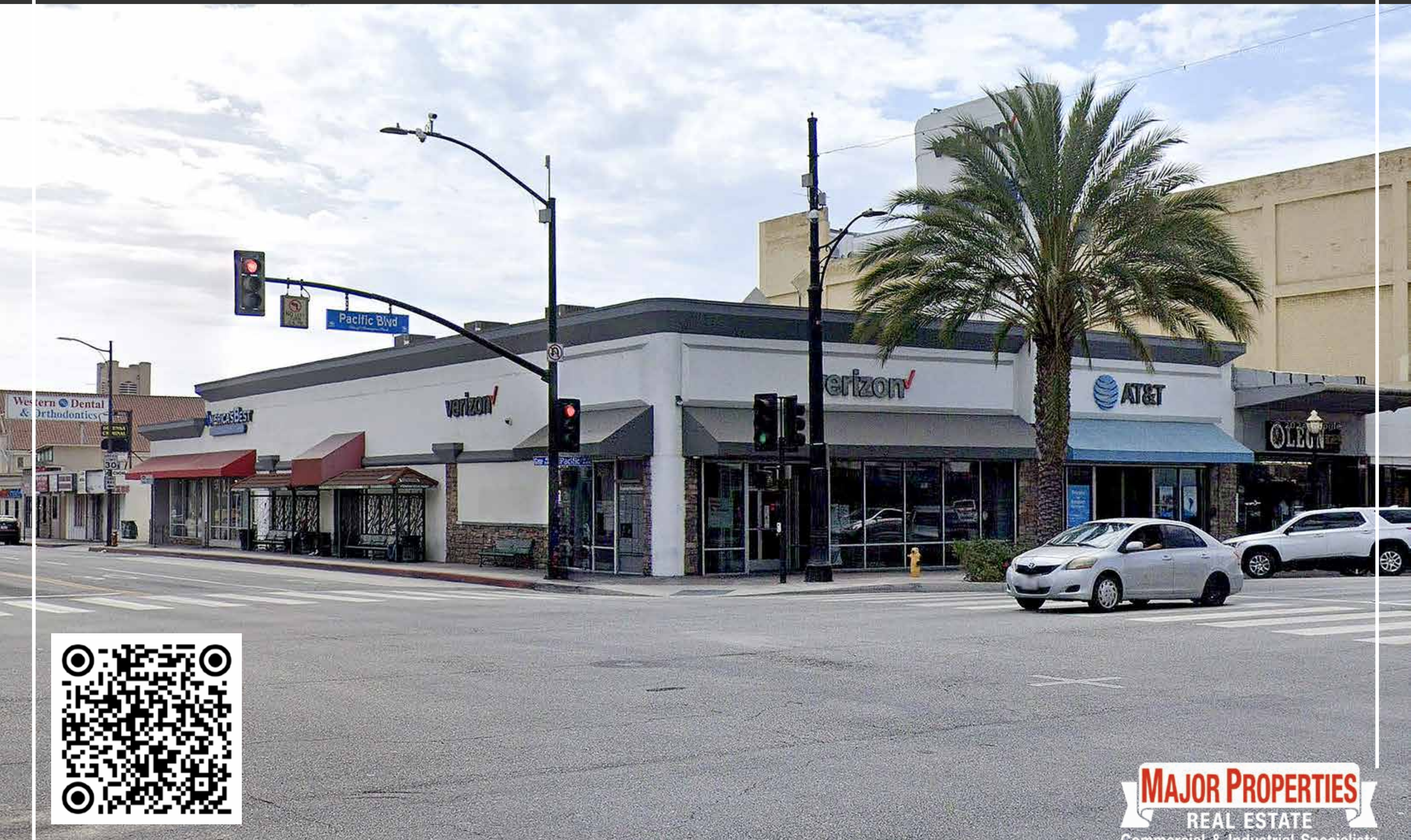
FOR SALE

Huntington Park Corner Location

COMMERCIAL INVESTMENT OPPORTUNITY



MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

FOR SALE

6400 PACIFIC BOULEVARD
HUNTINGTON PARK, CA 90255

- Prime commercial investment purchase opportunity
- 100% occupied by 3 credit rated national tenants: AT&T, Verizon Wireless, and America's Best Contacts & Eyeglasses
- $395,531 pro forma gross annual income
- $256,834 pro forma NOI — 5.5% pro forma cap rate
- Southeast corner of Pacific Blvd and Gage Avenue Bus stop for Metro Local Line 110
- 150' frontage on Gage Avenue & 70' on Pacific Blvd
- 3 miles south of Downtown Los Angeles

ASKING PRICE
$4,700,000
($482.20 Per SF)

BUILDING SIZE
9,747 SF

YEAR BUILT
1949/Renovated 2004

CONSTRUCTION
Frame

LAND SIZE
10,500 SF

ZONING
HPCBD

TENANCY
100& Occupied (3 Tenants)

PRO FORMA ANNUAL NOI
$256,834

PRO FORMA CAP RATE
5.5%

PARKING
2 Public Parking Lots on Rita Ave (1/2-Block Away) Plus Abundant Street Parking

APN
6322-004-001

TRAFFIC COUNT
16,950 Vehicles Per Day

INVESTMENT INFORMATION

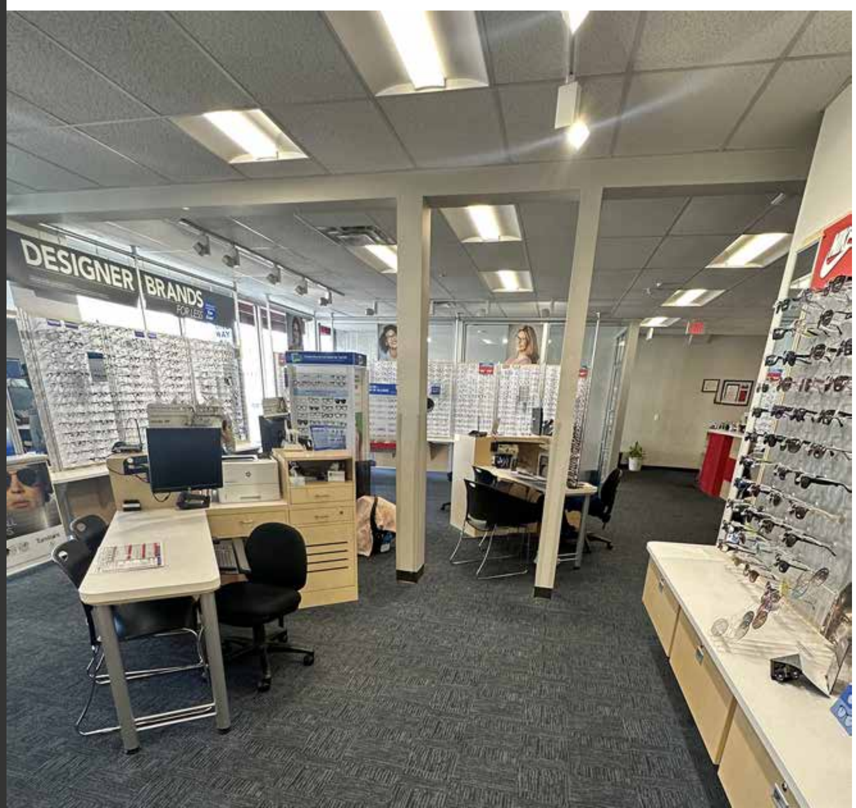
ACTUAL RENT ROLL

Unit	SF	Tenant	Rent/Mo.	Expires	Per SF
A	3,600	Verizon Wireless	$10,950.00	06/30/2027	$3.04
B	3,069	AT&T	$6,500.00	02/29/2028	$2.12
C	3,078	America's Best	$6,412.50	11/30/2028	$2.08
Total:	**9,747**		**$23,862.50**		

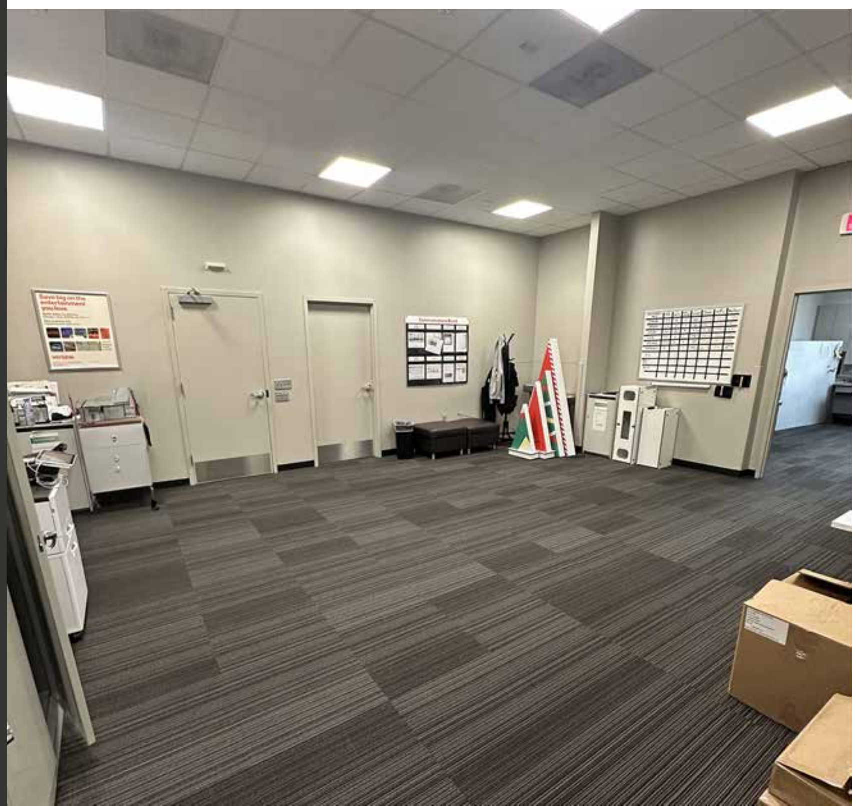
PRO FORMA INCOME & EXPENSE INFORMATION (2025)

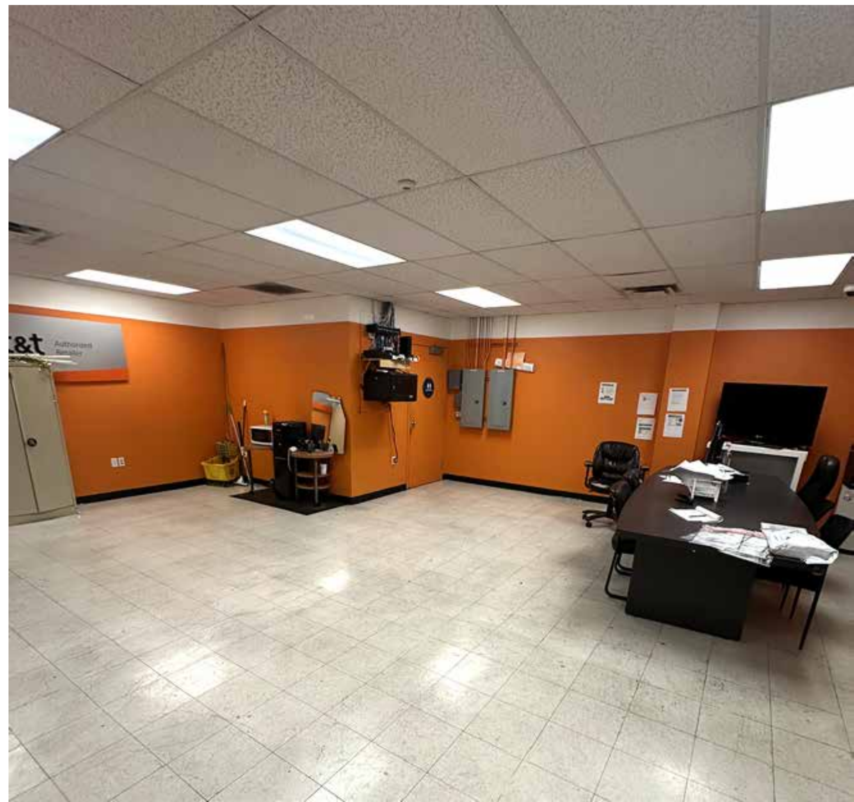
Gross annual income:	$	288,675
Plus recoverable revenue:	+ $	106,856
Total gross annual income:	$	395,531
Minus annual expenses:	– $	138,697
Pro forma net annual operating income:	$	256,834
Sale value based upon a 5.5% capitalization rate:	$	4,669,709

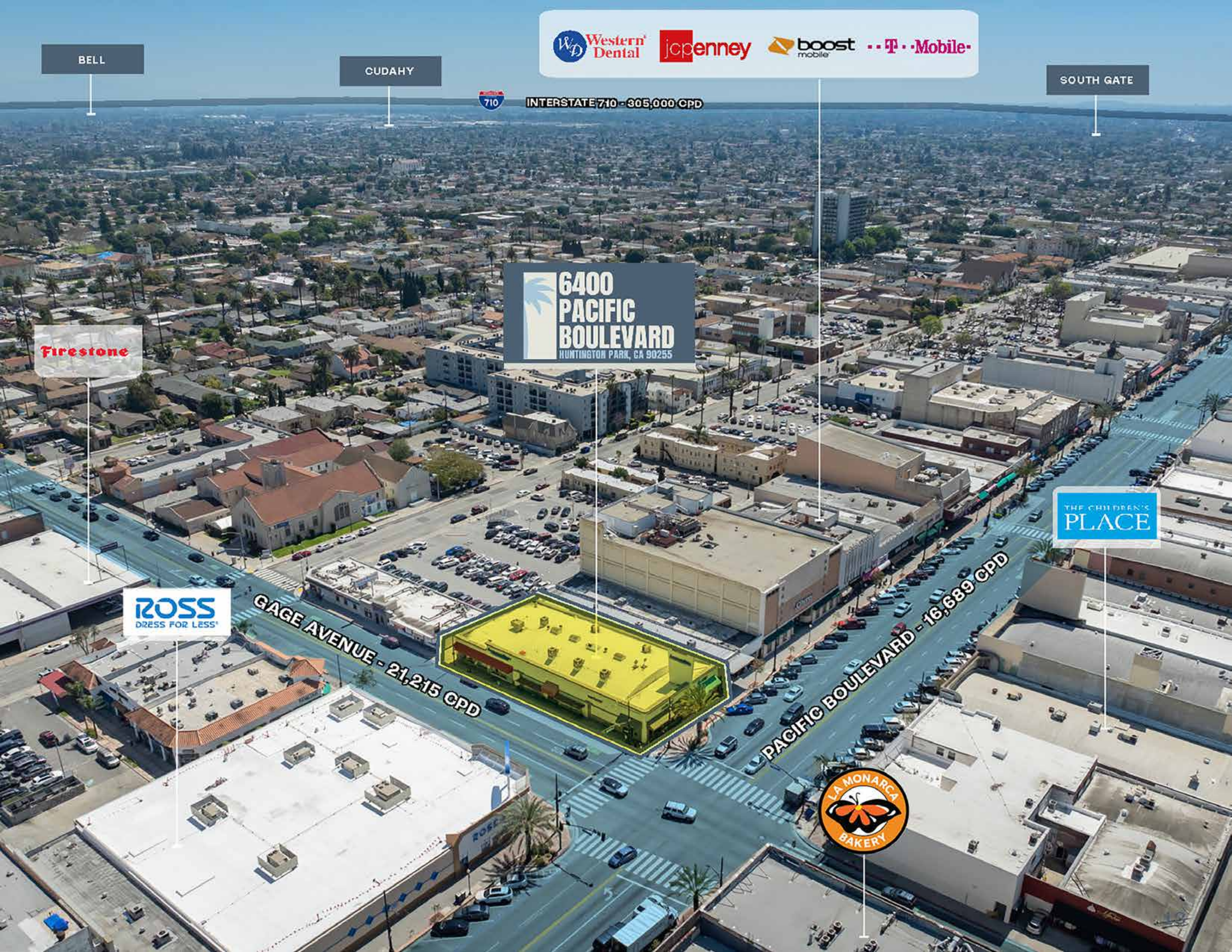
INTERIOR PHOTOS

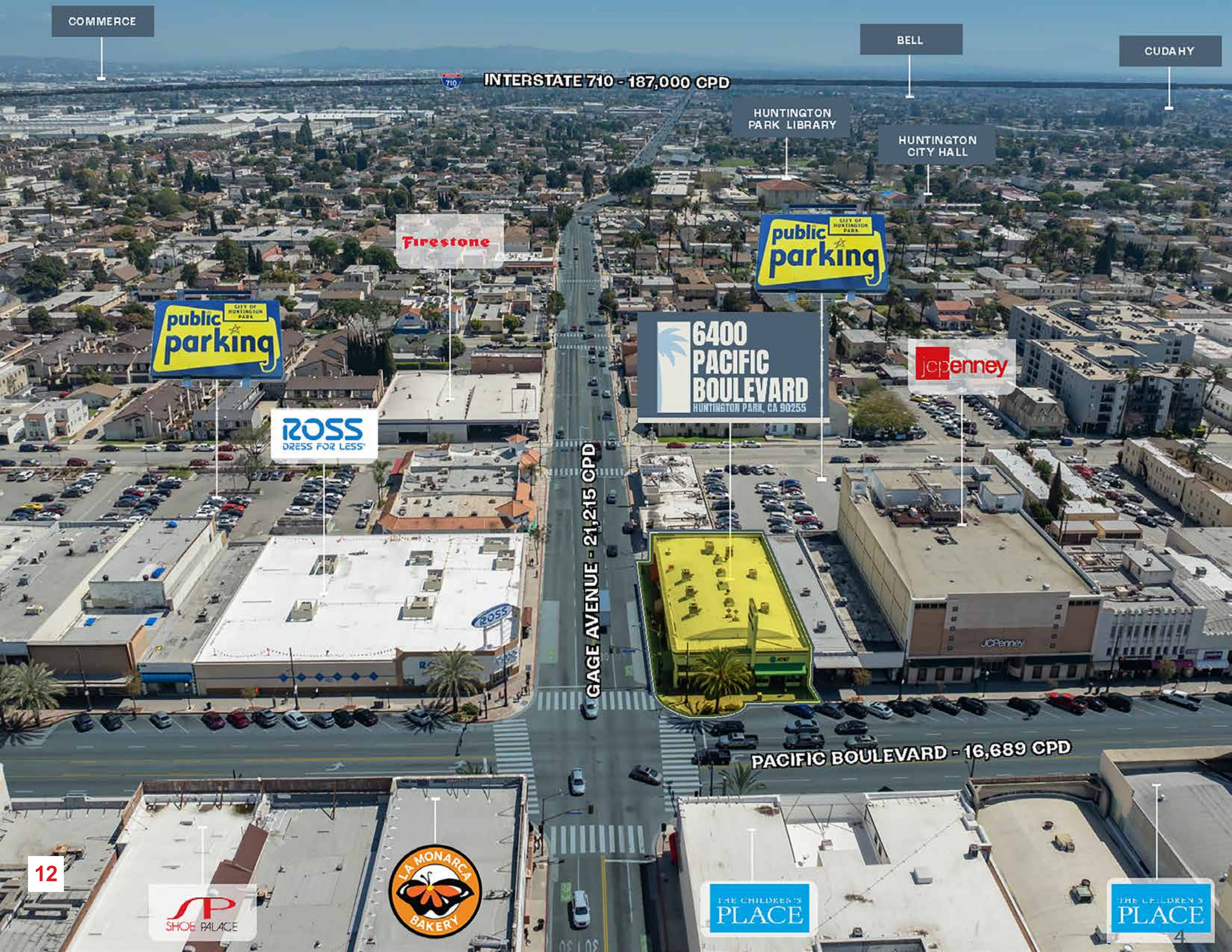


INTERIOR PHOTOS

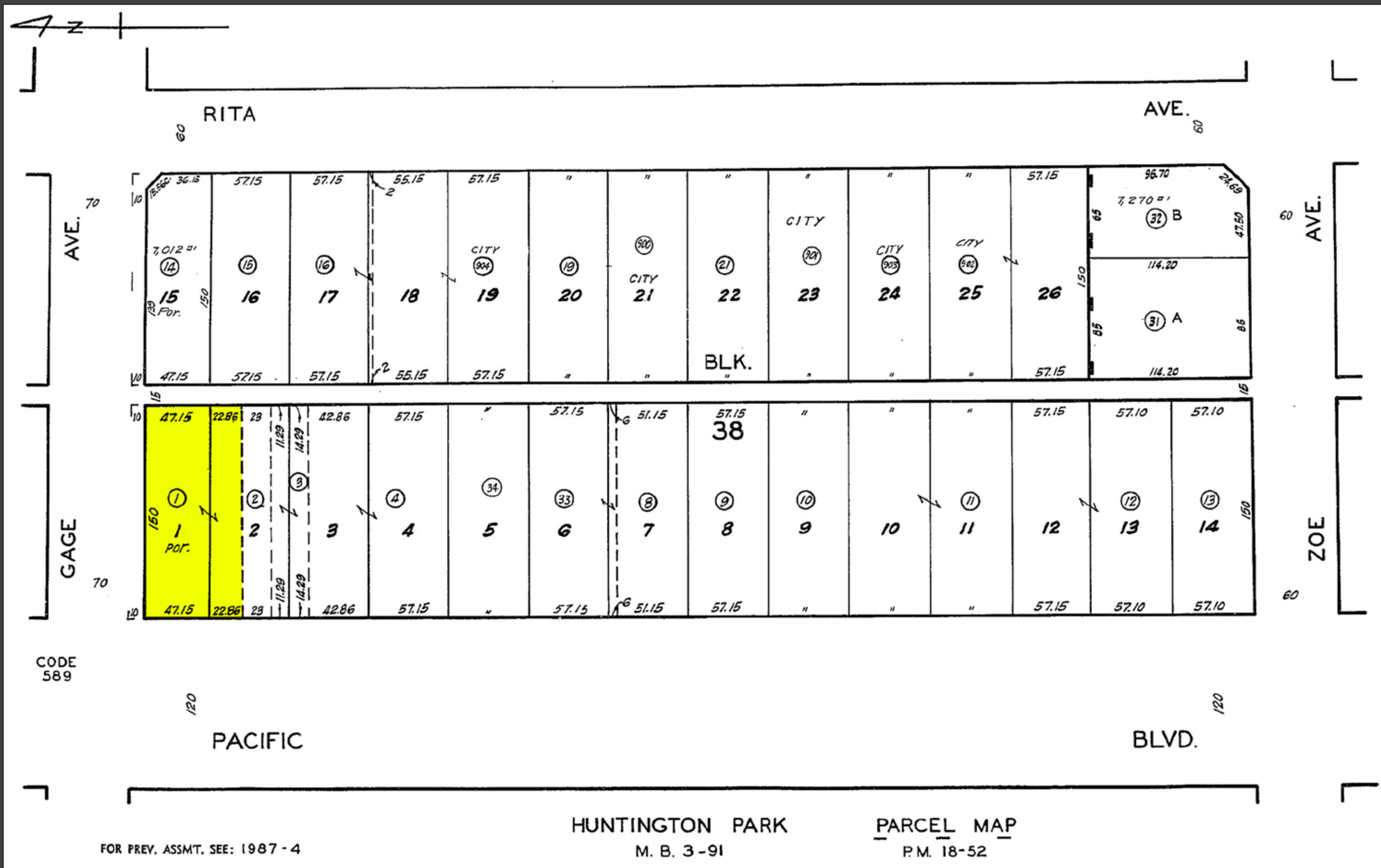





BELL
CUDAHY
Western Dental
jcpenney
boost mobile
T-Mobile
SOUTH GATE
710
INTERSTATE 710 - 305,000 CPD
6400 PACIFIC BOULEVARD
HUNTINGTON PARK, CA 90255
Firestone
THE CHILDREN'S PLACE
ROSS DRESS FOR LESS
GAGE AVENUE - 21,215 CPD
PACIFIC BOULEVARD - 16,689 CPD
LA MONARCA BAKERY


COMMERCE
BELL
CUDAHY
INTERSTATE 710 - 187,000 CPD
HUNTINGTON PARK LIBRARY
HUNTINGTON CITY HALL
Firestone
public parking
CITY OF HUNTINGTON PARK
6400 PACIFIC BOULEVARD
HUNTINGTON PARK, CA 90255
jcpenney
ROSS DRESS FOR LESS
GAGE AVENUE - 21,215 CPD
PACIFIC BOULEVARD - 16,689 CPD
SHOE PALACE
LA MONARCA BAKERY
THE CHILDREN'S PLACE

PLAT MAP



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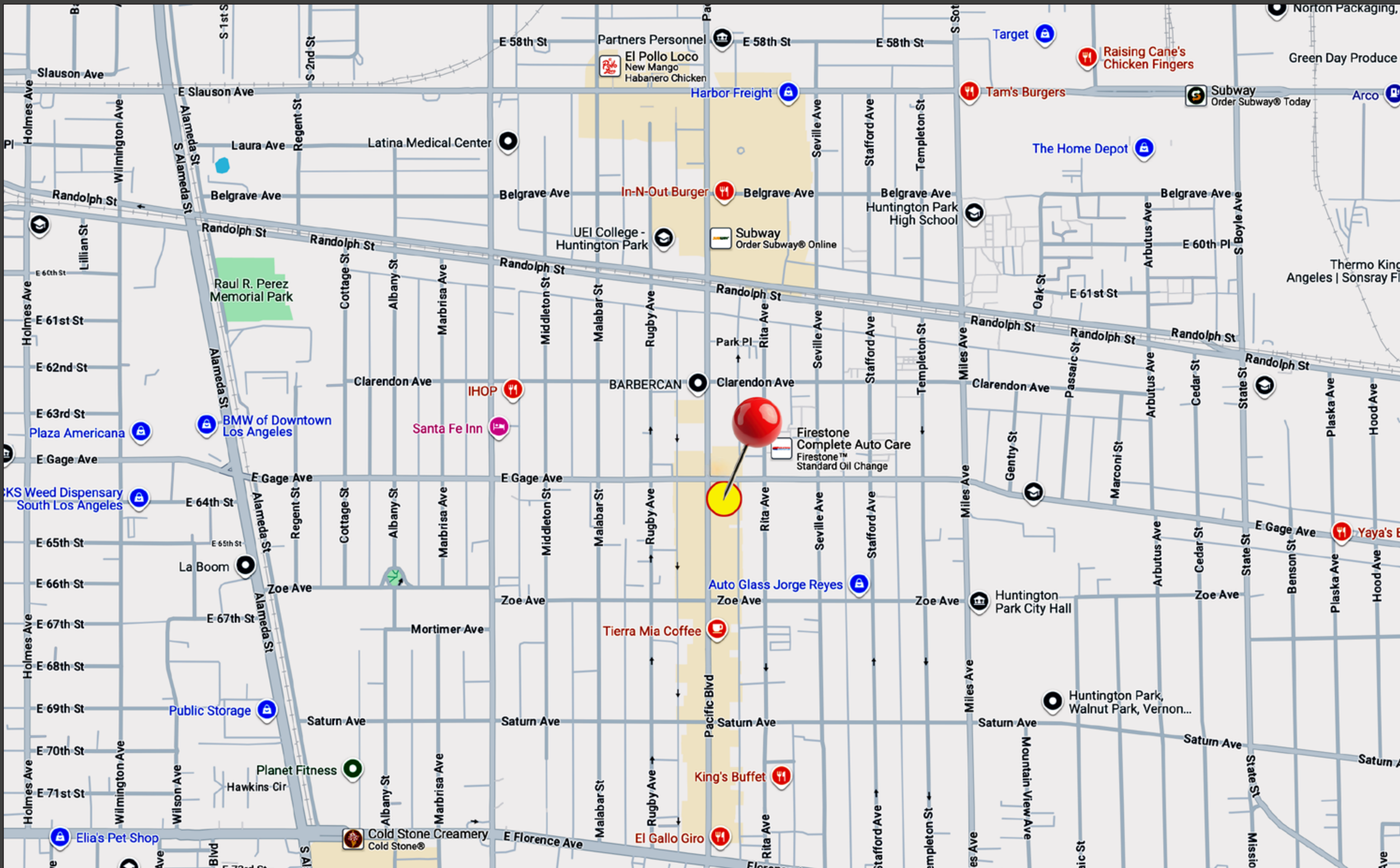
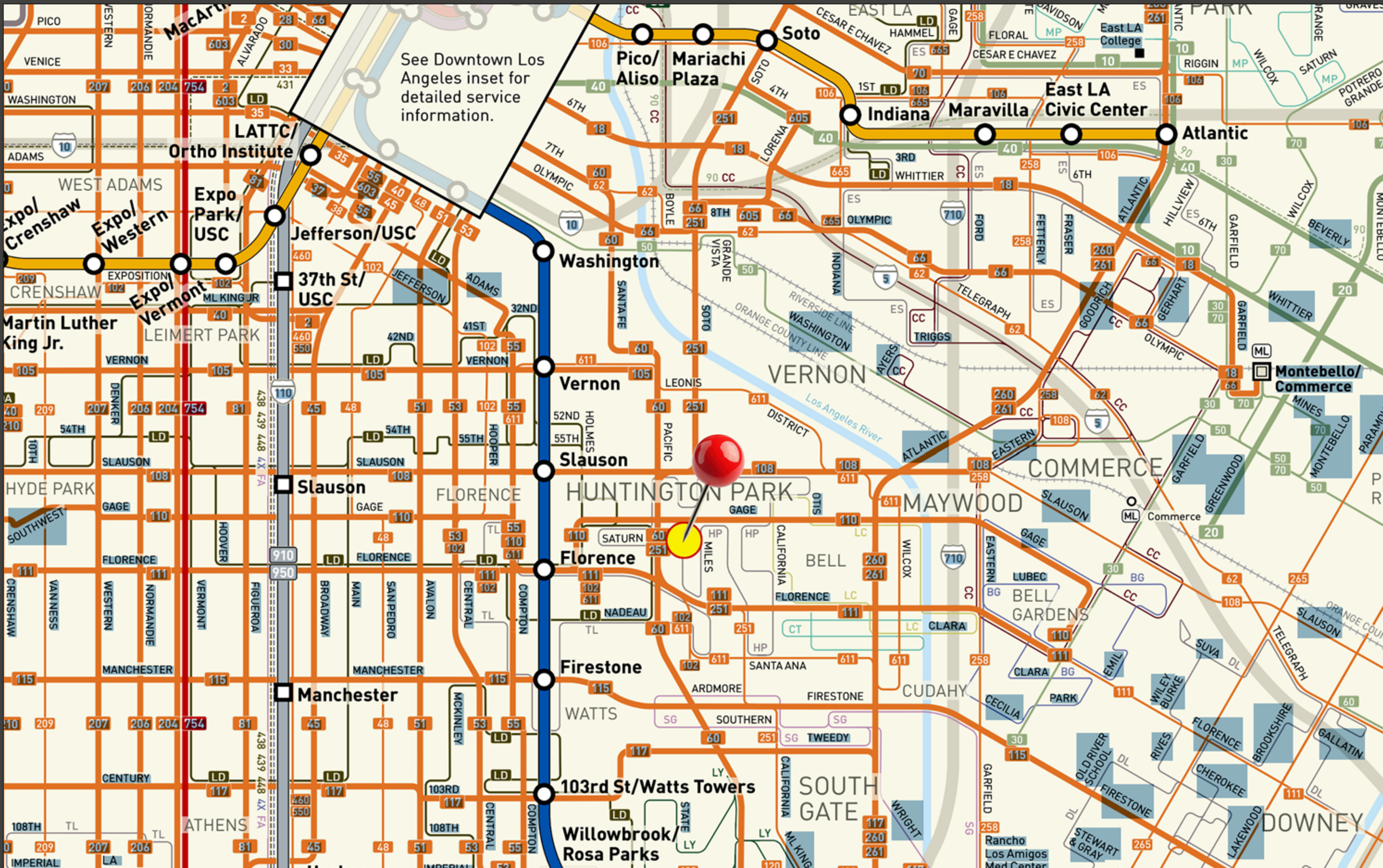
Commercial & Industrial Specialists

AREA MAP



E 58th St
Partners Personnel
El Pollo Loco
Harbor Freight
Target
Raising Cane's Chicken Fingers
Tam's Burgers
Subway
Green Day Produce
Arco
Slauson Ave
E Slauson Ave
Laura Ave
Latina Medical Center
The Home Depot
Randolph St
Belgrave Ave
In-N-Out Burger
Huntington Park High School
UEI College - Huntington Park
Raul R. Perez Memorial Park
E 60th Pl
E 61st St
E 62nd St
E 63rd St
Clarendon Ave
IHOP
BARBERCAN
Plaza Americana
BMW of Downtown Los Angeles
Santa Fe Inn
Firestone Complete Auto Care
E Gage Ave
E 64th St
E 65th St
La Boom
E 66th St
Zoe Ave
Auto Glass Jorge Reyes
Huntington Park City Hall
E 67th St
Mortimer Ave
Tierra Mia Coffee
E 68th St
E 69th St
Public Storage
Saturn Ave
Huntington Park, Walnut Park, Vernon...
E 70th St
Planet Fitness
King's Buffet
E 71st St
Elia's Pet Shop
Cold Stone Creamery
E Florence Ave
El Gallo Giro
Pacific Blvd
Alameda St
Miles Ave
State St

TRANSIT MAP



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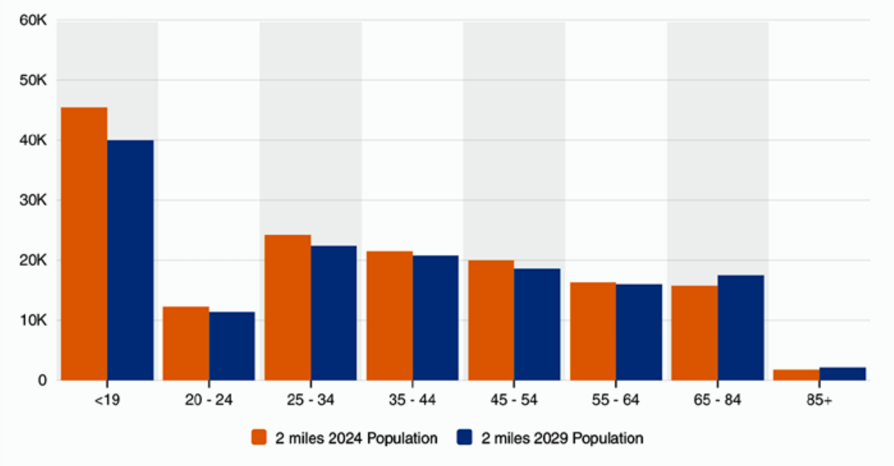
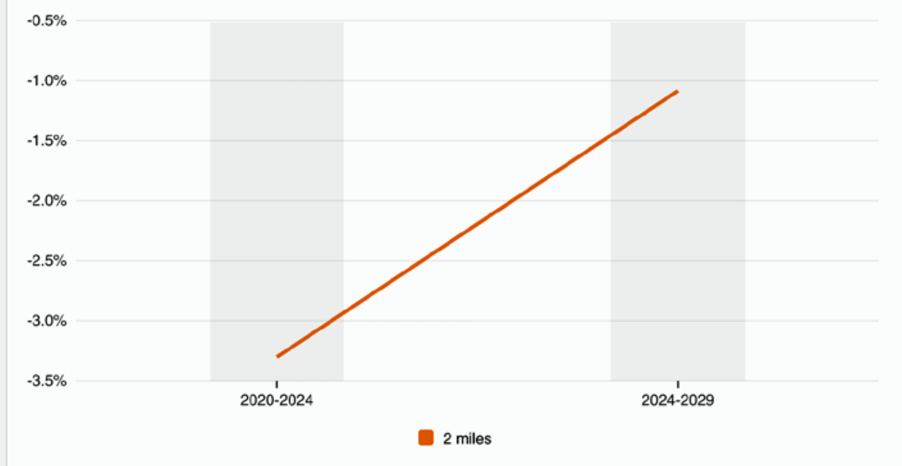
HUNTINGTON PARK DEMOGRAPHICS

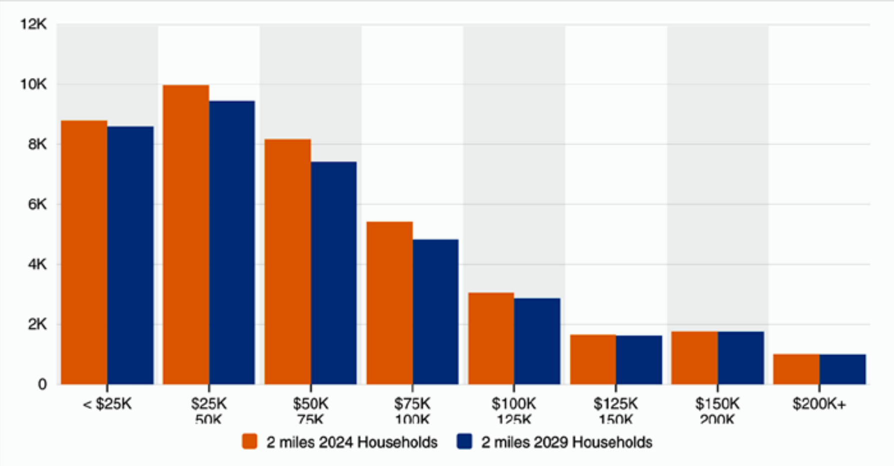
Population By Age



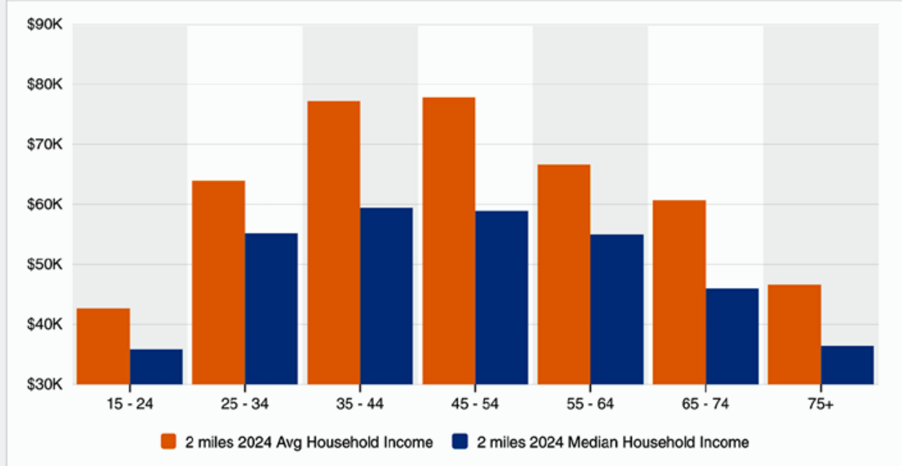
Annual Population Growth



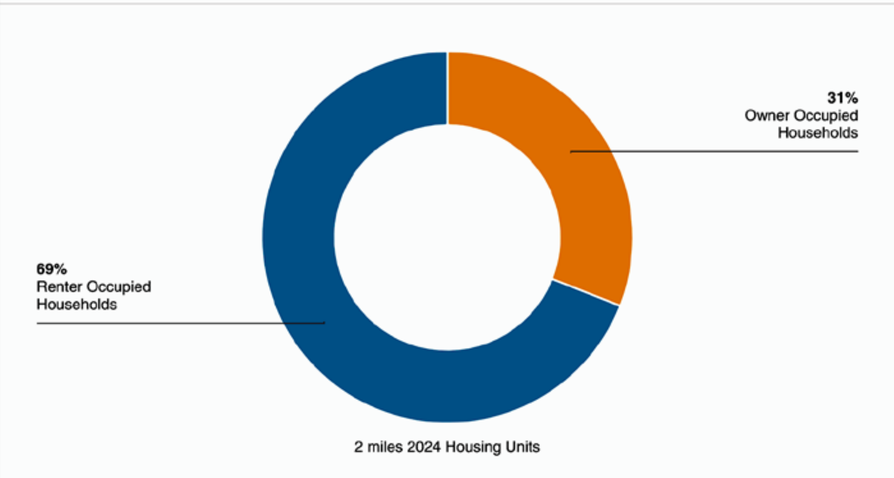
Household Income



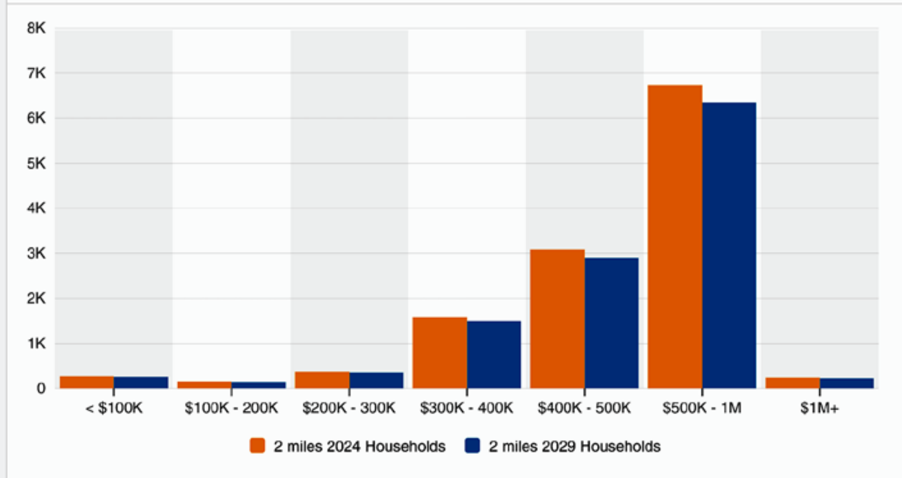
Household Income By Age



Housing Occupancy



Home Values



Verizon Wireless is a major telecommunications provider in the United States, offering wireless voice, data, and broadband services to millions of consumers and businesses. As a subsidiary of Verizon Communications, the company is known for its extensive 4G LTE and 5G network coverage, providing reliable and high-speed connectivity across the country. Verizon Wireless offers a variety of mobile plans, smartphones, and accessories, catering to both individual and enterprise customers. The company is also at the forefront of innovations in wireless technology, including IoT (Internet of Things) solutions, private 5G networks, and cloud-based services. **NYSE: VZ**

Revenue & Profitability

- Annual Revenue: ~$134 billion (2023), with wireless services as the primary driver.
- Net Income: ~$17–$20 billion annually.
- EBITDA Margin: 30-35%, reflecting strong operational efficiency.
- Revenue Growth: Modest at 1-3% annually due to market saturation.

Key Financial Metrics

- P/E Ratio: ~7-10x, suggesting an undervalued stock.
- Debt-to-Equity: High (>1.5x) due to 5G investments.
- Dividend Yield: ~6-7%, appealing to income investors.

AT&T Inc. is one of the largest telecommunications and media companies in the United States, offering a wide range of services, including wireless communication, broadband internet, fiber-optic connectivity, and business solutions. With a strong focus on 5G network expansion, AT&T continues to be a key player in advancing next-generation wireless technology. The company also provides enterprise communication solutions, supporting businesses with cloud services, cybersecurity, and IoT connectivity. AT&T has a long-standing legacy in the telecom industry and is committed to innovation, expanding its infrastructure, and delivering high-speed connectivity. **NYSE: T**

Revenue & Profitability

- Annual Revenue: ~$120 billion (2023), primarily from wireless and broadband services.
- Net Income: ~$15–$17 billion annually.
- EBITDA Margin: ~35%, reflecting solid operational efficiency.
- Revenue Growth: Modest, around 1-3% annually, driven by 5G and fiber investments.

Key Financial Metrics

- P/E Ratio: ~7-9x, indicating an undervalued stock relative to tech peers.
- Debt-to-Equity: High (>1.5x) due to past acquisitions and 5G infrastructure spending.
- Dividend Yield: ~6-7%, making it attractive for income investors.

America's Best Contacts & Eyeglasses, founded in 1978, is a leading U.S. retailer of affordable eye care services, eyeglasses, and contact lenses. With over 1,000 retail locations nationwide, the company offers comprehensive eye exams, prescription glasses, and contact lenses at competitive prices. Known for its budget-friendly promotions, such as free eye exams with the purchase of two pairs of glasses, America's Best aims to make vision care accessible to a broad customer base. The company operates as a subsidiary of National Vision Holdings, Inc., one of the largest optical retailers in the U.S., dedicated to expanding affordable and high-quality eye care. **NASDAQ: EYE**

Revenue & Profitability

- Parent Company Revenue: $451.7 million (Q2 2024), reflecting a 4.6% year-over-year increase.
- Comparable Store Sales Growth: 2.4% (Q2 2024).
- Net Loss: $1.0 million (Q2 2024), impacted by rising operational costs.

Key Financial Metrics

- Total Stores: 1,216 locations (17 new stores opened in Q2 2024).
- Cash & Equivalents: $179.5 million (as of June 2024).
- Total Debt: $456.8 million, reflecting significant investment in expansion.

FOR SALE

Huntington Park Corner Location

COMMERCIAL INVESTMENT OPPORTUNITY

9,747± SF Building

10,500± SF of Land

Exclusively offered by:

Samuel P Luster
Sales Associate
818.584.4344
sam@majorproperties.com
DRE LIC. 02012790

Gary Mittin
Broker
818.430.8497
glmittin@gmail.com
DRE LIC. 01177574

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