



FRED LEEDS PROPERTIES
Acquisitions, Residential & Retail Management
Brokerage and Development

Hanging 18 inches
Climbing Gym - Arcadia

AVAILABLE FOR LEASE

101 W Huntington Dr, Arcadia CA

1.07 AC
4,686 SF Building

Colorado Place (9,815 VPD)



Santa Clara St (10,446 VPD)

Huntington Dr (23,935 VPD)



W Huntington Dr (13,548 VPD)

Civic Center
Athletic Field
Recreation
Area



Arcadia City Hall

Prime Free-Standing Former Bank
Ideal space for retail or medical use
35,000 vehicles per day
Just one block from the USC Medical Center
Abundant Parking

Charlie Rosenberg

Vice President of Commercial Assets and Leasing

213.500.3512

charlie@fredleedsproperties.com

Lic: CA 02178627

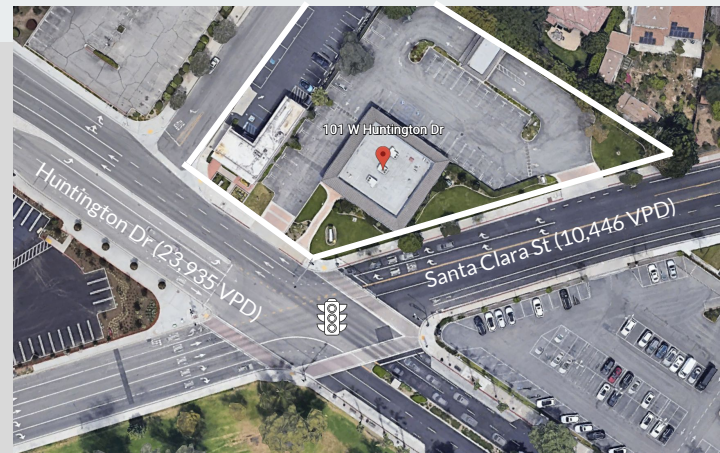
Executive Summary

PROPERTY INFORMATION

Address	101 W Huntington Dr, Arcadia, CA 91007
Building Size	4,686 SF
Land Area	46,398 SF (1.065 Acres)
Location	Signalized Corner
Municipality	City of Arcadia
APN	5775-023-015
Frontage	Santa Clara Street: 310 feet Huntington Drive: 75 feet
Zoning	C-G with Downtown Overlay
Proposed Use	Retail, Medical, and/or Commercial FAR 1:1, Height Limit 48'

INVESTMENT HIGHLIGHTS

- Prime central location
 - Signalized corner
 - 35,000 vehicles per day
 - Former bank building
 - Ideal for retail, bank, development, and health care facilities
 - Within one mile of the USC Arcadia Hospital
 - Hotels + Senior Living facilities are Conditionally Permitted (CUP)
 - City will allow Pylon Signage
 - The Downtown Overlay allows for an increased FAR of 1.0 and a 48' height limit
 - Located at the gateway to the world famous Santa Anita Racetrack and the largest urban park and golf course in the County of Los Angeles
- (Arcadia Park and Santa Anita Golf Course)





Demographics

Population



1 MILE	3 MILE	5 MILE
14,116	160,613	363,385

Median Household Income



1 MILE	3 MILE	5 MILE
\$102,833	\$94,363	\$85,432

Average Household Income

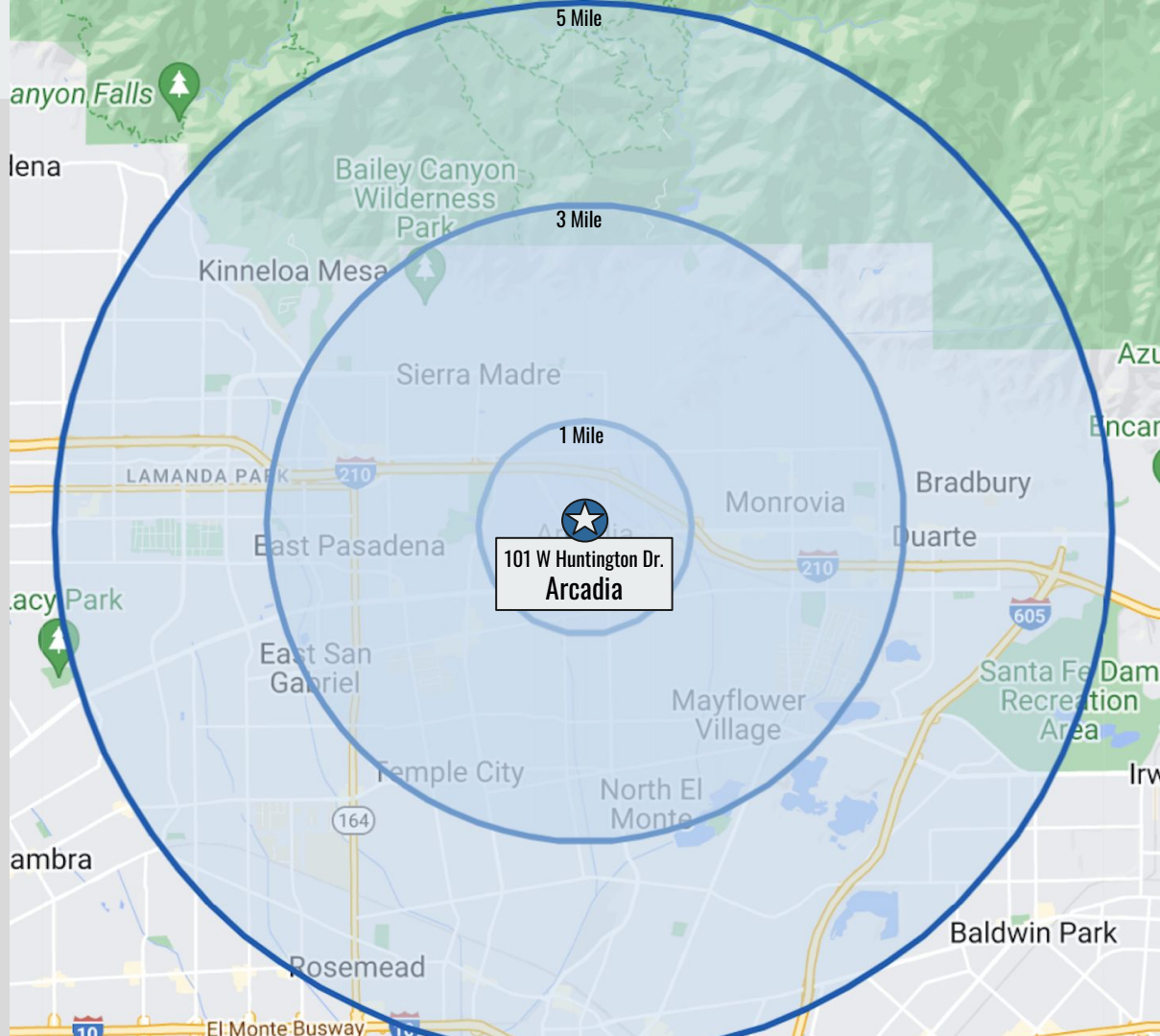


1 MILE	3 MILE	5 MILE
\$125,600	\$119,665	\$111,883

Median Age



1 MILE	3 MILE	5 MILE
43.2	43	41.4



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