



BRANDON MICHAELS
GROUP

Marcus & Millichap



**6710-6720 PACIFIC BLVD
HUNTINGTON PARK, CA**

URBAN INFILL RETAIL JEWEL BOX HOME TO BLINK FITNESS,
WHICH OCCUPIES 85% OF THE PROPERTY ON A NNN CORPORATE
GUARANTEED LEASE, LOCATED IN THE DENSE LOS ANGELES COUNTY
SUBMARKET OF HUNTINGTON PARK, CA OFFERED AT A 8.24%

INVESTMENT ADVISORS:

BRANDON MICHAELS

Senior Managing Director of Investments
Senior Director, National Retail Group
Tel: (818) 212-2794
Fax: (818) 212-2710
bmichaels@marcusmillichap.com
License: CA #01434685
www.BrandonMichaelsGroup.com

MATTHEW LUCHS

First Vice President Investments
Director, National Retail Group
Tel: (818) 212-2727
Fax: (818) 212-2710
matthew.luchs@marcusmillichap.com
License: CA #01948233
www.BrandonMichaelsGroup.com

Confidentiality and Disclaimer
The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap. All rights reserved.

Non-Endorsement Notice
Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



Marcus & Millichap
16830 Ventura Blvd. Suite 100, Encino, CA 91436
www.marcusmillichap.com

TABLE OF CONTENTS

PROPERTY OVERVIEW

01

FINANCIAL ANALYSIS

02

AREA OVERVIEW

03



1

PROPERTY OVERVIEW



6710-6720 PACIFIC BLVD
HUNTINGTON PARK, CA

Urban Infill Retail Jewel Box Home to Blink Fitness, which occupies 85% of the Property on a NNN Corporate Guaranteed Lease, Located in the Dense Los Angeles County Submarket of Huntington Park, CA Offered at a 8.24% Current CAP Rate

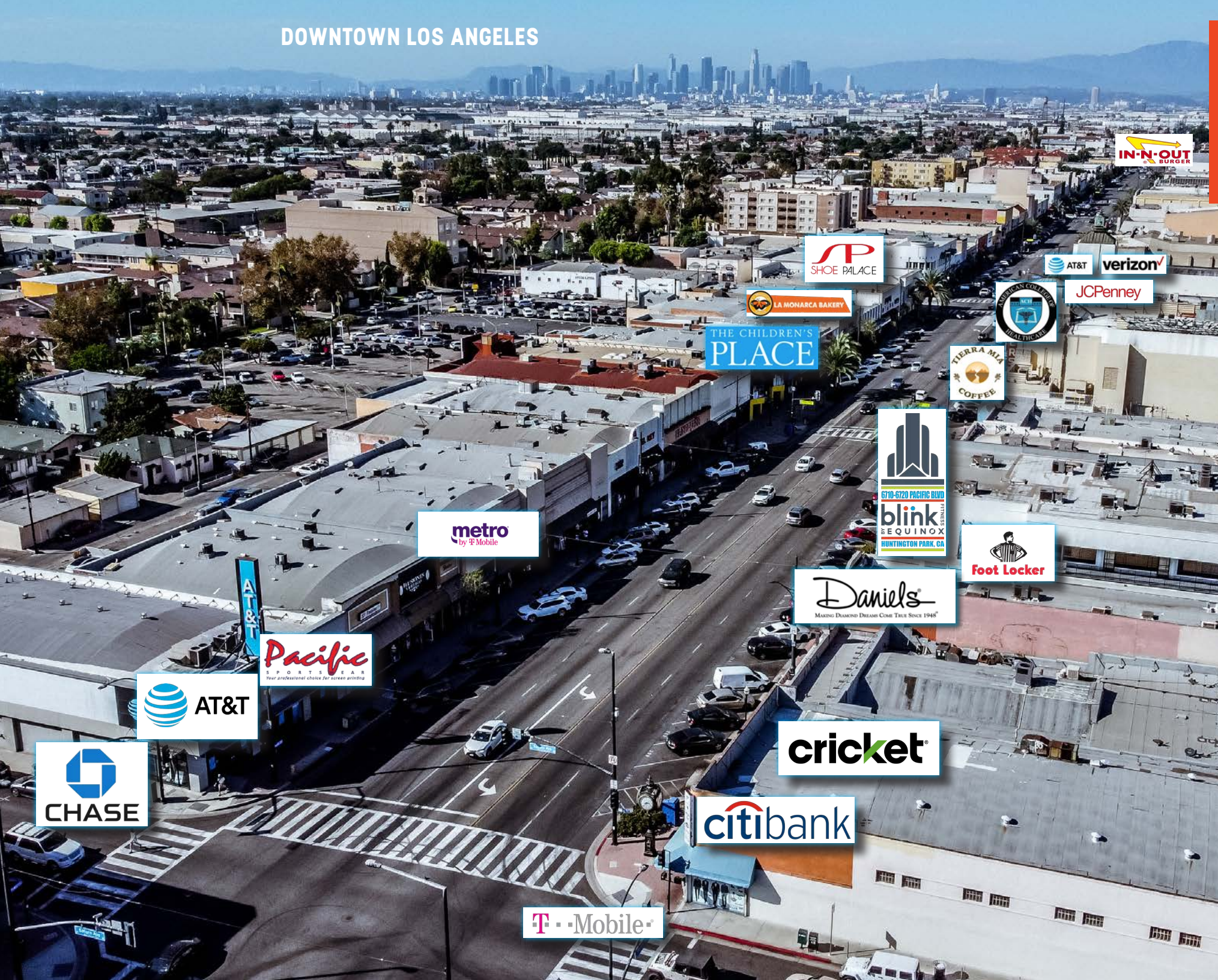
The Brandon Michaels Group of Marcus & Millichap has been selected to exclusively market for sale 6710 – 6720 Pacific Boulevard, an iconic multi-tenant retail building home to Blink Fitness, ideally located in the densely populated Los Angeles County submarket of Huntington Park, CA in the landmark Warner Theater building. The subject property underwent a multimillion-dollar renovation and is now the new home to Blink Fitness, a strong performing subsidiary of Equinox that is one of the fastest growing fitness brands in the country. The 30,922 square foot building has been beautifully and meticulously remodeled to house a state-of-the-art fitness facility ideally located at the epicenter of Huntington Park, one of the most densely populated cities in California. The property benefits from a dense immediate population with over 1 million people with a five-mile radius and significant vehicle and foot traffic along Pacific Boulevard, one of the busiest commercial thoroughfares throughout Los Angeles County.

Blink Fitness, one of the highest performing subsidiaries of Equinox and one of the fastest growing fitness brands in the country, commenced their 17-year lease in July of 2021. In contrast to its parent company, Equinox, who operates its portfolio of luxury fitness centers and boutiques with monthly membership costs over \$185, Blink's memberships range from \$15-\$25 a month, which is less than the price of one SoulCycle class (SoulCycle is also a subsidiary of Equinox). The value proposition that Blink provides is bargain memberships compared to the fitness competition and higher profitability margins as a result of added amenities/costs such as yoga, Pilates, and personal training sessions. Since 2012, Blink has organically grown from 4 locations to over 100 nationally.

Blink fitness centers range from 12,000 to 18,000 square feet, with the average being 15,000 square feet. This footprint in conjunction with the flexibility on how they utilize space ideally positions Blink amongst their competitors. With a total revenue over \$102 million in 2017, Blink experienced a 25% increase in sales from 2016. Blink operates at the highest EBITDA margin of all Equinox's subsidiaries at 34.8%. Blink operates at the lowest rent margin in the fitness industry at 20%, compared to LA Fitness at 24% and 24-Hour Fitness at 40%, which is a distinct competitive advantage.



6710-6720 PACIFIC BLVD
HUNTINGTON PARK, CA



Blink Fitness is ideally located in the densely populated highly walkable Los Angeles sub-market of Huntington Park, CA along Pacific Boulevard, a main commercial thoroughfare and the third highest grossing commercial district in LA County.

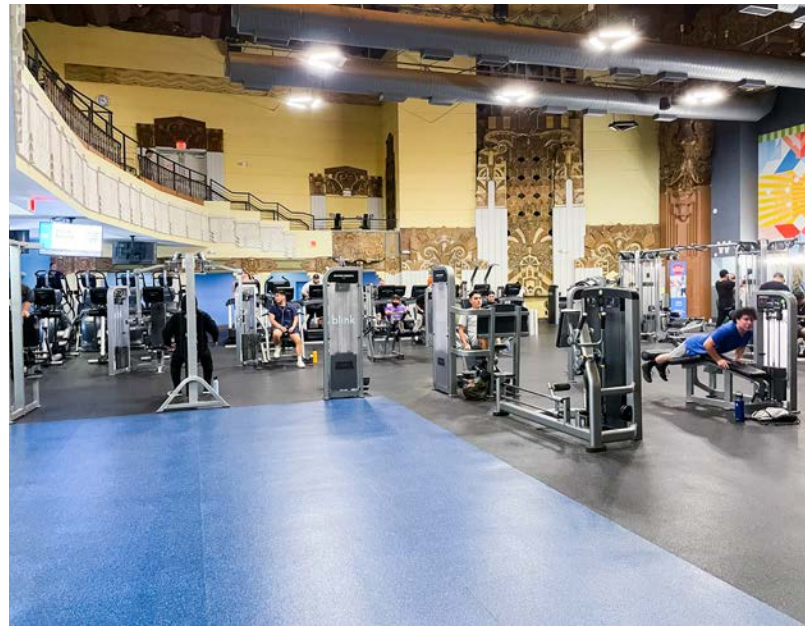
Blink Fitness is ideally located in the heart of the Huntington Park Business District along high-trafficked Pacific Boulevard and offers convenient access to the surrounding major freeways (110, 101, 5, 10, 710, 605, and 60). Pacific Boulevard is one of the main commercial thoroughfares throughout Los Angeles County, running from Vernon and Santa Fe Avenues in Vernon to Cudahy Street in Walnut Park before changing to Long Beach Boulevard. The Pacific Boulevard commercial district is the third highest grossing commercial district in the County of Los Angeles.

Pacific Boulevard represents a "Hispanic Mecca" for shopping, culture, and people watching. The area offers a variety of shopping options and features several national and regional tenants such as Bank of America, Chase Bank, AT&T, T-Mobile, Daniel's Jewelers, JC Penny, Foot Locker, El Gallo Giro, Don Roberto Jewelers, 3 Hermanos and Tierra Mia Coffee. Pacific Boulevard also has numerous independent clothing and specialty stores that offer products for special occasions such as baptisms, first communions, quinceañeras, formal events and weddings. Several bars and restaurants feature live music and entertainment in the evenings.

This existing 1930's building offers an old-world charm and memorable feel and features high ceilings and a renovated façade that provides prominent visibility along highly desirable Pacific Boulevard. This is truly a walker's paradise, with a walk score of 91 out of 100 in conjunction with high daily traffic counts exceeding 20,000 vehicles per day. Blink Fitness benefits from its centralized location within Huntington Park, one of the densest sub-markets throughout California, with over 57,000 people in a one-mile radius, 410,000 people within three miles and over 1 million people within five miles. The average household income within one mile of the subject property is over \$59,000, and there are roughly 14,000 households within that one-mile radius.

OVER 15 YEARS REMAINING ON THE NNN CORPORATE GUARANTEED LEASE WITH BLINK FITNESS

- Corporate guaranteed NNN lease with Blink Fitness, one of the strongest performing subsidiaries of Equinox
- Corporate guarantee in place for an additional nine years through 6/30/2031
- Blink Fitness is one of the strongest growing brands in the fitness industry, with memberships ranging from \$15 - \$25 per month
- Blink Fitness, which operates at higher profit margins than its competitors, has 108 locations nationally, with additional locations in development
- In 2017, annual operating revenues exceeded \$100 million with over a 25% increase in annual sales
- Blink Fitness operates at the highest EBITDA margin of all Equinox subsidiaries at 34.8% and the lowest rent margin in the fitness industry at 20% which offers a distinct competitive advantage amongst its competitors
- Equinox is a leader in the fitness industry and revolutionizing the industry, becoming synonymous with a unique experience



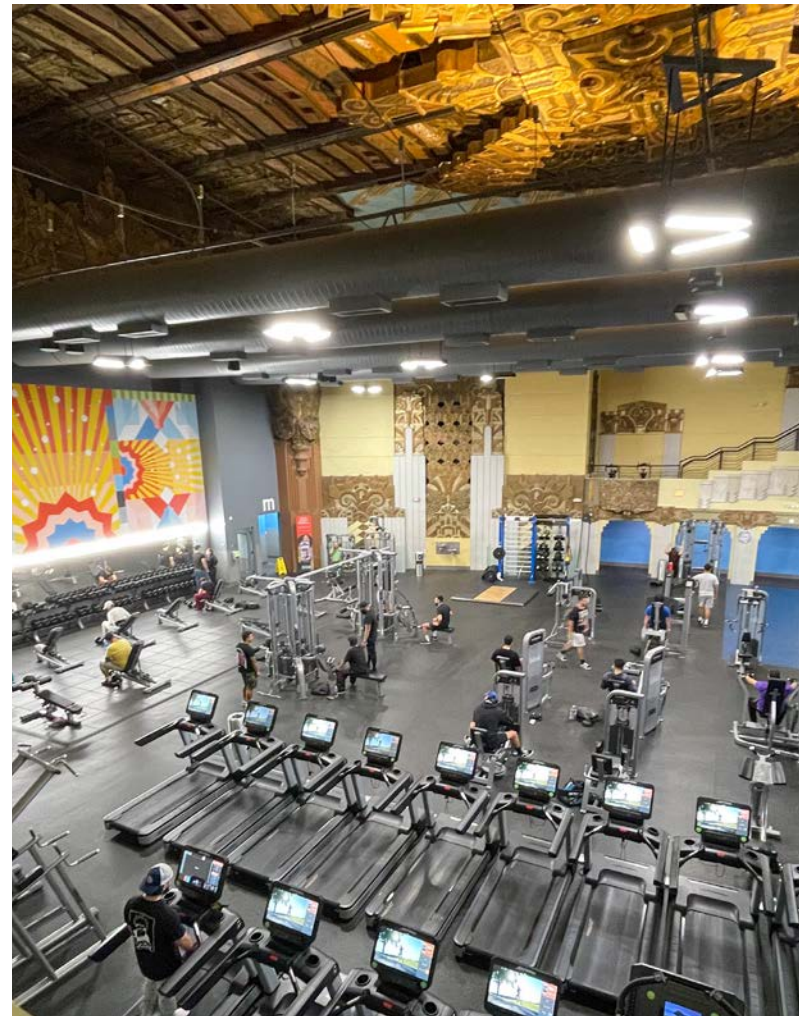
ICONIC PROPERTY THAT HAS UNDERGONE A \$4+ MILLION DOLLAR RENOVATION

- Over \$4.5 million has been invested to re-invent the landmark Warner Theater
- One of the most well-known properties along Pacific Boulevard benefiting from old world charm and a memorable feel
- High ceilings and a memorable façade provide a memorable experience and separate this asset from all others along Pacific Boulevard
- Renovation includes new roof, electrical systems, plumbing and a plethora of amenities that create a distinctive environment for gym members



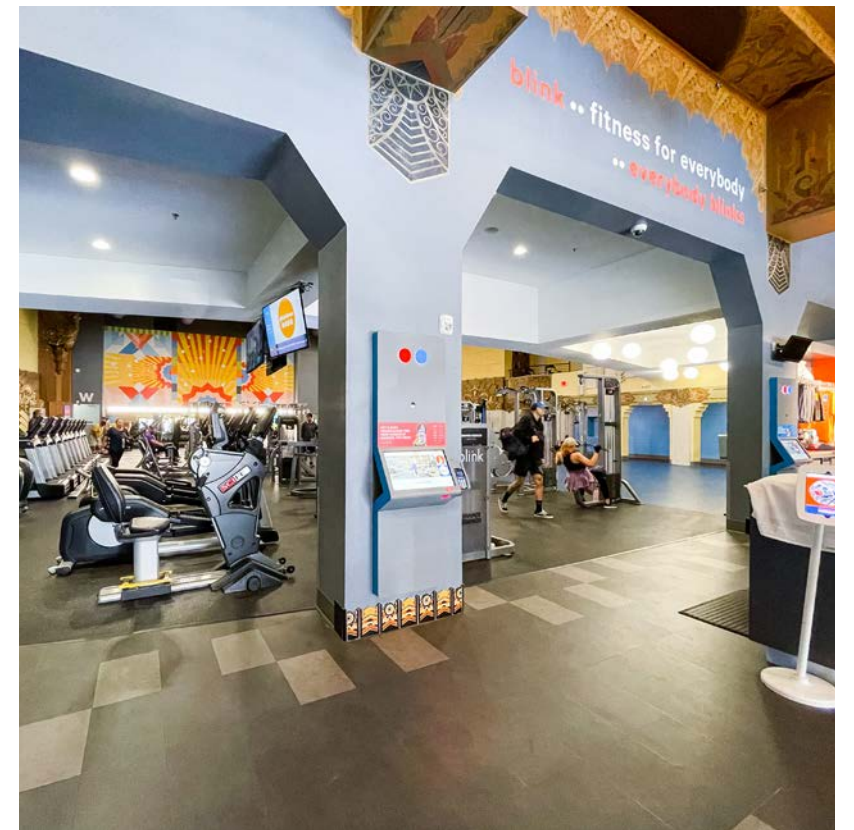
8.24% CURRENT CAP RATE OFFERING A STABLE AND SECURE INCOME STREAM WITH RENTAL INCREASES

- Current NOI of \$907,416*
- Existing NNN corporate guaranteed lease provides minimal landlord obligations
- Rare corporate guaranteed lease in a densely populated LA County sub-market
- Stabilized with tenants Bella All Natural and Sasha's Vanity that offer 3% annual rent increases



EXCELLENT DENSE URBAN INFILL LOCATION IN ONE OF THE HIGHEST GROSSING COMMERCIAL DISTRICTS IN LOS ANGELES

- Centrally located in the LA County sub-market of Huntington Park, CA
- Over 57,000 people within one mile of the subject property and over 1 million people within five miles
- Centralized location provides easy access to the 110, 101, 5, 10, 710, 605, and 60 freeways
- Truly a walker's paradise with a walk score of 91 out of 100
- Pacific Boulevard is a main commercial thoroughfare and the third highest grossing commercial district in LA County.
- Daily traffic counts north of 28,000 vehicles per day





	Address	6710 - 6720 Pacific Boulevard Huntington Park, CA 90255
	Price:	\$11,015,000
	Building SF:	30,923
	Price/SF (Building):	\$356
	Lot Size:	17,442
	Price/SF Land:	\$632
	Net Operating Income:	\$907,416
	CAP Rate	8.24%
	Current Occupancy:	100%
	Year Built/Renovated:	1930/2018
	APN:	6322-017-006
	Zoning:	C2

BUILDING SF
30,923

LAND SF
17,442

CAP RATE
8.24%





Tenant	Blink Fitness
Lease Commencement:	7/1/2021
Lease Expiration:	6/30/2038
Lease Term Remaining:	15.34 Year(s)
Options:	1 x 5yr, FMV
Monthly Rent (Current):	\$68,511.10
Annual Rent (Current):	\$822,133.20
Rent/SF (Current):	\$2.70
Lease Type:	NNN
Landlord Obligations:	Roof, Exterior Walls, Structure, and Floor
Guarantor:	Blink Fitness*
Number of Locations:	107

*Corporate Guarantee Expires on 7/1/2031





SITE LOCATION

The subject property is located on the east side of Pacific Boulevard south of Gage Avenue and north of Florence Avenue in Huntington Park, CA.

SQUARE FOOTAGES

The total building square footage is 30,923 square feet. Total land square footage is 17,442 square feet. The square footage breakdown is as follows: Ground Floor-14,809 SF, Lower Level-7,780 SF, Mezzanine-3,587 SF, Balcony- 4,747 SF.

TRAFFIC COUNTS

Intersection of Pacific Boulevard and Zoe Avenue:
16,950 vehicles per day

Intersection of Pacific Boulevard and Florence Avenue:
27,783 vehicles per day

FRONTAGE AND ACCESS

±114 feet of frontage on Pacific Boulevard

ZONIG

The zoning is C2

YEAR BUILT

The subject property was originally built in 1930 and fully renovated in 2018.

APN NUMBER

The APN number is 2146-029-005.





TENANT SUMMARY



Blink Fitness first opened in 2011 as an operating subsidiary of Equinox. In contrast to Equinox’s portfolio of luxury fitness centers and boutiques with monthly membership costs of \$185+, Blink’s memberships range from \$15 to \$25 a month, which is less than the price of one SoulCycle class (SoulCycle is another Equinox subsidiary). The value proposition that Blink provides is bargain memberships compared to the fitness competition and higher profitability margins as a result of added amenities/costs such as yoga, pilates, and personal training sessions. Since 2012, Blink has organically grown from 4 locations to over 100 locations today. Blink Fitness centers range from 12,000 to \$18,000 square feet, with the average being 15,000 square feet and are primarily located in strip malls.

GENERAL INFORMATION

Headquarters	386 Park Avenue New York, NY 10016
Website Address	https://www.BlinkFitness.com

BUSINESS DESCRIPTION

Current Locations	107
Sales as of 2017	\$102.8 million (+25% from 2016)
EBITDA as of 2017	\$35.2 million (34.8% of sales)

OWNERHSIP AND KEY PERSONNEL

Ownership	Subsidiary of Equinox Holdings, Inc.
CEO	Todd Magazine

KEY FINANCIAL METRICS

Rent Expense	\$23.1 million (22.4% of sales)
Rent/Square Foot	\$24 (same as 2016)
Sales/Store	\$1.7 million (+1% from 2016)
Sales/Square Foot	\$107 (-2.7% from 2016)

100+ LOCATIONS

PREMIUM CARDIO & STRENGTH EQUIPMENT

FREE PERSONAL TRAINING

DIGITAL WORKOUTS VIA THE BLINK APP





IN THE NEWS

REFINERY29

THE BEST GYMS IN NYC FOR ANY BUDGET

Blink is a clean, modern facility with lots of equipment at a fraction of the price of other gym memberships. You get all the basics with a member...

USA TODAY

WARRIORS STAR DRAYMOND GREEN BUYS INTO MIDWEST GYM VENTURE

Blink Fitness Announces Agreement for Expansion with two-time NBA Champion Draymond Green

YAHOO! FINANCE

BLINK FITNESS PROMOTES TWO KEY PLAYERS; NAMES TODD MAGAZINE CEO

Blink Fitness – a premium-quality, value-based gym that has challenged industry norms by celebrating how exercise makes you feel, not just how it...



THE BLINK - FEEL GOOD EXPERIENCE

MOOD LIFTERS COLOR ME EVERYONE CLEANS MUSIC MATTERS

MOOD

- 80+ pieces of Cardio Equipment
- 50+ pieces of Strength Equipment
- 40 pairs of Dumbbells

ABOVE

- Olympic benches, power & squat racks
- Multi-use stretch areas
- Functional area for HIIT and circuit training

MUSCLE

- Battle ropes, kettle bells
- Medicine balls, resistance bands
- 1on 1 Personal Training



IMPROVEMENTS AND UPGRADES



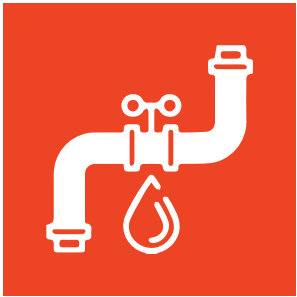
NEW ELECTRICAL

600A – 480W and 600A 120/240W that is placed on city's parking lot and allowed easement from city



PAINT AND FABRICATION

Specialized Painter for Historic Artwork.
Refabrication of all Historic Finishes.



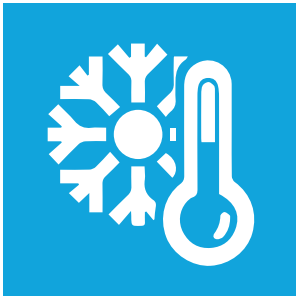
NEW PLUMBING

Sewer & Drain Cleaning. Rooter Services.
Cast Iron Piping Restoration.



ALARMS & SPRINKLERS

Fire and Smoke Alarm Systems.
Emergency Lighting Systems.
Sprinkler system Inspections and Testings.



NEW HVAC

Improved Heating and Cooling.
Duct Cleaning.



STRUCTURAL UPGRADES

New Roof and Membrane.
New Doors, Facades, and Windows.

BREAKDOWN OF ALL IMPROVEMENTS AND UPGRADES

- Structural reinforcement of parts of the structure and balcony
- All new steel work throughout the entire property
- All new painting throughout interior and exterior
- All new metal flooring and concrete deck on the ground floor
- All new drywall throughout the entire property
- Brand new doors and glass work throughout the entire property
- Brand new HVAC units – 4 X 20 ton units plus 2 X 6 ton units – Roof top package including heat pumps and 3 X 4 ton split heat pump system units, plus 3 X 1.5 ton units split heat pump system.
- Brand New Elevator shaft, cabin and system.
- All new electric – Main switch board 600A – 480W and 600A 120/240W, new sub panels, and feeders
- Brand new lighting fixtures throughout the property
- Brand new fire sprinkler system
- Brand new fire alarm monitoring system.
- New store front glass and door systems.
- Brand new roof
- All new cast iron sewer pipes and new plumbing connection within the entire project.
- Brand new bathrooms
- All new copper waterpipes within the property.
- New gas line and new gas meter and connection.
- New ADA Steel Handrails throughout the entire project
- New Alley Iron ADA gates in the rear
- Terrazzo repair
- Duplicate/Fabrication of original tiles and installation
- Replacement and Repair of neon marquee and blade signage
- Repair of all interior original ceilings and wall art/paintings
- Duplication/Fabrication of precast moldings and installation inside the space
- installation inside the space

BREAKDOWN OF ALL SOFT COSTS

• Architectural Pre Design	\$16,000
• Architectural & Structural Design	\$108,000
• City of HP Fees	\$46,000
• Electrical Engineering	\$18,500
• Structural tests	\$12,000
• Survey	\$3,500
• Traffic Studies	\$12,000
• LA County Sanitation Fees	\$178,000

- HARD COSTS = \$2,985,000
- SOFT COSTS = \$394,000
- PAID TENANT \$1.2M IN TENANT IMPROVEMENTS FOR THEIR GYM BUILD OUT
- TOTAL - \$4,579,000



PROPERTY OVERVIEW



FINANCIAL ANALYSIS

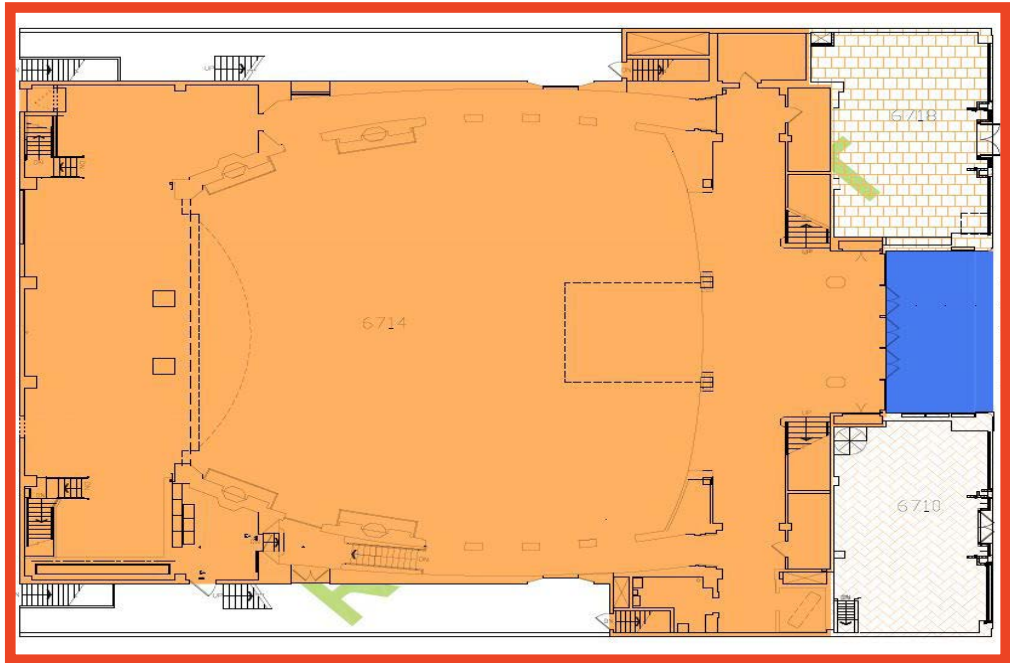
AREA OVERVIEW

\$4.5+ MILLION IN UPGRADES

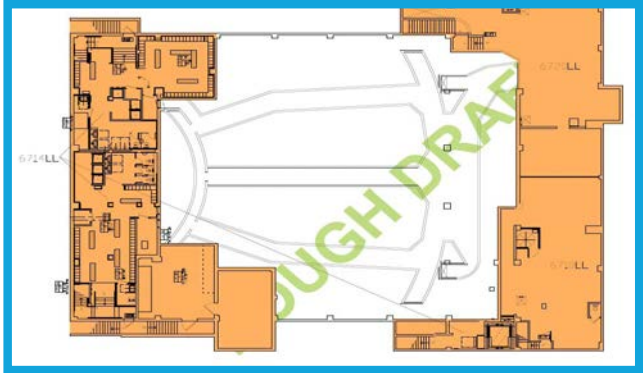
SQUARE FOOTAGE PER FLOOR

	BLINK FITNESS	6710	6718
Ground Floor	12,730 SF	1,022 SF	1,056 SF
Lower Level	4,269 SF	1,588 SF	1,922 SF
Mezzanine	3,587 SF	-	-
Balcony	4,742 SF	-	-
Total	25,334 SF	2,610 SF	2,978 SF

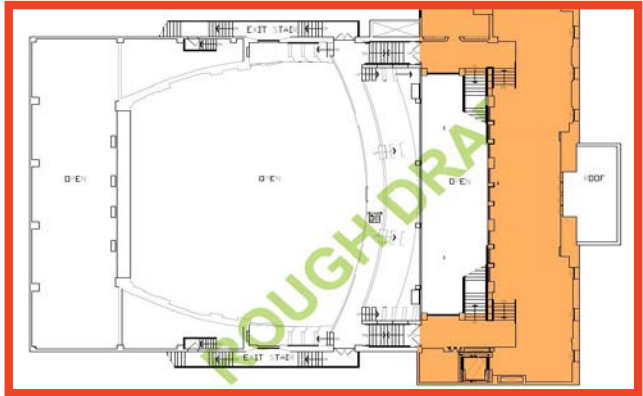
GROUND LEVEL: 12,730 SF



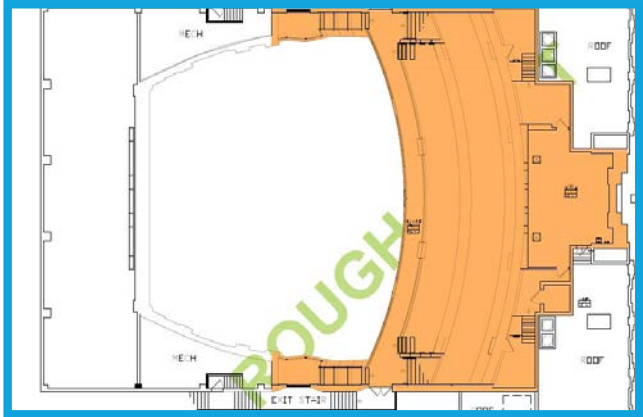
LOWER LEVEL: 4,269 SF



MEZZANINE: 3,587 SF



BALCONY: 4,742 SF



EQUINOX

MORE THAN A GYM, IT'S AN EXPERIENCE. Created by the industry's best minds. Taught by superstars who inspire and ignite. In specially designed studios and pristine spaces. Equinox continually crafts a suite of destination experiences that bring results through innovation.

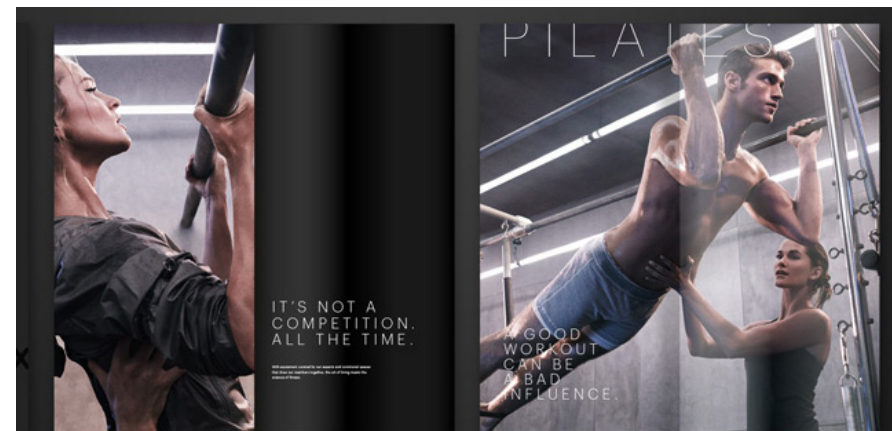
REDEFINING - Equinox Fitness is an American luxury fitness company which operates several separate fitness brands: Equinox, PURE Yoga, Blink Fitness, and SoulCycle. Within Equinox's portfolio of brands, there are more than 135 locations within every major city across the United States in addition to London, Toronto, and Vancouver. Its national headquarters is in New York City. The luxury sports club broke the mold of the traditional dingy, smelly workout facilities to create a fitness space that was not only high-end but also worthy of competing in a more general lifestyle market.

TRAINING - The brand meticulously vets its 4,500 trainers to ensure it has the most personable, experienced employees.

INFLUENCE - It's a booming time for the gym industry. Americans, especially young people, are increasingly valuing a healthy lifestyle. The number of people participating in running events has grown an average of 9% every year since 2005, according to Morgan Stanley. Data also shows that millennials believe exercise is essential for health, while their parents only focused on diet. The number of people participating in running events has grown an average of 9% every year since 2005, according to Morgan Stanley.

LUXURY - Locations feature an array of swanky lounge areas, with couches for relaxing before class. Members receive cool Eucalyptus towels after working out. Locker rooms are stocked with hairdryers and Kiehl's skin products.

FUTURE - In 2016, the upscale gym giant unveiled plans to open luxury hotels in New York City's Hudson Yards and Los Angeles by 2019. A Los Angeles location was announced in 2017 in Downtown Los Angeles neighborhood. The Frank Gehry designed development will consist of a 20 story hotel tower with 305 rooms.



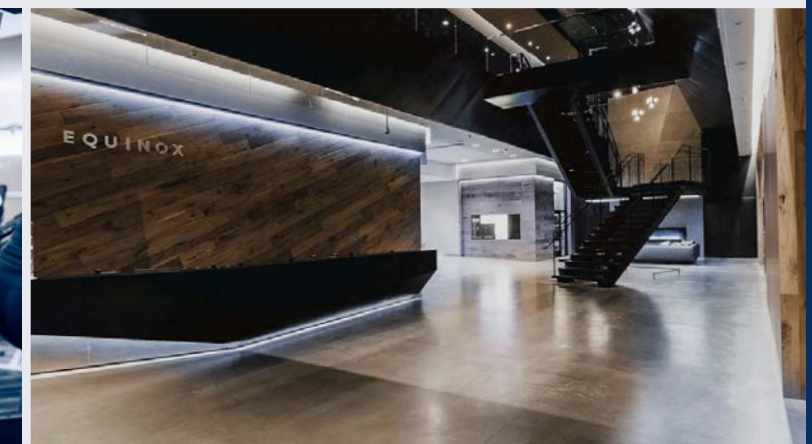
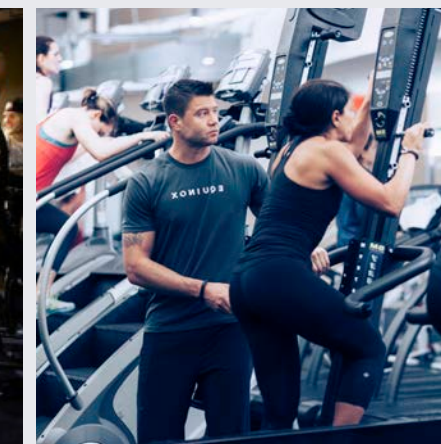
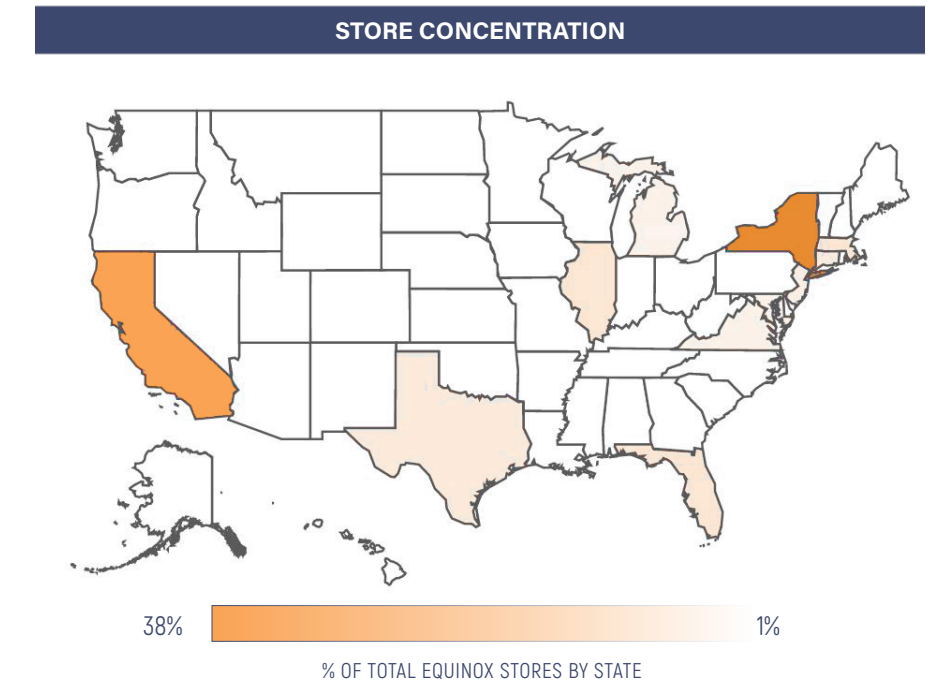
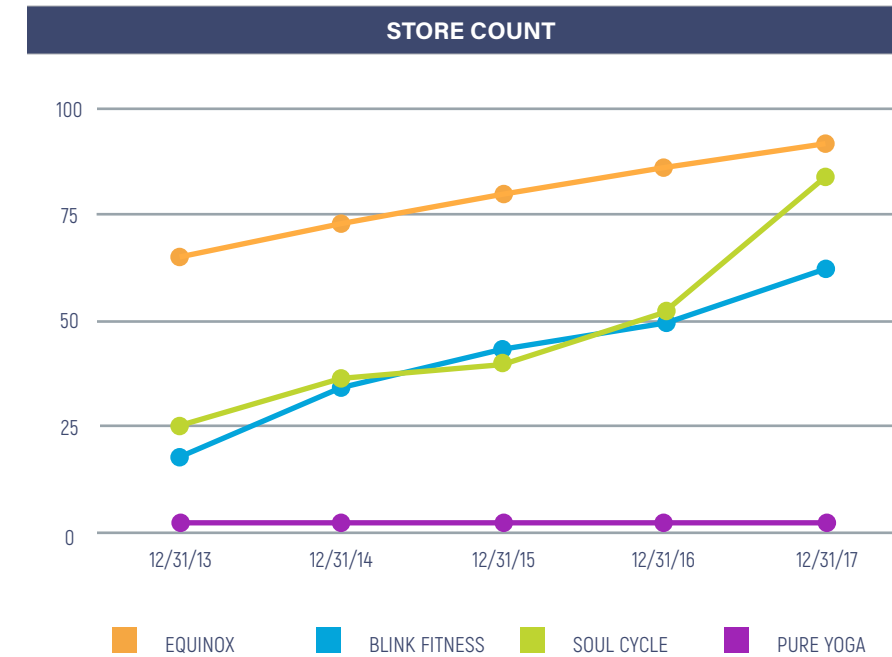
AVERAGE STORE SIZE

- Equinox: 40,000
- SoulCycle: 3,700
- Blink Fitness: 15,000
- PURE Yoga: 20,000

REAL ESTATE TRENDS

- Equinox: 100 STORES
- 38% New York
- 29% California
- 5% Florida

EQUINOX GROWTH ANALYSIS





blink^{FITNESS} BY EQUINOX

at the forefront of the Fitness Revolution

BLINK FITNESS - In 2011 Equinox Holdings created Blink Fitness, a low-cost subsidiary, to add to its portfolio of luxury fitness subsidiaries, which include SoulCycle and Pure Yoga. Blink is financially supported by its parent, Equinox Holdings. Blink Fitness is a low-cost fitness chain, compared to the Equinox Fitness chain's premium prices of over \$185 per month. SoulCycle and Pure Yoga are both boutique fitness chains with premium prices of \$36 per class for Soul Cycle and a \$230 per month membership for Pure Yoga.

FITNESS INDUSTRY - The market value of the global fitness industry has exceeded \$87 billion with the US market making up over \$33 billion. Roughly 19% of Americans, or over 64 million people, hold gym memberships.

INDUSTRY IMPACTS FROM COVID - The fitness industry grew at a rate of 8.7% per year previous to the pandemic. By the end of 2021, the fitness industry was down 22.5% relative to pre-pandemic levels but has expectations to grow 171.5% by 2028.

FITNESS MEMBERSHIPS GROWTH - Health club memberships have increased roughly 4% annually between 2011-2019. In addition, the average American spends less than \$30 per month on a gym membership.

HIGH VALUE, LOW PRICE - Blink Fitness operates within the HVLP sector of the fitness industry; that sector is dominated by Planet Fitness, which owns seven times more market share than its closest competitors. The HVLP sector is highly fragmented with just four chains operating over 100 units, including Planet Fitness, Crunch Fitness, Fitness 19, and YouFit.





2

FINACIAL ANALYSIS

FINANCIAL ANALYSIS

RENT ROLL

Tenant	SF	Floor	% of SF	Lease Start	Lease Exp	Increases	Options	Length of Time at Center	Term Remaining (Years)	Rent	Rent/SF	Lease Type
Blink Fitness	25,334	1st, LL, Mezz, Balcony	81.93%	7/1/2021	6/30/2038	7/1/2023, \$68,511	1 x 5yr, FMV	1.67 Year(s)	15.34 Year(s)	\$68,511.10*	\$2.70	NNN
Bella All Natural	2,978	1st, LL	9.63%	4/11/2019	4/30/2024	5/1/2023, 3%		3.90 Year(s)	1.16 Year(s)	\$3,900.00	\$1.31	NNN
Sasha' Vanity	2,610	1st, LL	8.44%	8/1/2022	8/31/2025	9/1/2023, 3%		0.59 Year(s)	2.50 Year(s)	\$3,000.00	\$1.15	NNN
TOTAL	30,922		100%					2.05 Year(s)	6.33 Year(s)	\$75,411.10	\$2.44	

- *Rent as of 7/1/2023; Landlord will credit the difference between increased rent and actual rent at the close of escrow.
1. The retail ancillary area (entrance area) is an additional 499 square feet of space, totaling 25,833 square feet
 2. 6710 Pacific Blvd - Total square footage includes 1,022 square feet of ground level space plus 1,588 square feet of lower level space
 3. Total square footage includes 1,096 square feet of ground level space plus 1,922 square feet of lower level space, which can only be used as storage
 4. As per the terms of their lease, Blink Fitness is responsible for 85% of all CAM's
 5. Landlord Responsible for Roof, Exterior Walls, Structure, and Floor

BLINK FITNESS RENT SCHEDULE

Blink Fitness Rent Schedule*			
Period	Annual Rent	Monthly Rent	Rent/SF
Current - 6/30/2023	\$743,510.40	\$61,959.20	\$2.45
7/1/2023 - 6/30/2028	\$822,133.20	\$68,511.10	\$2.70
7/1/2028 - 6/30/2033	\$796,084.68	\$66,340.39	\$2.62
7/1/2033 - 6/30/2038	\$895,595.28	\$74,632.94	\$2.95
Option #1	Fair Market Rent		

FINANCIAL ANALYSIS

ANNUALIZED OPERATING DATA

Expenses*	Per Year	Per SF
Property Taxes @ 1.25%	\$137,688	\$4.45/SF
Management	\$33,226	\$1.07/SF
Insurance	\$15,462	\$0.50/SF
Utilities	\$12,369	\$0.40/SF
Trash Removal	\$10,823	\$0.35/SF
Grounds Maintenance	\$7,731	\$0.25/SF
Repairs & Maintenance	\$26,285	\$0.85/SF
Total	\$243,409	\$7.87/\$0.66

*Projected Expenses

Operating Data	Current	2028
Scheduled Lease Income	\$907,416	\$882,481
NNN Charges	\$243,409	\$243,409
Effective Gross Income	\$1,150,825	\$1,125,890
Expenses	\$243,409	\$243,409
Net Operating Income	\$907,416	\$882,481

PRICING

Price:	\$11,015,000
Current Cap Rate:	8.24%
2028 Cap Rate:	8.01%
2033 Cap Rate:	8.92%
Average Cap Rate:	8.43%
Building SF:	30,923
Price/SF (Building):	\$356
Lot Size:	17,442
Price/SF Land:	\$632



3

AREA OVERVIEW

HUNTINGTON PARK

The City of Perfect Balance

Named for prominent industrialist Henry E. Huntington, Huntington Park was incorporated in 1906 as a streetcar suburb for workers in the rapidly expanding industries to the southeast of downtown Los Angeles. To this day, about 30% of its residents work at factories in nearby Vernon and Commerce. The stretch of Pacific Boulevard in downtown Huntington Park was a major commercial district serving the city's largely working-class residents, as well as those of neighboring cities such as Bell, Cudahy, South Gate, and Downey.

Huntington Park has noteworthy Art Deco & Streamline Moderne Buildings. Streamline Moderne examples of this architectural style are The Lane-Wells Company Building designed by William E. Myer c.1939 and The W. W. Henry Company Building built in 1939 next to it. Among its commercial district you can still see some details and structural designs of that design style and of Art Deco. The most widely known buildings for their Art Deco designs are: the building of where Don Roberto Jewelers business currently resides and of course the former theaters along Pacific Blvd.

The City of Huntington Park provides residents with more than 31 acres of total park space, which include playgrounds, picnic areas, athletic facilities, a skate park and meeting rooms, among other amenities. Pacific Boulevard, the commercial business street of Huntington Park, has been the location for festivals, carnival fairs and parades. The "Carnaval Primavera" is held each year for three days across nine blocks of Pacific Boulevard in Huntington Park. The event features Central American and Mexican food, carnival rides, games, and live music.



NEARBY POINTS OF INTEREST



L.A. LIVE

L.A. LIVE is the leading entertainment district in Los Angeles offering six live entertainment venues, a fourteen screen cinema, the GRAMMY Museum®, and over twenty dining experiences. It's the host of the GRAMMYS, EMMYs, American Music Awards, ESPYs, and a years worth of red carpet premieres.



EXPOSITION PARK

Exposition Park is a collection of world-class museums, educational and sport facilities and entertainment venues. Within the 160-acre campus, you can experience the fun of science, math and technology at the California Science Center, learn about the diverse cultural experience at the California African American Museum or explore natural and cultural worlds at the Natural History Museum of Los Angeles County, or simply relax in the splendor of the City of Los Angeles Rose Garden.



LOS ANGELES CONVENTION CENTER

The Los Angeles Convention Center's goal is to create and execute outstanding events from beginning to end. It attracts more than 2 million visitors annually and is renowned internationally as a leading destination for conventions and exhibitions. With impressive architecture, the LA Convention center has also been featured as the backdrop for countless Hollywood movies.



DTLA DOWNTOWN LOS ANGELES

DTLA is in the midst of a cultural and architectural resurgence that's turning the area into a walkable, Metro-friendly destination dotted with museums and beautiful destinations. Get to know Bunker Hill, Little Tokyo, the Historic Core and beyond. In DTLA, you'll find world class dining, shopping, and hotel surprises around every corner.



DEMOGRAPHICS

57,130

Total Population in 1-Mile Radius



49%
MALE



51%
FEMALE

31.7

The Median Age in 1-Mile Radius

EDUCATION



24%
High School



7%
Associates Degree



7%
Bachelor's Degree



2%
Grad Degree

BUSINESSES

Until recently, Silicon Beach was where a tech startup needed to be to have access to the resources necessary for success. That's all started to change, and DTLA has become one of the premier spots in LA attracting new tech companies. Companies to Know: Boingo Wireless, Critical Cycles, Greycroft Partners, Hyperloop One, Joymode, Levee, Loot Crate, NationBuilder, Nestigator, PetNet, and Rhubarb Studios. In 2016, the area finished at number eight on Built In LA's top 10 tech neighborhoods by funding. Companies located there brought in a whopping \$96 million over the last year, beat neighborhoods like Marina Del Rey in the process.

TOP EMPLOYERS

- Southern California Gas Company
- AT&T
- The Capital Group Companies, Inc.
- Gibson, Dunn & Crutcher LLP
- Telepacific Communications Corp
- Paul, Hastings, Janofsky & Walker, LLP
- Quinn Emanuel Trial Lawyers
- Los Angeles Community College District
- City of Los Angeles

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	57,130	410,990	1,090,589
2022 Households	13,967	95,066	272,445
Avg Household Size	4.00	4.20	3.80
Owner Occupied Households	3,957	30,388	84,899
Renter Occupied Households	9,653	62,411	183,424
Median Household Income	\$45,739	\$46,647	\$46,377
Avg Household Income	\$59,692	\$59,591	\$62,509
< \$25,000	3,444	23,901	75,456
\$25,000 - 50,000	4,153	26,683	69,678
\$50,000 - 75,000	2,583	18,654	48,269
\$75,000 - 100,000	1,597	11,301	30,337
\$100,000 - 125,000	1,022	6,624	20,544
\$125,000 - 150,000	484	3,312	10,791
\$150,000 - 200,000	474	3,195	10,420
\$200,000+	210	1,395	6,951



\$46,647

Median HH income within 3-m radius



410,990

Population within a 5-m radius



95,066

Total Households within 3-m radius



BRANDON MICHAELS
GROUP

Marcus & Millichap



6710-6720 PACIFIC BLVD
HUNTINGTON PARK, CA

BRANDON MICHAELS

Senior Managing Director of Investments
Senior Director, National Retail Group
Tel: (818) 212-2794
Fax: (818) 212-2710
bmichaels@marcusmillichap.com
License: CA #01434685