



**COMMERCIAL  
REAL ESTATE**

*the sign of a profitable property*



## BEAUTIFUL BUILT-OUT SECOND FLOOR OFFICE FOR LEASE

1045 W. Huntington Drive #2, Arcadia, CA 91007



**STEFAN SIEGEL**  
(818) 697-9372 | stefan@illicre.com  
DRE#01356621

**PALOMA GASPAROV**  
(818) 650-1742 | paloma@illicre.com  
DRE#02348590



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

# PROPERTY FEATURES

1045 W. Huntington Drive #2, Arcadia, CA 91007



## APPROX. 4,975 SF

BEAUTIFUL BUILT OUT SECOND FLOOR OFFICE

- ✓ Previous Mass Mutual
- ✓ Has elevator
- ✓ Perfect for financial institution, medical/urgent care
- ✓ 40 parking spaces

## AREA AMENITIES

- ✓ Hard corner
- ✓ Population over 28,000 within 1 mile
- ✓ Diverse range of industries including healthcare, education and technology
- ✓ Close proximity to major transportations and freeways
- ✓ Near attractions such as Los Angeles County Arboretum, Santa Anita Park and The Shops at Santa Anita

## RENT RATE

\$3.50 PSF PER MONTH NNN ± \$0.53 PSF

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	28,444	174,158	487,197
 Med HH Income	\$82,368	\$96,043	\$82,291
 Daytime Pop	23,775	146,371	404,542
 Traffic Count	± 48,812 CPD ON SUNSET BLVD & HUNTINTON DR		

OFFICE SPACE  
ARCADIA, CA

# INTERIOR PHOTOS

1045 W. Huntington Drive #2, Arcadia, CA 91007



OFFICE SPACE  
ARCADIA, CA

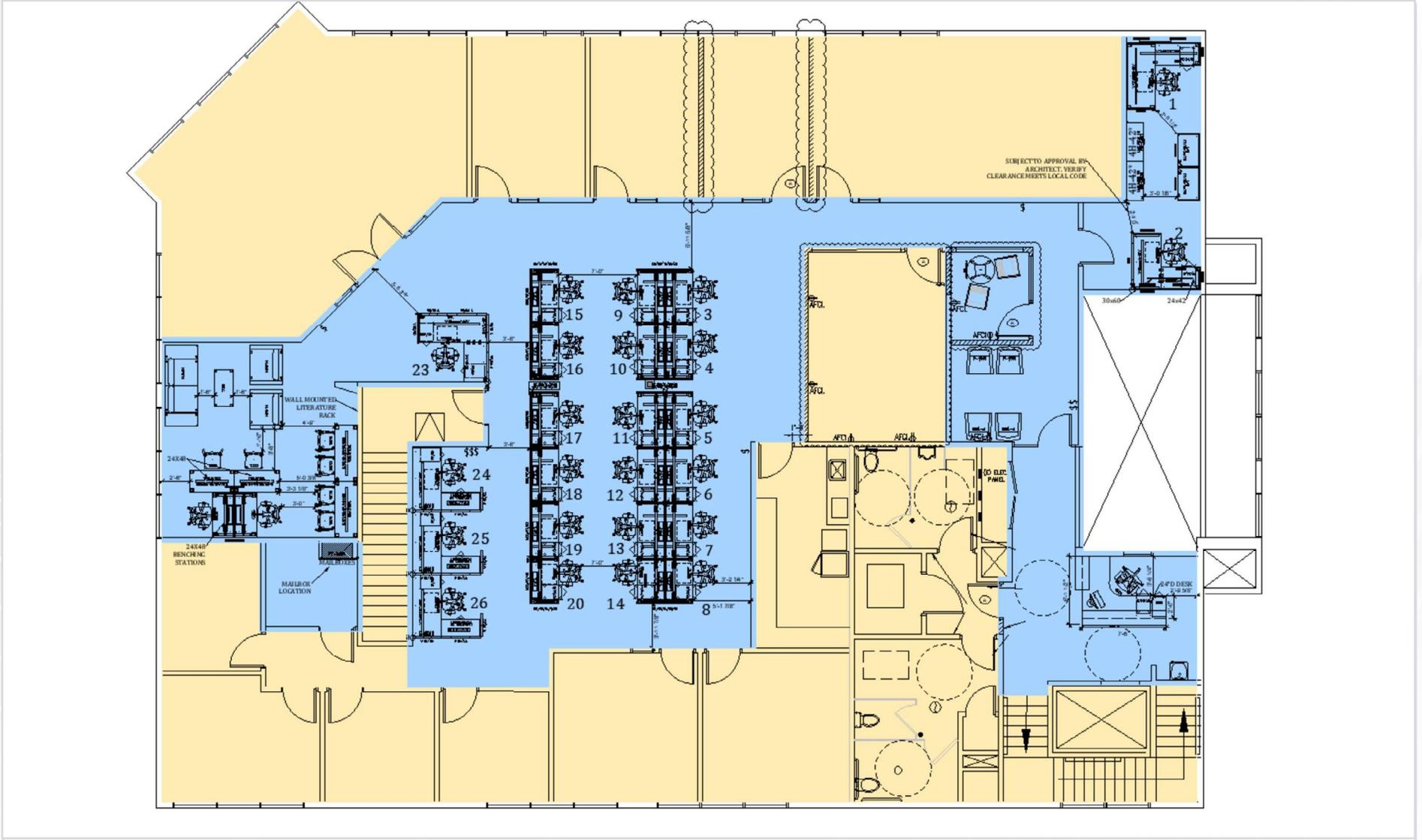
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# FLOOR PLAN

1045 W. Huntington Drive #2, Arcadia, CA 91007



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE



AERIAL MAP



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SENIOR ASSOCIATE

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ASSOCIATE

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