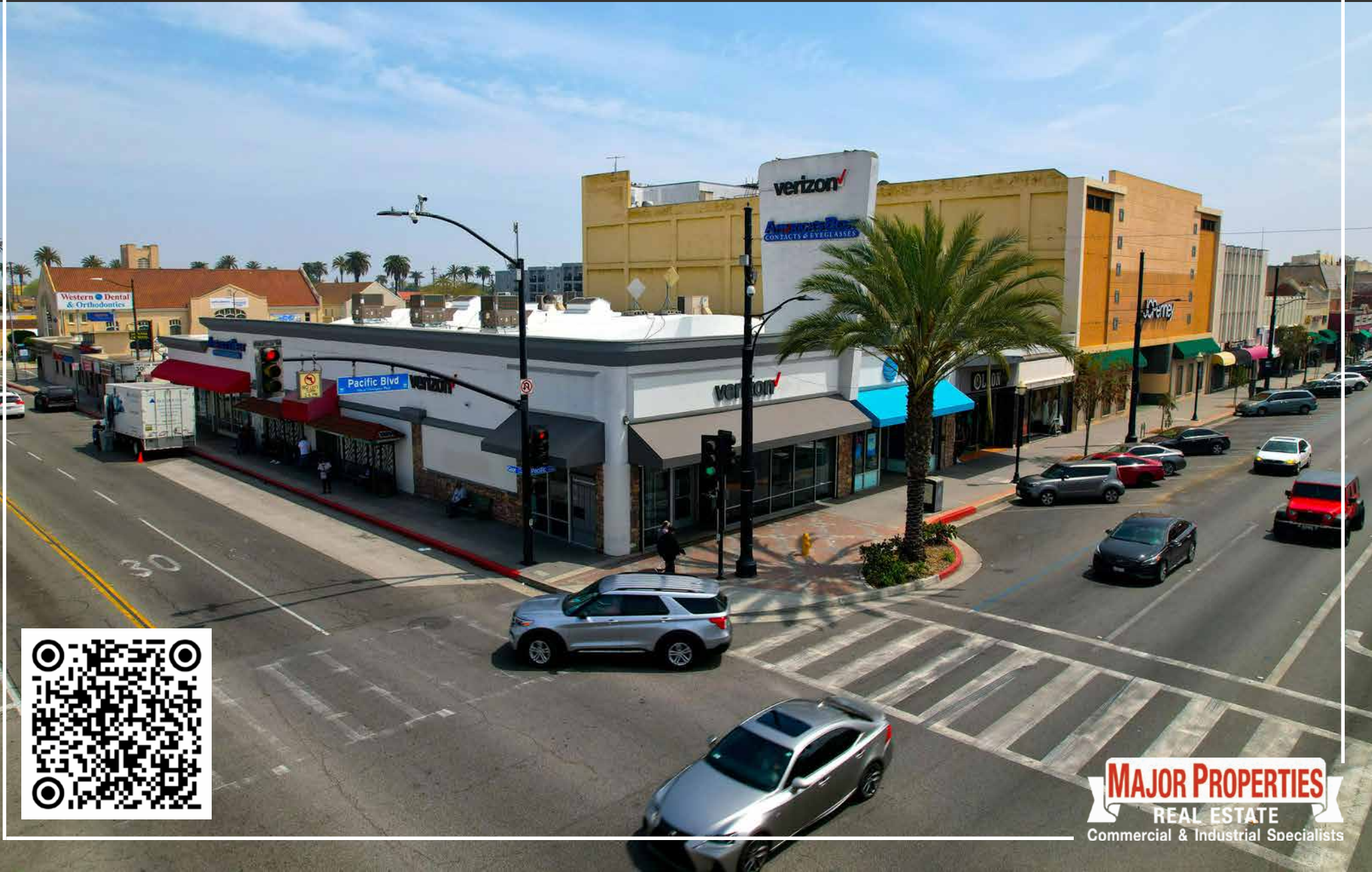


FOR SALE

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
- 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

TBD
(Call Broker)

BUILDING SIZE

9,747 SF

YEAR BUILT

1949/Renovated 2004

LAND SIZE

10,500 SF

ZONING

HPCBD

APN

6322-004-001

TENANCY

100% Occupied (3 Tenants)

PRO FORMA GROSS INCOME

\$395,531

PRO FORMA NOI

\$256,834

PARKING

2 Public Parking Lots on Rita
Ave (½-Block Away)

VEHICLES PER DAY

TRAFFIC COUNT

East Gage Avenue: 20,593

Pacific Boulevard: 19,119

Intersection Total = 39,712

ACTUAL RENT ROLL

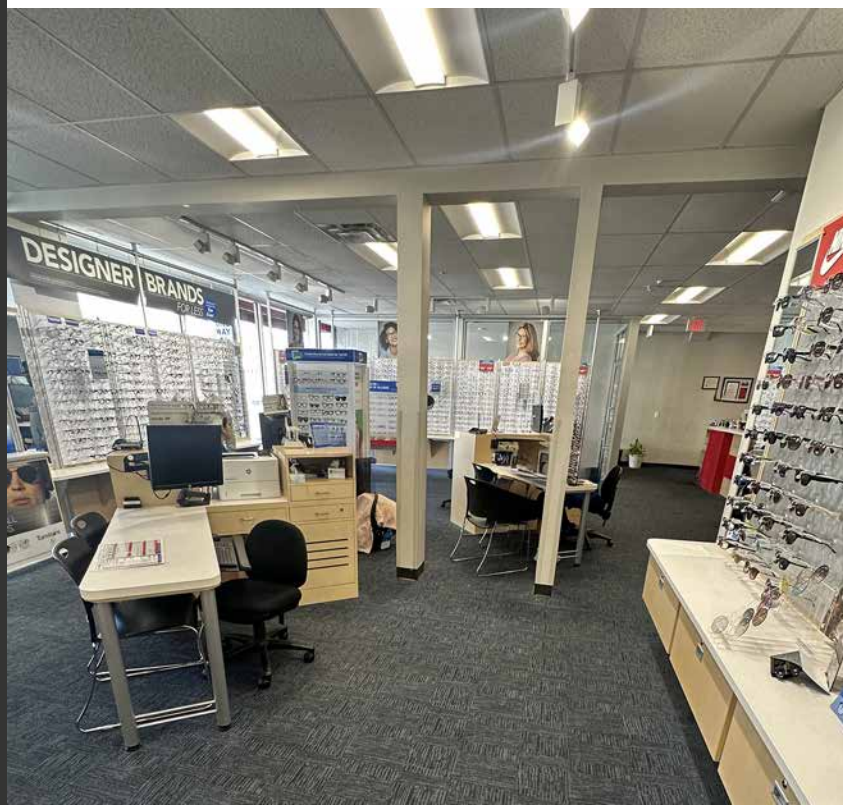
Unit	SF	Tenant	Rent/Mo.	Expires	Per SF
A	3,600	Verizon Wireless	\$10,950.00	06/30/2027	\$3.04
B	3,069	AT&T	\$6,500.00	02/29/2028	\$2.12
C	3,078	America's Best	\$6,412.50	11/30/2028	\$2.08
Total: 9,747			\$23,862.50		

PRO FORMA INCOME & EXPENSE INFORMATION (2025)

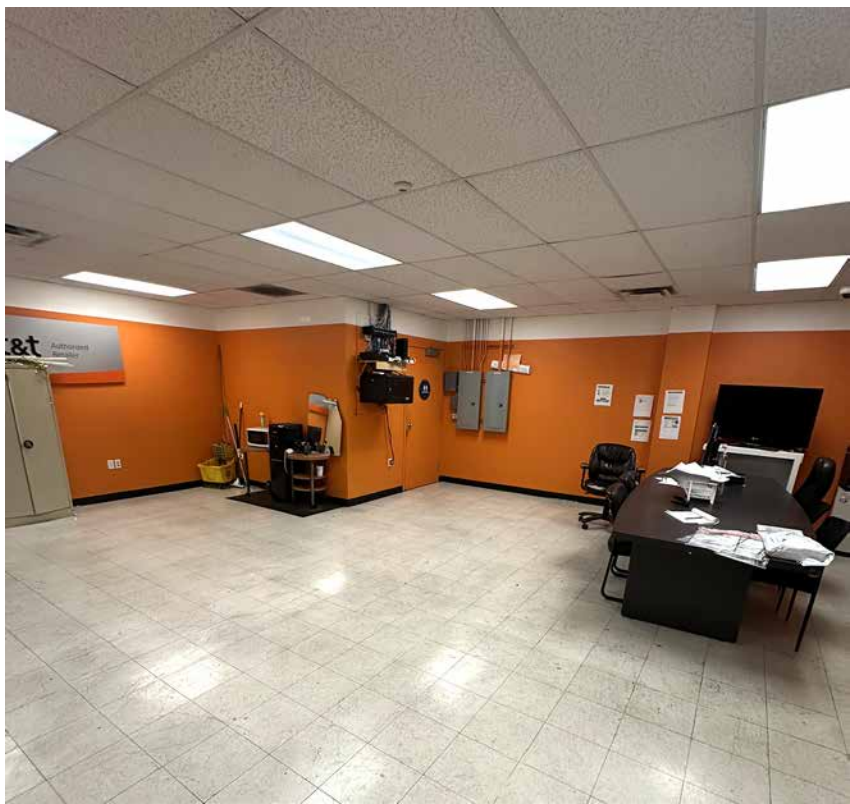
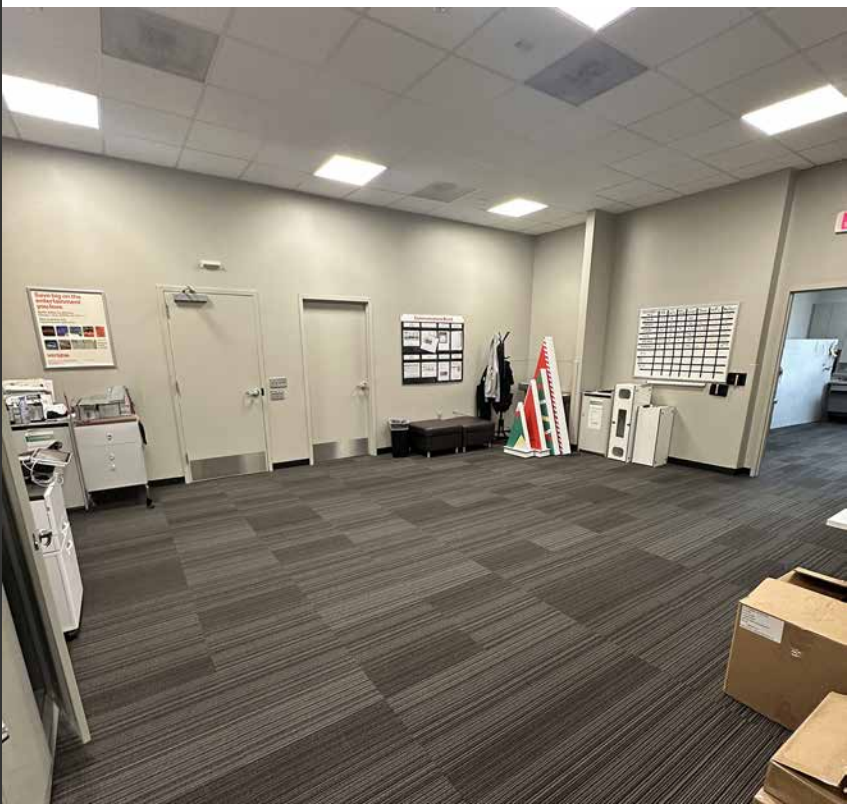
Gross annual income:	\$	288,675
Plus recoverable revenue:	+ \$	106,856
Total gross annual income:	\$	395,531
Minus annual expenses:	- \$	138,697
Pro forma net annual operating income:	\$	256,834



INTERIOR PHOTOS



INTERIOR PHOTOS



BELL

CUDAHY



SOUTH GATE



INTERSTATE 710 - 305,000 CPD

Firestone

ROSS
DRESS FOR LESS

6400
PACIFIC
BOULEVARD
HUNTINGTON PARK, CA 90255

THE CHILDREN'S
PLACE

GAGE AVENUE - 21,215 CPD

PACIFIC BOULEVARD - 16,689 CPD



COMMERCE

BELL

CUDAHY



INTERSTATE 710 - 187,000 CPD

HUNTINGTON
PARK LIBRARY

HUNTINGTON
CITY HALL

Firestone

public
parking
CITY OF
HUNTINGTON
PARK

ROSS
DRESS FOR LESS®

6400
PACIFIC
BOULEVARD
HUNTINGTON PARK, CA 90255

public
parking
CITY OF
HUNTINGTON
PARK

jcpennney

GAGE AVENUE - 21,215 CPD

PACIFIC BOULEVARD - 16,689 CPD

12

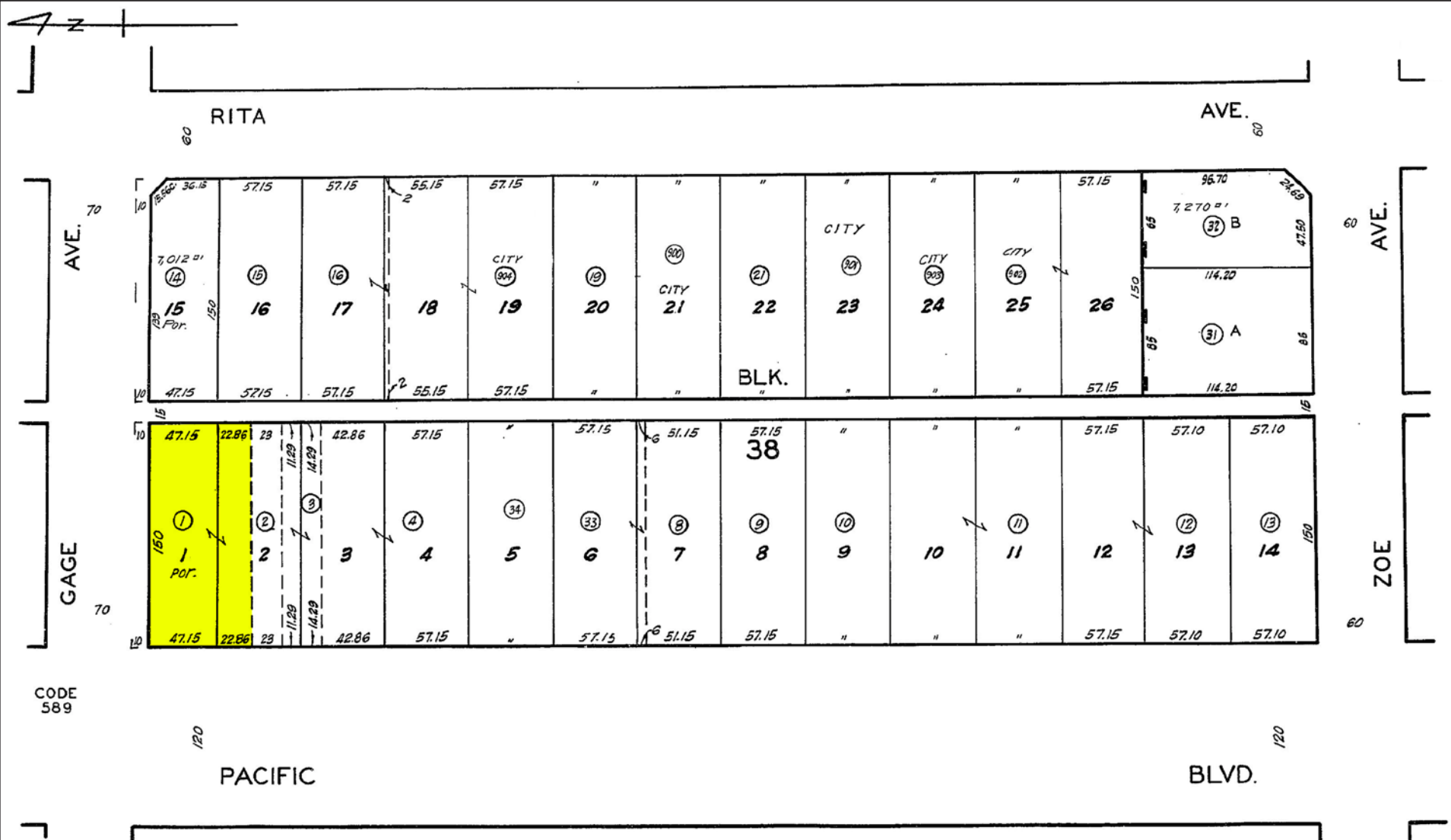
SHOE PALACE



THE CHILDREN'S
PLACE

THE CHILDREN'S
PLACE

PLAT MAP



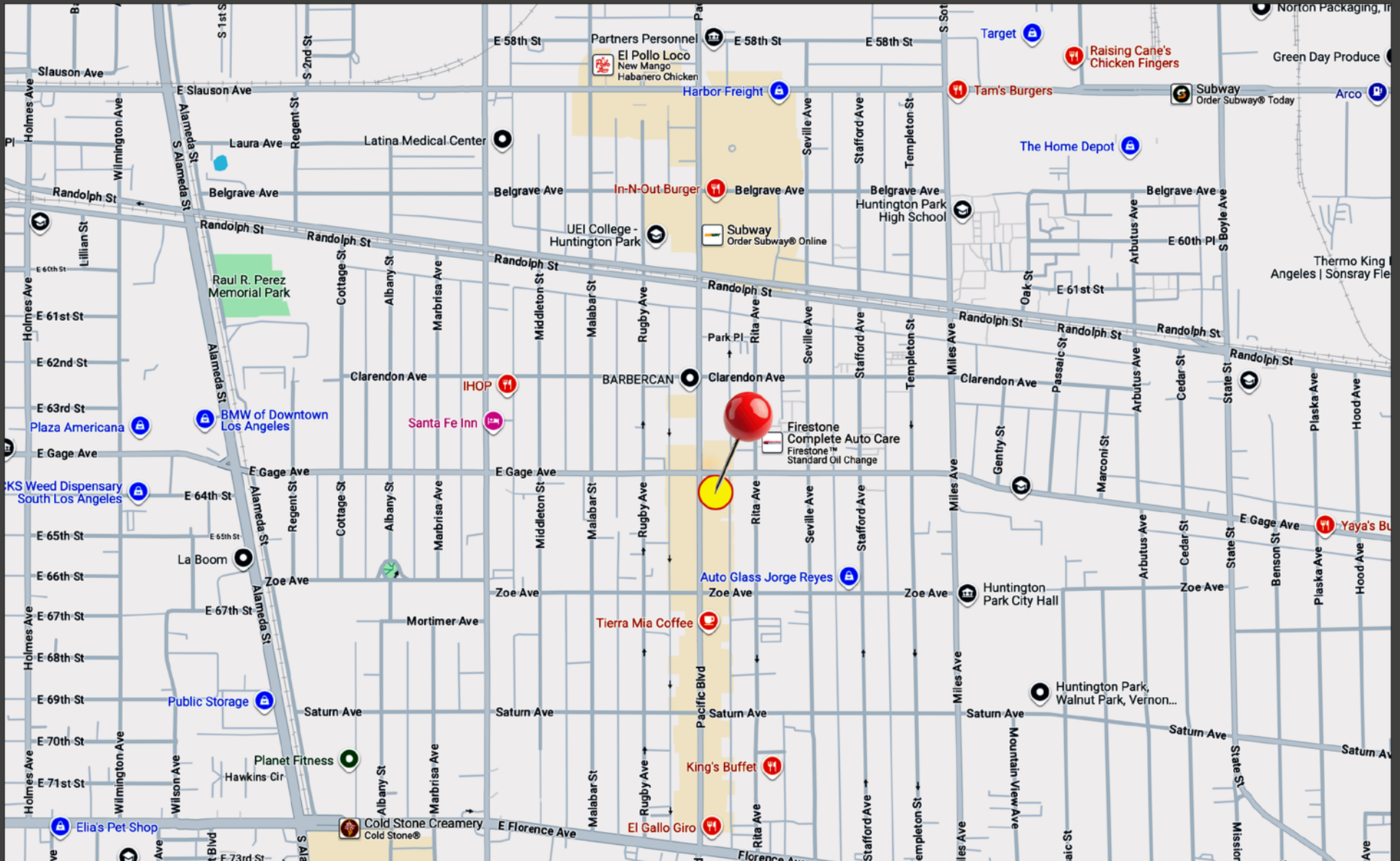
CODE
589

FOR PREV. ASSMT. SEE: 1987 - 4

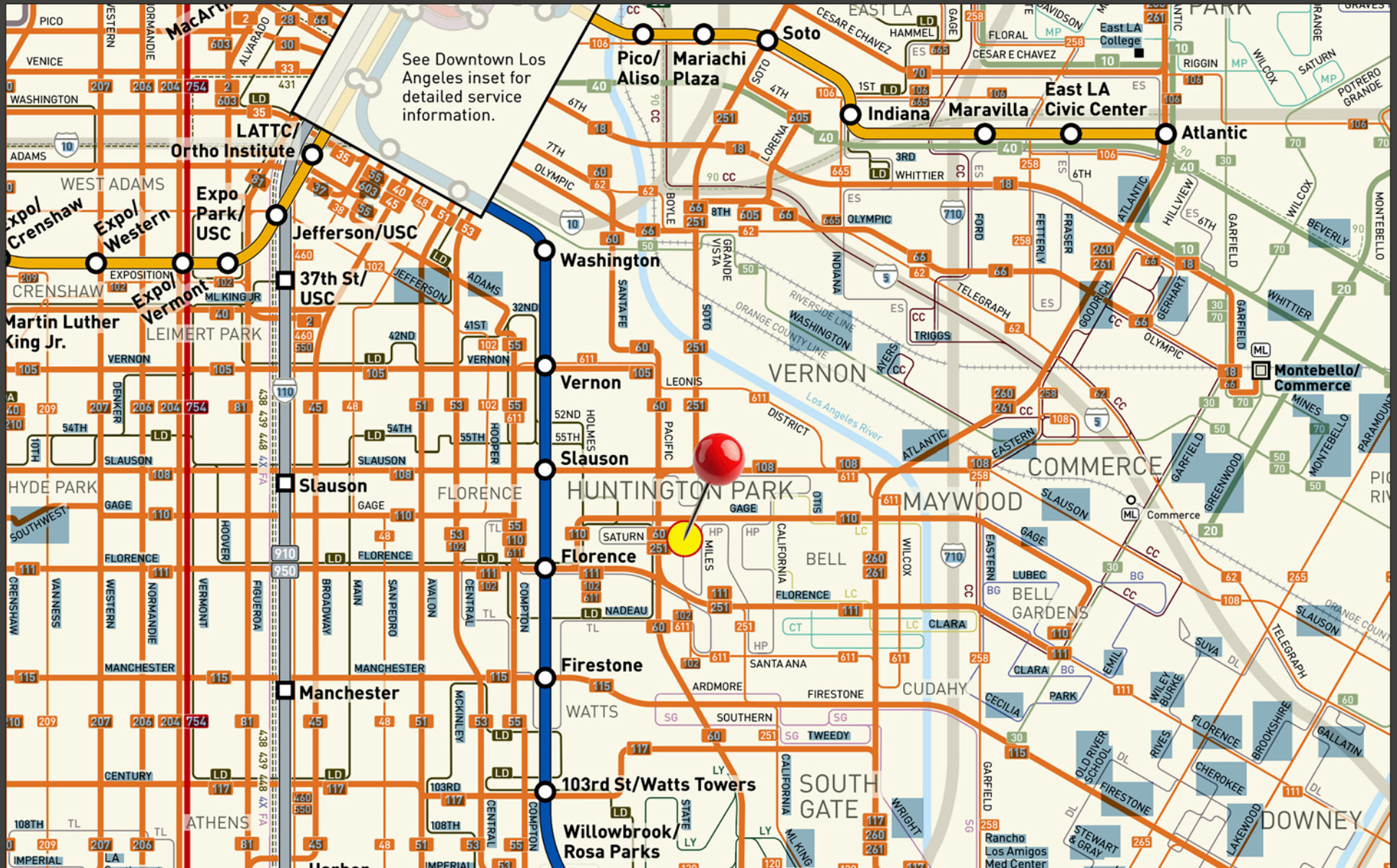
HUNTINGTON PARK
M. B. 3-91

PARCEL MAP
P.M. 18-52

AREA MAP

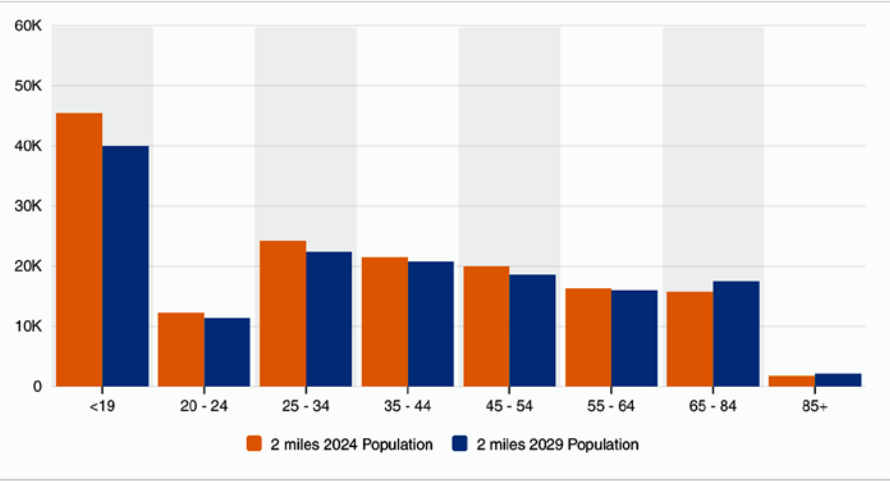


TRANSIT MAP

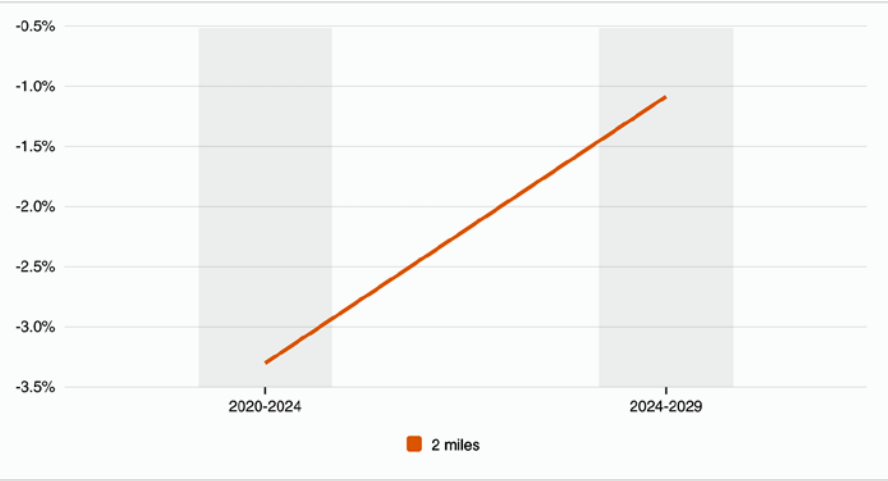


HUNTINGTON PARK DEMOGRAPHICS

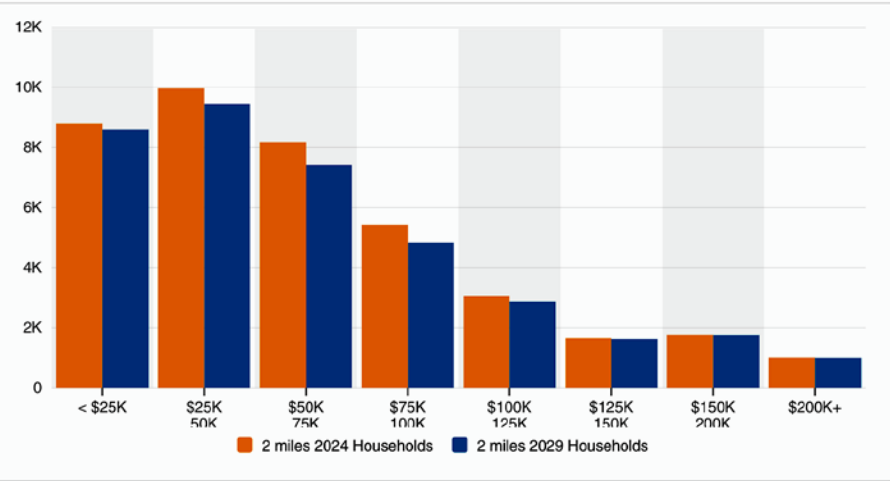
Population By Age



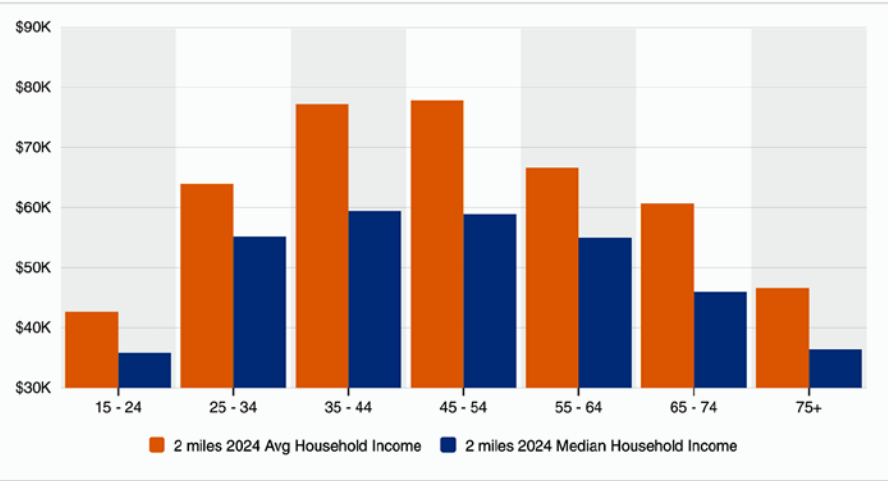
Annual Population Growth



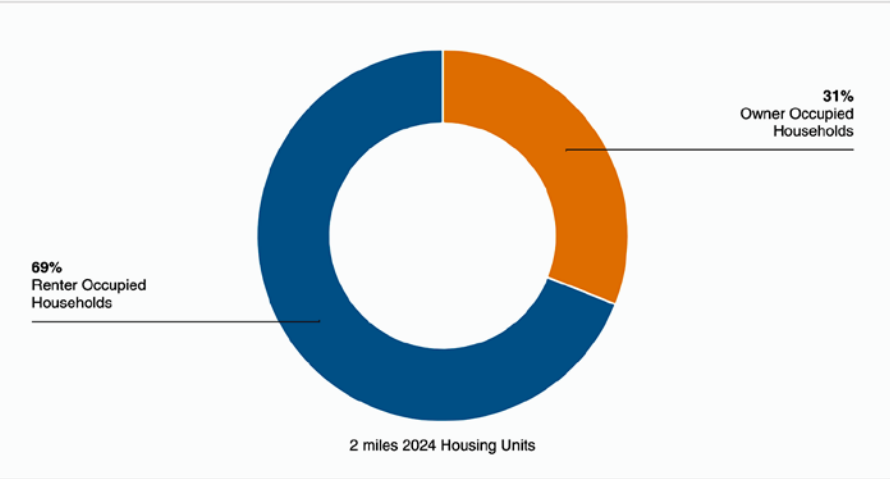
Household Income



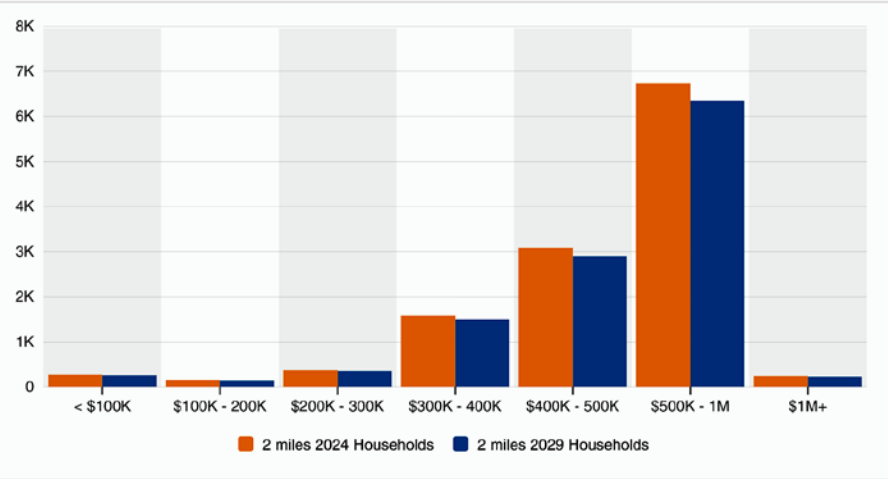
Household Income By Age



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

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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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