

# 0.64 ACRES RETAIL LAND



## FOR LEASE



## 201-203 East Duarte Road

Arcadia, California 91006

### Property Highlights

- 27,878 SF Land for Lease
- Drive-Thru is permitted with CUP
- Great Visibility on Signalized Corner
- Affluent Neighborhood of Arcadia
- Minutes from Arcadia High School, Arcadia Library, Santa Anita Golf Course, Westfield Santa Anita Mall & Santa Anita Park Race Tracks

### OFFERING SUMMARY

Lease Rate:	\$250,000.00 per year (NNN)
Available SF:	0.64 Acres
Lot Size:	0.64 Acres

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,023	57,271	127,865
Total Population	21,484	170,910	418,206
Average HH Income	\$91,015	\$89,471	\$82,112



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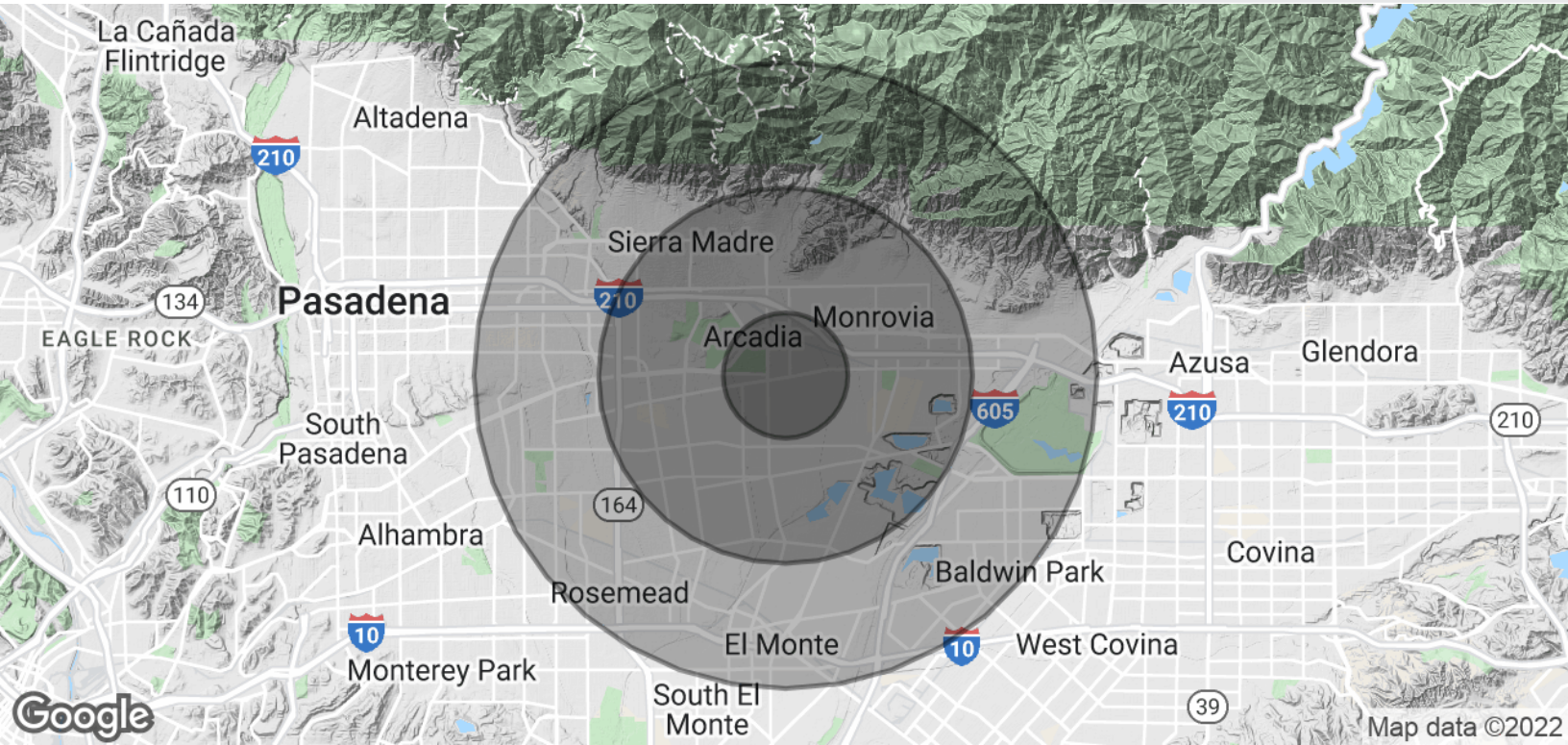
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,484	170,910	418,206
Average Age	38.5	39.1	37.4
Average Age (Male)	38.3	37.9	35.9
Average Age (Female)	38.9	40.5	39.0

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,023	57,271	127,865
# of Persons per HH	3.1	3.0	3.3
Average HH Income	\$91,015	\$89,471	\$82,112
Average House Value	\$690,730	\$597,847	\$581,475

\* Demographic data derived from 2010 US Census



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