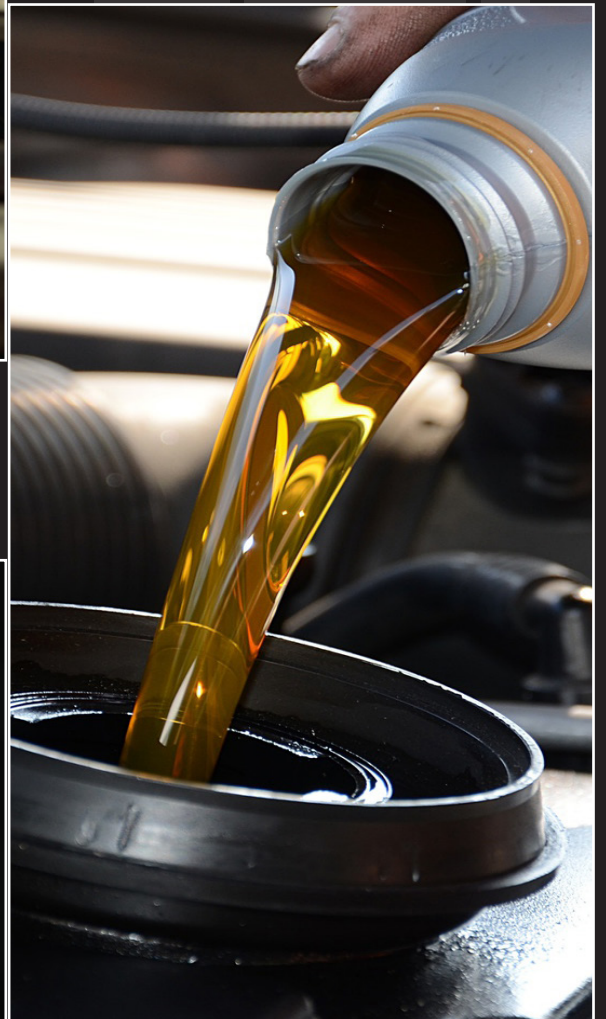





AUTOMOTIVE SERVICE FACILITY  
3 EAST DUARTE ROAD  
ARCADIA, CA



AVISON  
YOUNG

CANADA'S BEST  
MANAGED  
COMPANIES



**AUTOMOTIVE LUBE BUILDING**  
3 E. Duarte Road  
Arcadia, CA 91006

#### HIGHLIGHTS

Avison Young's Automotive Properties Group is pleased to present the opportunity to lease an automotive repair facility in Arcadia, California.

This 2,178 square foot automotive service facility is situated on 0.31 acres, offering 3 drive-thru service bays and a shared corner lot with World Oil gas station. Zoned CACG - Auto Sales/Service Shop; acceptable uses include a variety of automotive related businesses as well as general commercial uses. This property presents an excellent opportunity to re-establish an automotive repair facility that has historically enjoyed tremendous success.

Located on Santa Anita & Duarte Road, near the 210 freeway, in the City of Arcadia, the property services approximately 448,812 people within a 5-mile radius with an median household income of over \$62,274.

#### AERIAL





## PROPERTY HIGHLIGHTS

Property: 3 E. Duarte Rd  
Arcadia, CA

Building Area: 2,178 SF

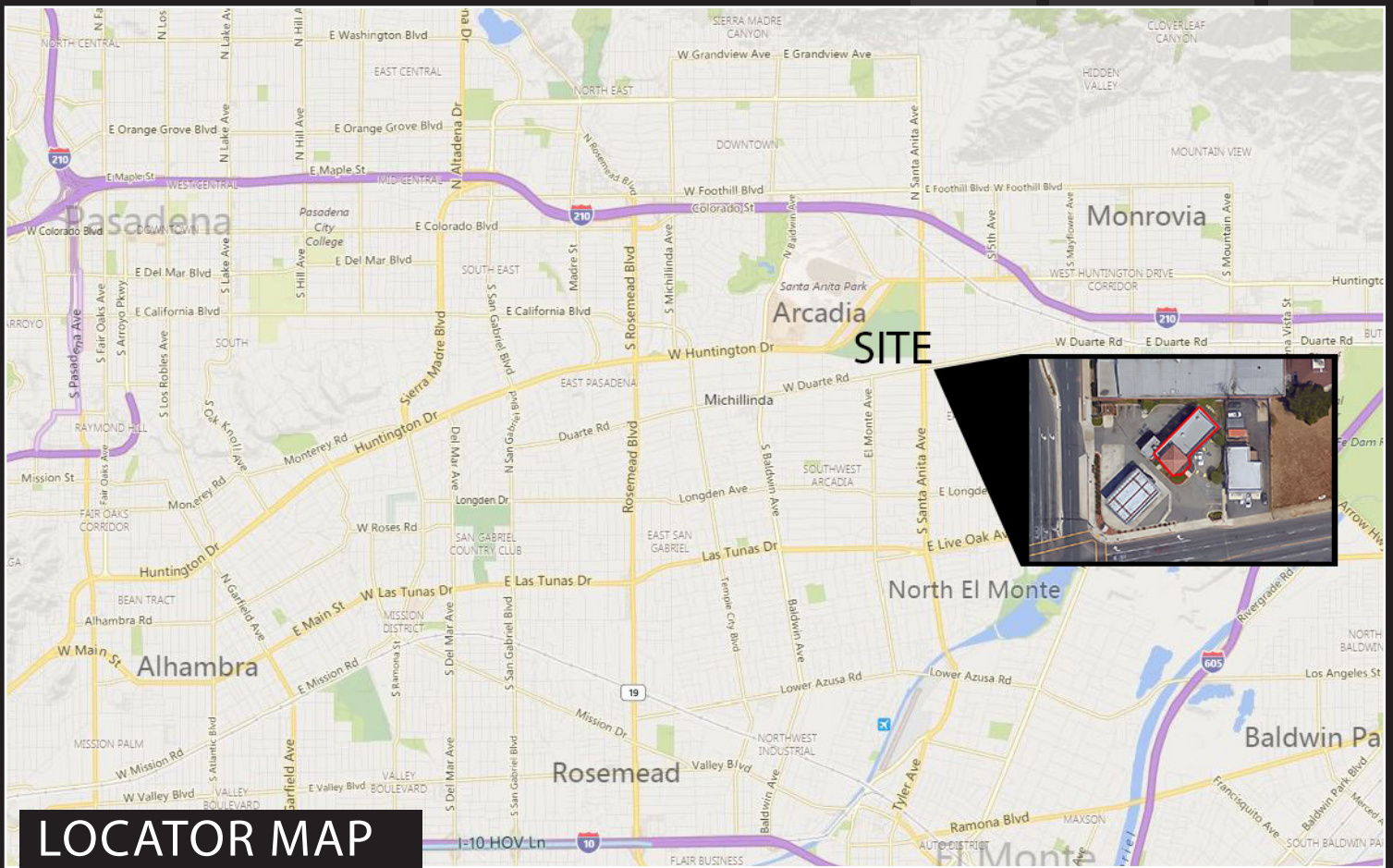
Parcel Size: 0.31 AC

Lease Rate: \$2.50/ SF NNN



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2016 Total Population	18,123	185,235	452,752
2016 Median Household Income	\$74,064	\$71,117	\$63,072



## AVISON YOUNG'S AUTOMOTIVE PROPERTIES GROUP

Avison Young's Automotive Properties Group (APG) is a fully dedicated service line within Avison Young that specializes in the automotive real estate needs of investors, developers, manufacturers, and franchisees on a national basis. Headquartered in Los Angeles, California, APG provides automotive specific expert knowledge in marketing research, investments, leasing, management and valuation. APG consistently utilizes the global network and local market knowledge of Avison Young's dedicated real estate professionals to ensure our clients make informed, effective automotive-related real estate decisions.

FOR MORE INFORMATION PLEASE CONTACT:

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**AVISON  
 YOUNG**

The above statement was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.

