

6409 Regent Street

HUNTINGTON PARK, CA 90255

OFFICE
WORKSHOP
STORAGE



KW COMMERCIALSM

Versatile & Creative Industrial Property in Huntington Park, California

6409 Regent Street | Huntington Park, CA 90255



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Executive Summary

6409 Regent Street



THE SUMMARY

The Investment

6409 Regent Street

We are pleased to present a versatile industrial property in Huntington Park, California, which offers an owner-user or investor a tranquil office environment, an expansive workshop, and a fenced yard with storage and private alley access. The property includes three structures totaling approximately 2,827 square feet, situated on ±6,912 square feet of land. The office structure, measuring around 1,300 square feet, can serve as a creative workspace, administrative offices, or storage area. This building leads into the second and third structures, which offer over 1,500 square feet of open warehouse space, manufacturing areas, and covered storage. The third structure, approximately 400 square feet, was likely a garage at one point and is therefore not fully accounted for in some public records.

The property features a fully fenced, partially covered outdoor yard space, with the convenience of a gated alley used by only two parties—the owner of the subject property and one neighbor. The property is zoned Manufacturing Planned Development (MPD), a Huntington Park-specific industrial with many commercial uses allowed as well.

This offering is unique in that it provides both a presentable office space and an expansive workshop and yard, complemented by well-maintained surroundings, manicured landscaping, a tranquil monotone paint scheme, and mid-century modern design elements that make this industrial building both versatile and stylish for nearly any business.

OCCUPANCY	VACANT
LIST PRICE	\$825,000
BUILDING SIZE <i>(Per Property Profile and Public Record)</i>	2,364
ESTIMATED SIZE OF STORAGE/GARAGE	±463
TOTAL BUILDING SIZE WITH STORAGE/GARAGE <i>(Per Owner's Site Plan)</i>	2,827
LOT SIZE	6,912
PRICE / SF <i>(Based on Property Profile SF)</i>	\$348
LOT PRICE / SF	\$119
YEAR BUILT	1962
PROFORMA CAP RATE	6.50%
PROFORMA GRM	11.87
PROFORMA NOI	\$53,527
PROFORMA RENT ESTIMATE (\$/SF)	\$2.50
EXPENSE RATIO	24%
PARCEL #	6321-018-002

Investment Highlights

❖ **Versatile & Creative Industrial Property in Huntington Park, California**

❖ **Three Structures Include: Creative Office Space, Workshop, and Storage Totaling Over ±2,800 SF on ±6,900 SF of Land**

❖ **Fenced Yard That is Partially Covered with Private Alley with Access**

❖ **Plenty of Power with 300 AMP and 3-Phase**

❖ **MPD Zoning Allows for a Wide Range of Industrial and Commercial Uses**

❖ **Manicured Landscaping, Peaceful Paint Scheme, Mid-Century Modern Design Elements**

Office Gallery



6409 REGENT STREET



VERSATILE & CREATIVE INDUSTRIAL PROPERTY



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Workshop & Light Manufacturing



Storage/Warehouse Space





Manicured Landscaping, Peaceful Paint Scheme, Mid-Century Modern Design Elements



6409 Regent Street

HUNTINGTON PARK, CA 90255

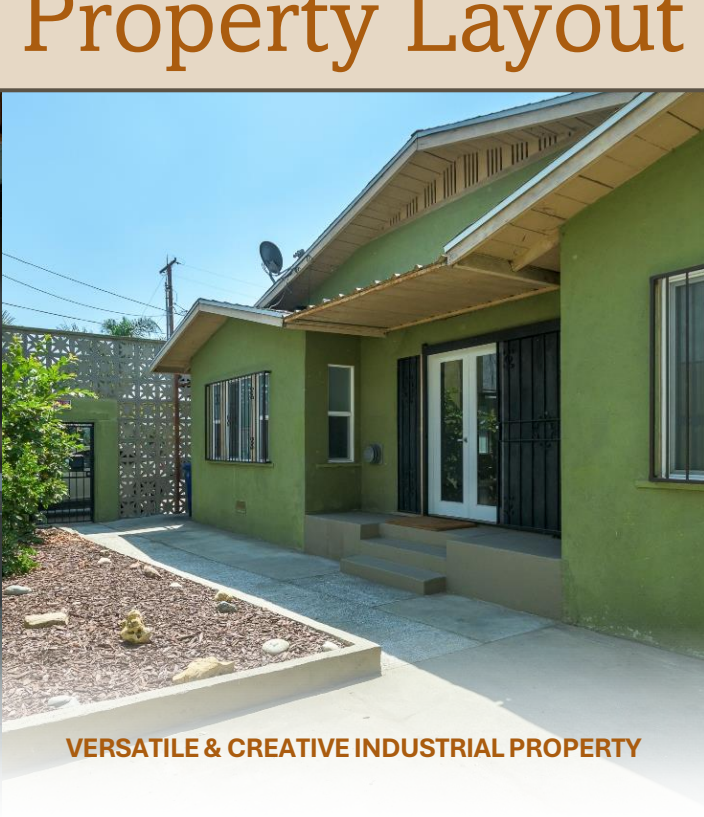




Property Layout



6409 REGENT STREET

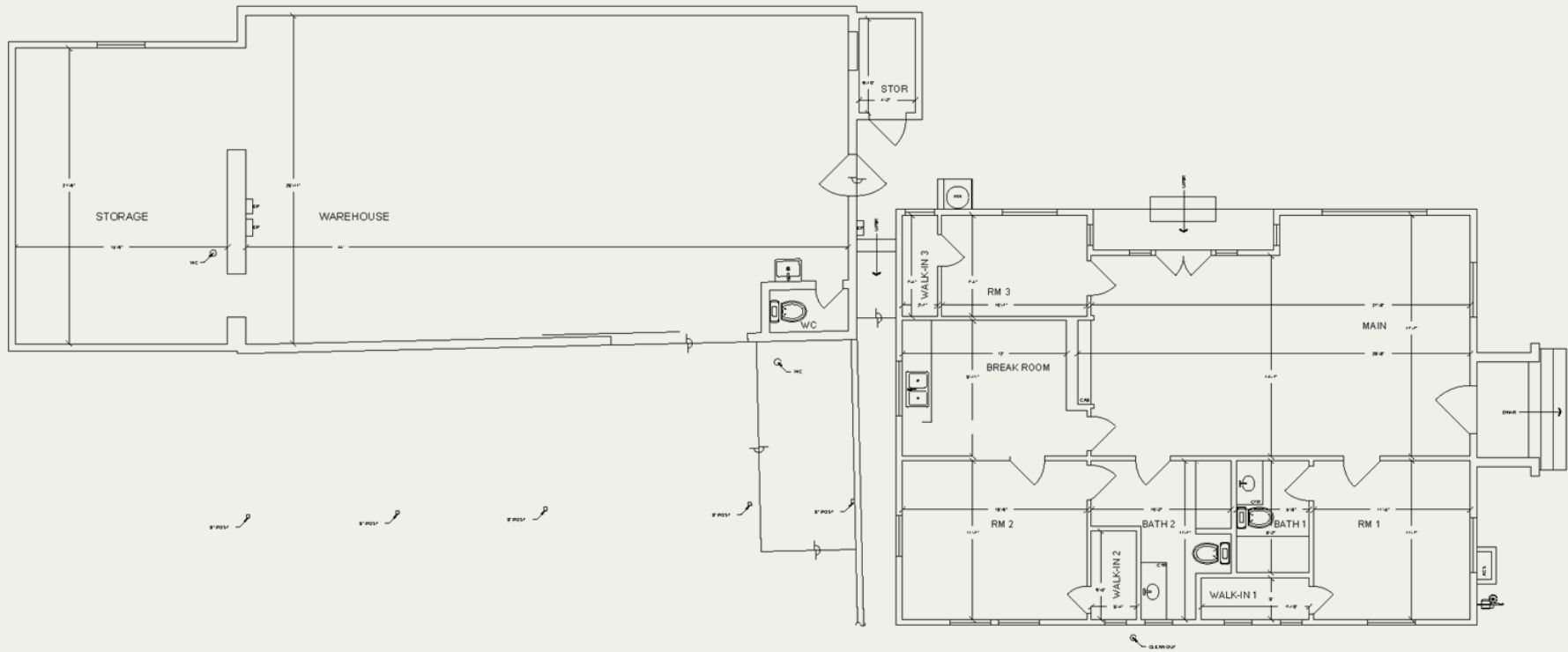


VERSATILE & CREATIVE INDUSTRIAL PROPERTY



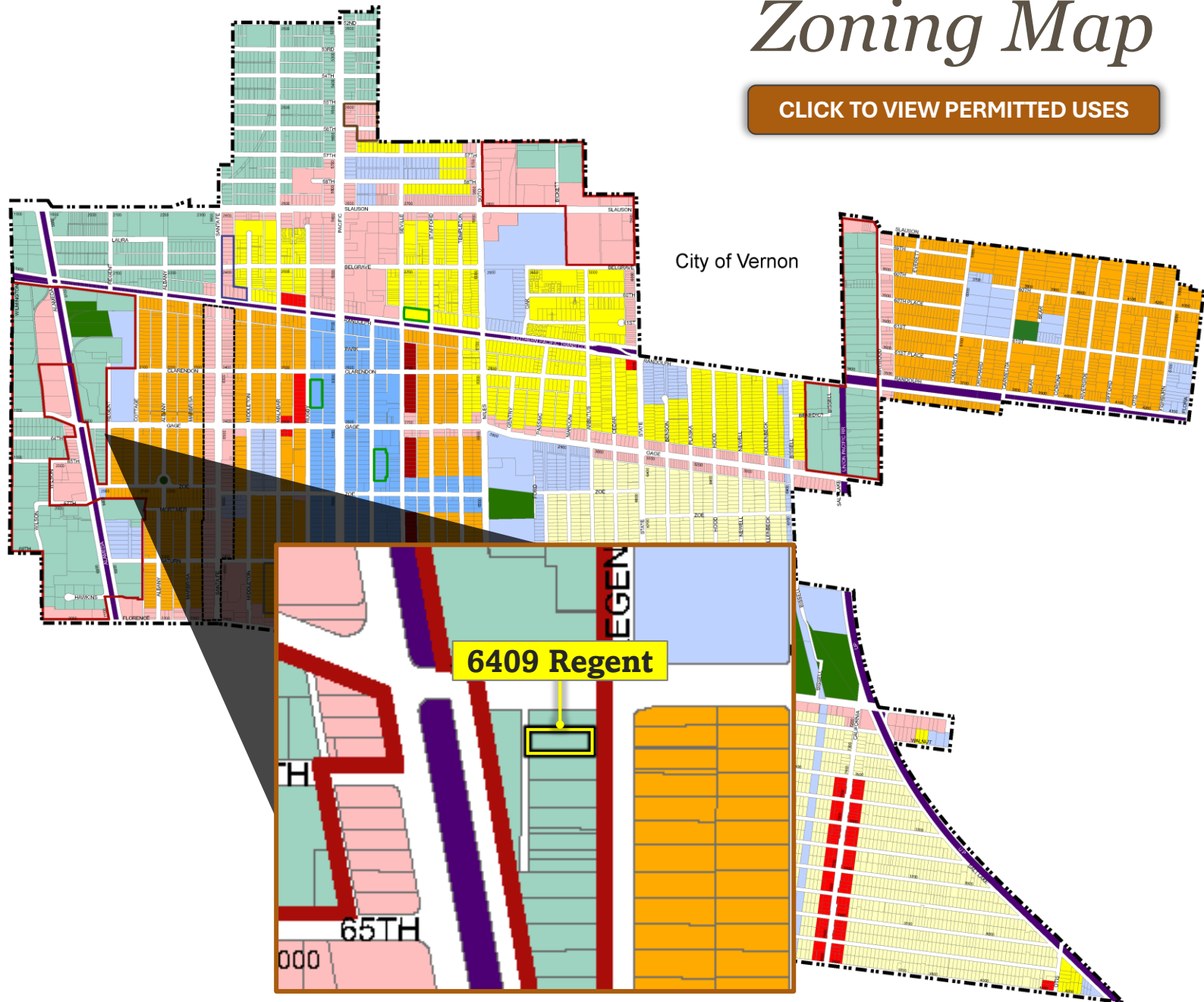
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Floor Plan



Zoning Map

[CLICK TO VIEW PERMITTED USES](#)



APPROX. PARCEL BOUNDARY

CG COMMERCIAL GENERAL

RH HIGH DENSITY RESIDENTIAL

MPD MANUFACTURING PLANNED

An aerial photograph of an industrial neighborhood, likely in Los Angeles, showing various commercial buildings, parking lots, and a multi-lane highway. The image is overlaid with a semi-transparent topographic map pattern of wavy contour lines. The text is centered over the image.

Neighborhood Overview

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Huntington Park

Huntington Park maintains one of the most vibrant downtown shopping districts for Latino shoppers in the Los Angeles County region. For decades, this retail area has served as a regional shopping district for the Hispanic population of Los Angeles County and is known throughout Mexico, Central America and other parts of Latin America.



53,644

POPULATION



\$51,065

AVG HH INCOME



Retail Map



6409 Regent

MARGARITA PLAZA
Food 4 Less
bobatime

PLAZA LA ALAMEDA
petco Marshalls ROSS
dd's Party City BIG 5

CUDAHY PLAZA
SPROUTS FARMERS MARKET CHOZE FITNESS
jamba Burlington

HP RETAIL PROFILE

Pacific Blvd

The city has more than 600 retail businesses in their downtown area. Lively business activity is enhanced with a large population of new and repeat customers.

The steady growth in sales tax signifies the city's prominence as a regional merchandising center.

The well-defined downtown focuses on pedestrian shopping along Pacific Boulevard and adjacent streets. This stretch of Pacific Boulevard in downtown Huntington Park is a major commercial district serving the city's largely working-class residents, as well as those of neighboring cities such as Bell, Cudahy, and South Gate.



LA ALAMEDA CENTER



CURACAO CENTER



BELSTATE PLAZA

PLAZA AMERICNA



AVIATOR NATION

Saroyan Hardwoods

Raul R. Perez Memorial Park

W & M Textile Co

YUN APPAREL

ROBIN PLAZA



6409 Regent

ALAMEDA ST

GAGE AVE

REGENT STREET



CONNECTIVITY

The West Santa Ana Branch Transit Corridor (WSAB) project is a 19-mile corridor that Metro is evaluating for a new light rail transit line that would connect southeast LA County to downtown Los Angeles.

Metro's plan for better transit includes a new light rail transit (LRT) line to southeast LA County. This project would connect Artesia, Cerritos, Bellflower, Paramount, Downey, South Gate, Cudahy, Bell, Huntington Park, Vernon, unincorporated Florence-Firestone and downtown Los Angeles. Connecting this area to Metro's rail network will provide alternatives to driving and create more access to opportunity.

TOP EMPLOYERS



TODD RUTKIN, INC.



Area Economy

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. Today, about 30% of its residents still work at factories in nearby Vernon and Commerce. The City has a variety of business activity and is not dependent on one large source tax revenue. Huntington Park has a varied manufacturing and industrial base that adds to the relative stability of the unemployment rate which has aided in the discernible trend toward steady residential growth.

An aerial photograph of an industrial district, featuring various warehouse and office buildings, parking lots, and a multi-lane highway on the left. The image is overlaid with a semi-transparent, wavy topographic map pattern. The text is centered over the middle of the image.

Financial Analysis

6409 Regent Street

Rent Roll

RENT ROLL									
Tenant	Suite	Size	%	Rent	\$/SF	Lease Inception	End Date	Type of Lease	
PROFORMA TENANT	6409	2,364	100%	\$5,910	\$2.50	TBD	TBD	MG	
TOTALS		2364	100%	\$5,910	\$2.50				

Notes:

- (1) Square Footage is an ESTIMATE only. Buyer should verify prior to purchase.
- (2) Property Profile has recorded 2,364 square feet as the total square footage.
- (3) Proforma Rent is an ESTIMATE only. Buyer should verify prior to purchase.

Operating Statement

	INVESTOR		OWNER-USER	
Revenue				
Projected Gross Income	\$	70,920		No Rental Income
Vacancy Factor	\$	(1,418)	2.00%	\$ -
Total Gross Rental Income	\$	69,502		\$ -
Operating Expenses				
Real Estate Taxes (Estimated Tax Rate 1.22%)	\$	10,065	1.22%	\$ 10,065 1.22%
Insurance	\$	3,546	\$1.50 /SF	\$ 3,546
Utilities (Tenant Pays Direct)	\$	-		\$ -
Utilities: Water (Tenant Pays Direct)	\$	-		\$ -
Utilities: Gas (Tenant Pays Direct)	\$	-		\$ -
Trash (Tenant Pays Direct)	\$	-		\$ -
Repairs & Maintenance	\$	2,364	\$1.00 /SF	\$ 2,364
Management Expenses	\$	-	0% of GI	\$ -
Total Operating Expenses	\$	15,975		\$ 15,975
Expense Ratio (% of EGI)		23%		N/A
Monthly Expense Amount	\$	1,331		\$ 1,331
Expense PPSF	\$	6.76		\$ 6.76
NET OPERATING INCOME	\$	53,527		\$ (15,975)

(4) Expenses are ESTIMATED ONLY, Buyer should verify prior to purchase.

(5) Real Estate taxes assume a 1.22% tax rate.

Pricing Analysis

PRICING SUMMARY	INVESTOR PRICE	OWNER-USER PRICE
OPINION OF VALUE	\$ 825,000	\$ 825,000
Cap Rate	6.49%	N/A
Price Per Square Foot (Building)	\$ 349	\$ 349
Price Per Square Foot (Lot)	\$ 119	\$ 119
PROPOSED FINANCING	INVESTOR FINANCING	SBA OWNER-USER FINANCING
Down Payment	50% \$ 412,500	10% \$ 82,500
Loan Balance	\$ 412,500	\$ 742,500
Interest Rate	6.50%	6.00%
Amortization Period	25 Years	\$ 25 Years
Mortgage (Annual)	\$ 33,817	\$ 58,083
Mortgage (Monthly)	\$ 2,818	\$ 4,840
Building Expenses (Annual)	\$ 15,975	\$ 15,975
Building Expenses (Monthly)	\$ 1,331	\$ 1,331
TOTAL MORTGAGE + EXPENSES	\$ 4,149	\$ 6,172
TOTAL MORTGAGE + EXPENSE (Annual)	\$ 49,792	\$ 74,058
Investor's Cash on Cash Return (Annual)	\$ 19,709	Effective Price/SF \$ 2.61
Investor's Cash on Cash Return (Monthly)	\$ 1,642	Estimated Market Rent \$ 2.50
Cash on Cash Return (%)	4.78%	Delta Between Owning Vs. Renting \$ 0.11 4%
Debt Coverage Ratio	1.58	For <u>4%</u> more, a tenant can own versus rent.

(6) Building and Lot sizes have not been verified by Agent or Seller. Buyer to conduct its own investigation.

(7) Proposed Financing may be substantially different or unavailable to Buyer.

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DESIGN BY CRESC