

FOR LEASE

PRIME NEW RETAIL CONSTRUCTION

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA



**7-9 Las Tunas Dr
Arcadia, CA 91007**

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PROPERTY INFORMATION

| | |
|-------------------|--|
| ASKING RATE | Upon Request |
| TERMS | 3+Years |
| AVAILABLE SUITES | Suite A - ±1422 SF Suite B - ±1422 SF <i>Can be combined for 2844 SF</i> |
| TOTAL BUILDING SF | ±8,343 |
| LOT SF | ±31,027 |
| PARKING | 44 spaces |
| APN | 5788-020-057 |



PROPERTY HIGHLIGHTS

Brand new construction on a very high traffic street in Arcadia with great signage. Co-tenants include Paris Baguette and Kyuramen. Highly desirable location for the right tenant. Ideal for food, medical, spa or other retail uses.



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PROPERTY PHOTOS | EXTERIOR



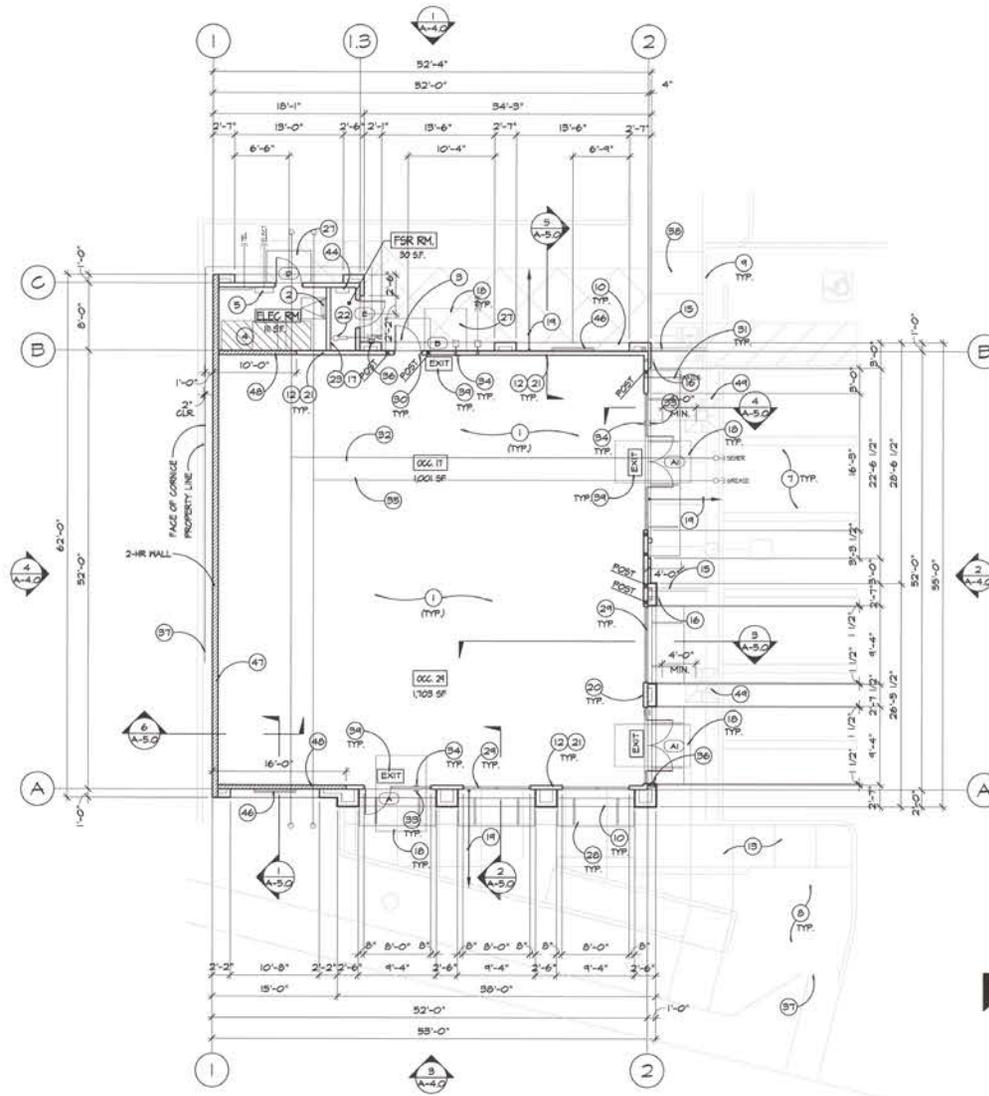
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PROPERTY PHOTOS | INTERIOR



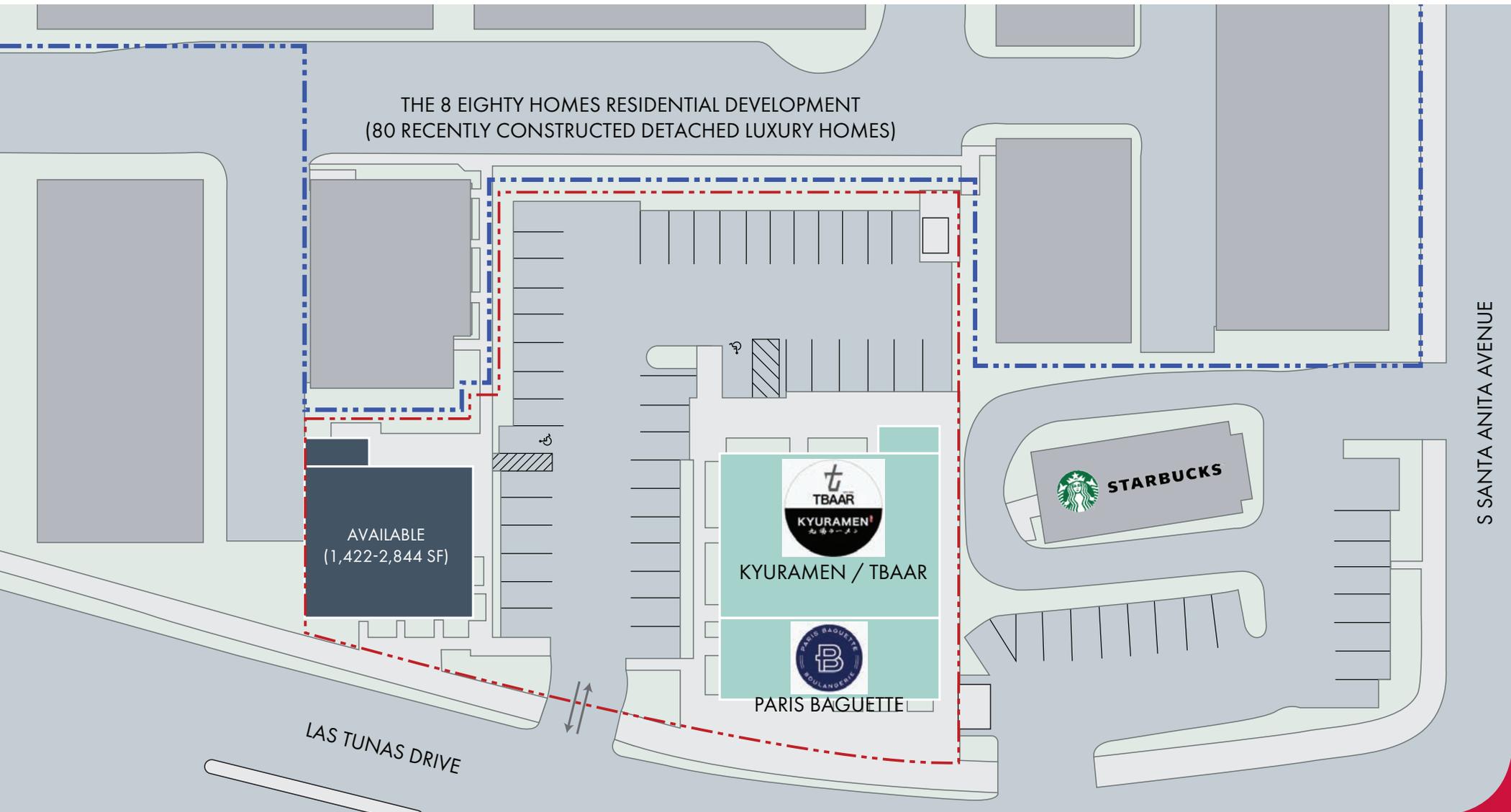
FLOOR PLAN



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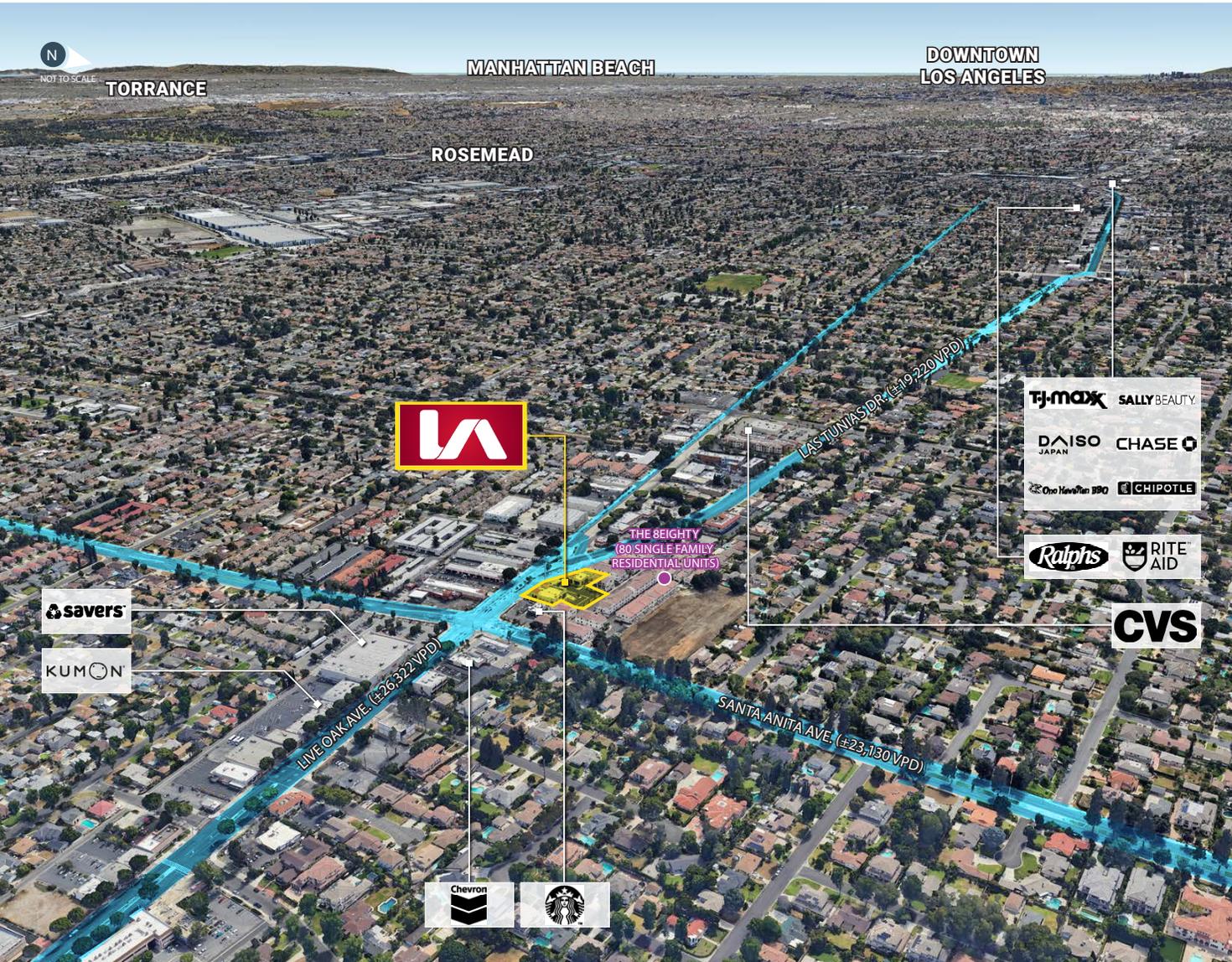
SITE PLAN



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AREA OVERVIEW



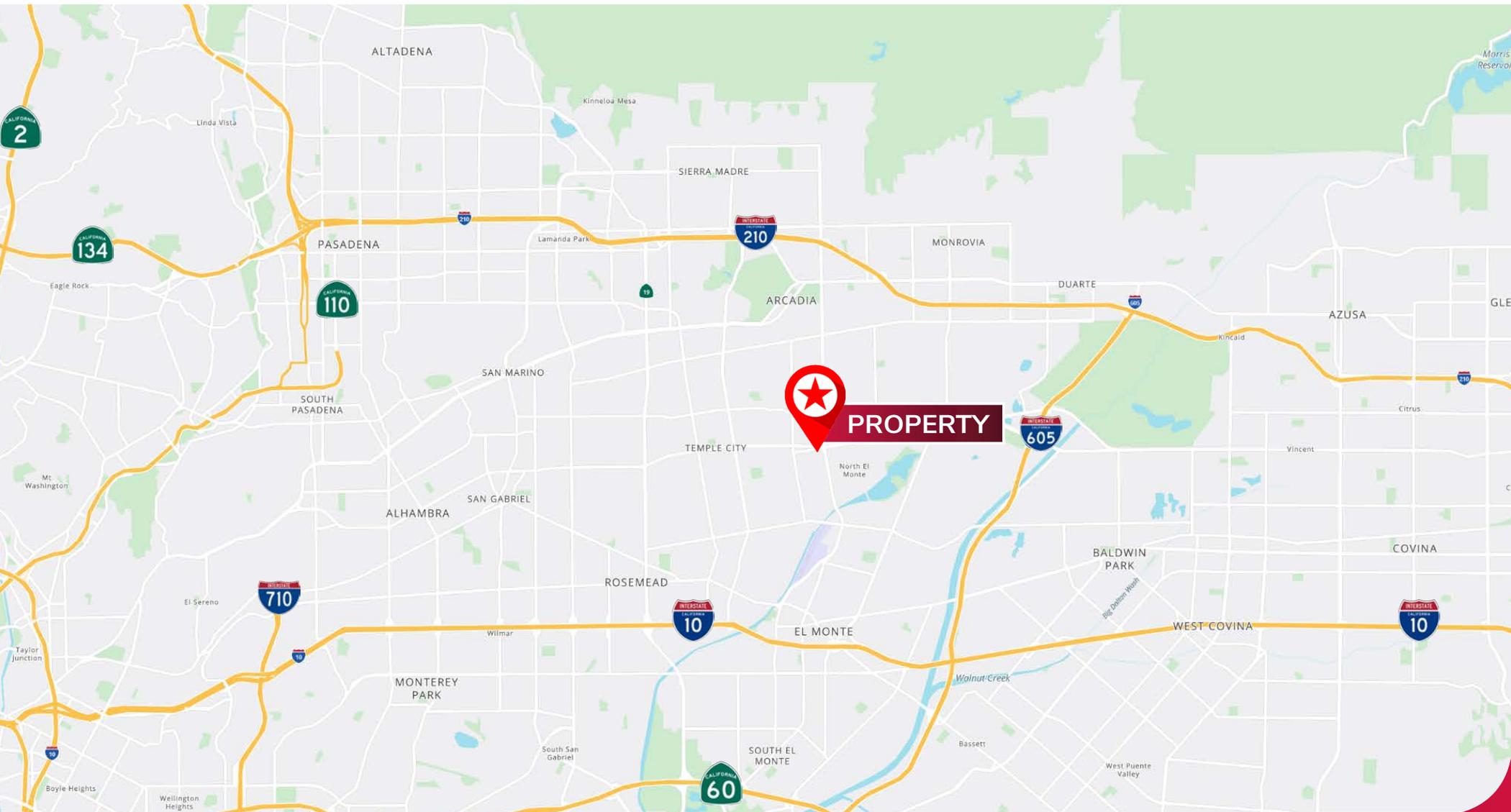
| DEMOGRAPHICS | |
|--------------------|-----------------|
| 1-MILE RADIUS | |
| POPULATION: | 18,034 |
| AVG HHI: | \$98,341 |
| 3-MILE RADIUS | |
| POPULATION: | 209,821 |
| AVG HHI: | \$83,700 |
| 5-MILE RADIUS | |
| POPULATION: | 543,367 |
| AVG HHI: | \$85,208 |



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OVERVIEW MAP



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