

For Sale

\$3,400,000

1424 South Baldwin Avenue Arcadia CA



This is a rare owner/user opportunity to purchase a street front religious facility in Arcadia. The grounds provide a sanctuary, hall with commercial kitchen and tranquil outside areas.

Building Summary:

Bldg: 8,363 SF

Lot Size: .11,674 SF

Zoning: ARC2YY (Religious)

Yr Built: 1939

Ceiling ht: 12' to 15'

Excellent Street Frontage

Contact

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Demographics

Population

	1 Mile	3 Mile	5 Mile
2010 Population	29,040	190,927	516,738
2023 Population	27,289	180,396	492,983
2028 Population Pro.	26,165	173,175	474,223
Growth 2010 –2023	-0.5%	-0.4%	-0.4%
Growth 2023-2028 Pro.	-0.8%	-0.8%	-0.8%
Median Age:	44	43.4	41
Bachelor Degree or higher	48%	43%	36%
Household Size	2.6	2.8	3.0
Avg Household Income	\$113,327	\$122,118	\$112,121
Median Home Value	\$967,177	\$941,629	\$859,551
Median Year Home Built	1965	1958	1959

Traffic Counts

	Count	Distance
S. Baldwin / W Camino Real Ave	29,044	.03 miles
W. Duarte Rd / S. Baldwin Ave	20,267	.24 miles

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