

FOR LEASE

FOOTHILL at SANTA ANITA Heavily Trafficked Neighborhood Center



1-13 E. Foothill Blvd.
Arcadia, CA 91006

Retail Center

Unit	Tenant	SF	Price PSF
13	Vacant	*1,694	Negotiable
*NNN ±\$0.36 (Each tenant pays for its own electrical)			

Site Attributes:

- Year built: 1979
- Lot size: ±38,348 SF • Building Size: ±10,897 SF
- Ample parking: 62 free surface parking spaces, 5.4/1,000 SF.
- Well situated signalized corner retail building with significant frontage on "Main & Main" of the entrance to The Highlands of Arcadia.
- Anchored by One West Bank, a successful branch with substantial deposits and recently extended lease.
- Ideal opportunity for convenience oriented users seeking a strong retail presence with great visibility.
- Surrounded by great mix of local and national credit tenants.

Demographics			
2015 Est. Demographic	1 Mile	3 Miles	5 Miles
Population	14,267	135,655	304,615
Average HH Income	\$119,644	\$100,986	\$95,234

Source: CoStar

Traffic Counts	
Street (Directional)	Cars Per Day
E Foothill Blvd	25,700
N Santa Anita Ave.	24,898
TOTAL TRAFFIC	50,598

Source: CoStar

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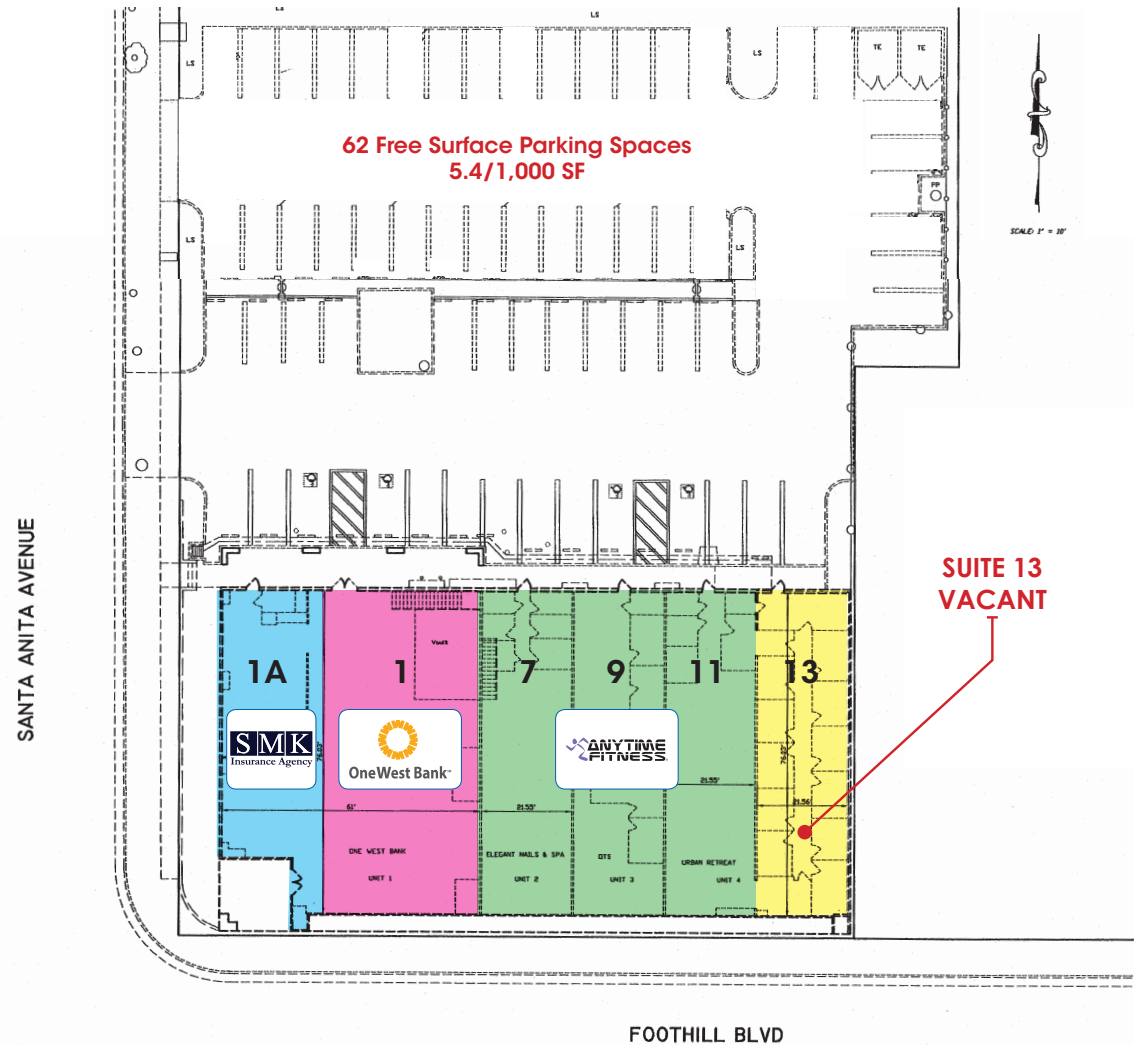
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Site Plan



Unit	Tenant	SF
1A	SMK Insurance Agency	1,248
1	One West Bank	3,091
7	Anytime Fitness	* 2,165
9		* 1,694
11		* 1,665
13	Vacant	* 1,694



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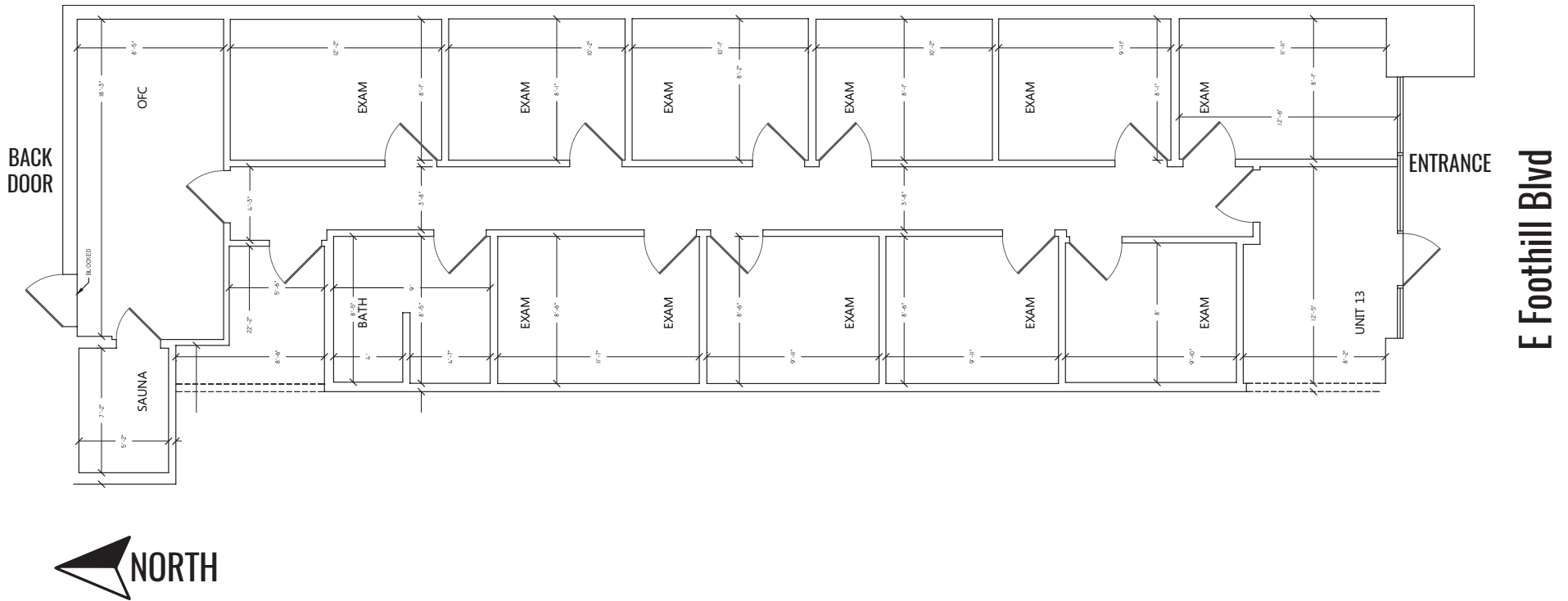


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Floor Plan

UNIT 13 ±1,694 SF



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Local Retailer Map



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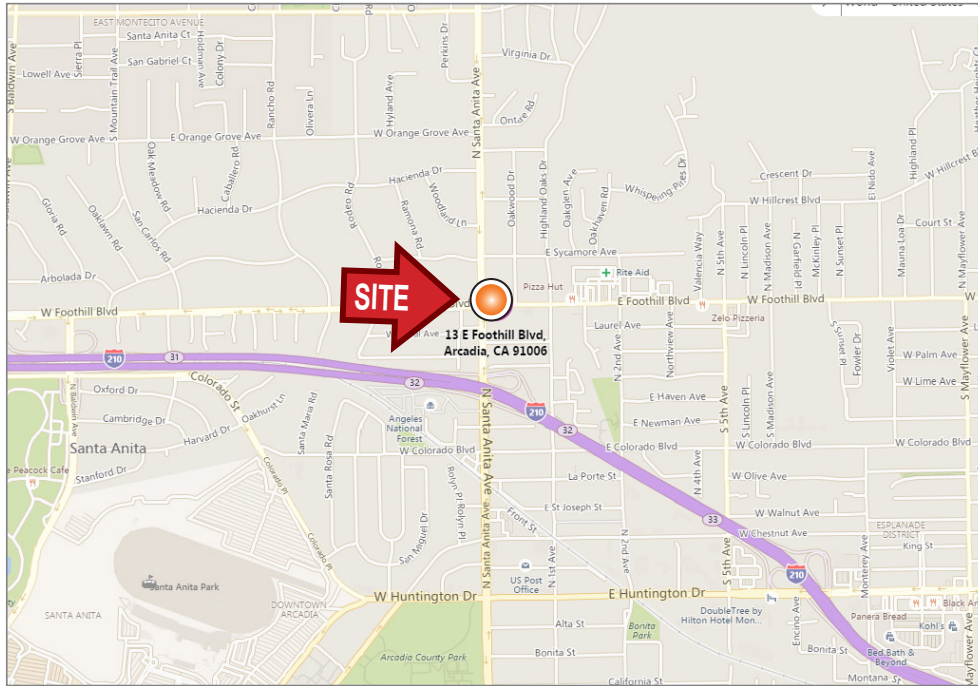
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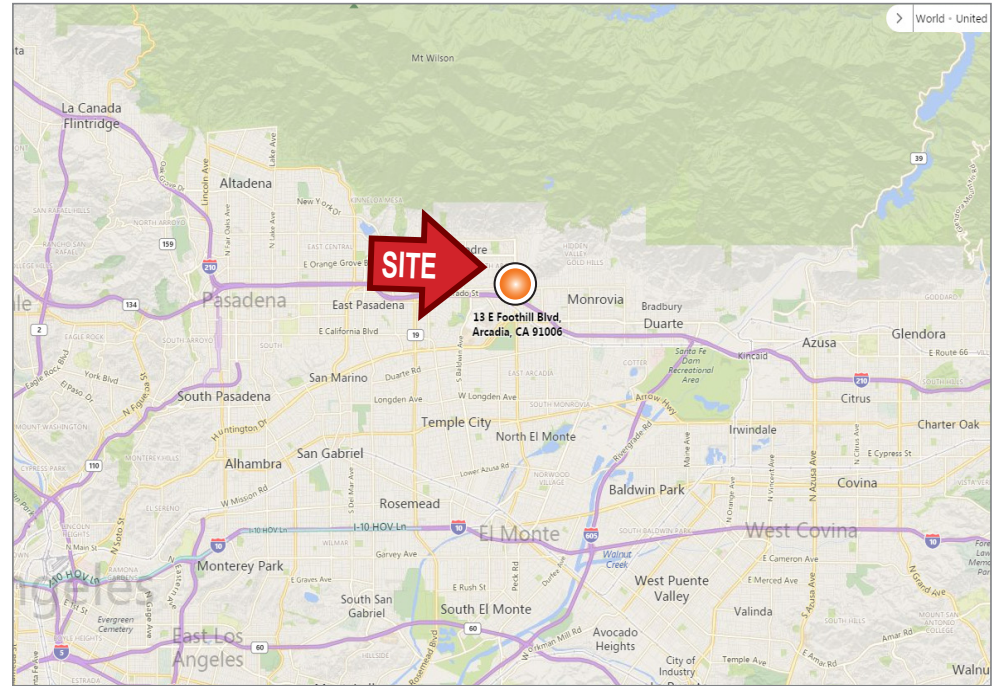
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Local Map



Regional Map



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