



FOR LEASE



Arcadia Metro Center
650 W Duarte Rd, Arcadia, CA, 91007-7617



CONTENTS

01 Foxland

Team
About Us

02 Executive Summary

Location Summary

03 Property Description

Property Features

04 Property Photos

Property Photos

05 Demographics

Demographics
Demographic Charts

06 Services

Transactions
Leasing



Exclusively Marketed by:



SINCE 1985 | LOS ANGELES | SAN FRANCISCO

(626) 978-9996
2990 Huntington Drive San Marino, CA
91108



Howard Ran, J.D.

President & Broker of Record
CA Lic. 01876980
howard@foxlandre.com



Julien Goavec

Broker & Co-founder
CA Lic. 02101643
julien@foxlandre.com



Daryl Chau

Partner & Management
CA Lic. 02204492
daryl@foxlandre.com

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Foxland

Team
About Us



Meet the Team



Julien Goavec

Broker & Co-founder
CA Lic.: 02101643



Howard Ran, J.D.

President & Broker of Record
CA Lic.: 01876980



Daryl Chau, M.Sc.

Partner & Management
CA Lic.: 02204492



Simon Wang

Senior Technician & Maintenance
Contractor Lic. 1097724



Chloe Jia

Executive Assistant
Commercial & Investment Management



Ian Russel

Senior Sales Manager
Sales and Client Care



Jeriko Alejandro

Senior Marketing Manager
Marketing and Sales

The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty or representation is made. We recommend that all interested parties independently verify its accuracy and completeness. As well, any projections, assumptions, opinions, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.



About Us

Foxland provides the best value-add solution tailored to each client's unique situation.



Selected clients



Foxland brings around \$250M of value to clients annually. Our performance and attention to detail finely tuned to each client's continued dedication to investment success is what sets us apart from a typical real estate brokerage.





SINCE 1985 | LOS ANGELES | SAN FRANCISCO

02

Executive Summary

Summary
Building Summary
Location Summary

THE SPACE

Location	650 W Duarte Rd, Arcadia, CA, 91007-7617
COUNTY	Los Angeles
APN	5784-003-027
Cross Street	W Duarte Rd / S Baldwin Ave
Traffic Count	52,335+ CPD

HIGHLIGHTS

- Prime Location with High Traffic:**

Situated at the signalized corner of Baldwin Avenue and Duarte Road in Arcadia's Central Business District, the center experiences a high traffic count of 52,335+ CPD. This makes it an ideal location for businesses looking for visibility and customer footfall.

- Excellent Connectivity to Major Freeways:**

The property is strategically located near key Southern California Freeways—just 1.5 miles South of the 210 Freeway, 3.5 miles North of the 10 Freeway, and 4.25 miles Southwest of the 605 Freeway. This ensures easy accessibility from all directions.

- Walkability and Nearby Amenities:**

The property boasts impressive Walk, Bike, and Transit Scores of 82, 58, and 44 respectively. It is within walking distance of renowned dining establishments like Chef Tony, Subway, and Starbucks, as well as essential services like CVS Pharmacy, Citibank, and various supermarkets.

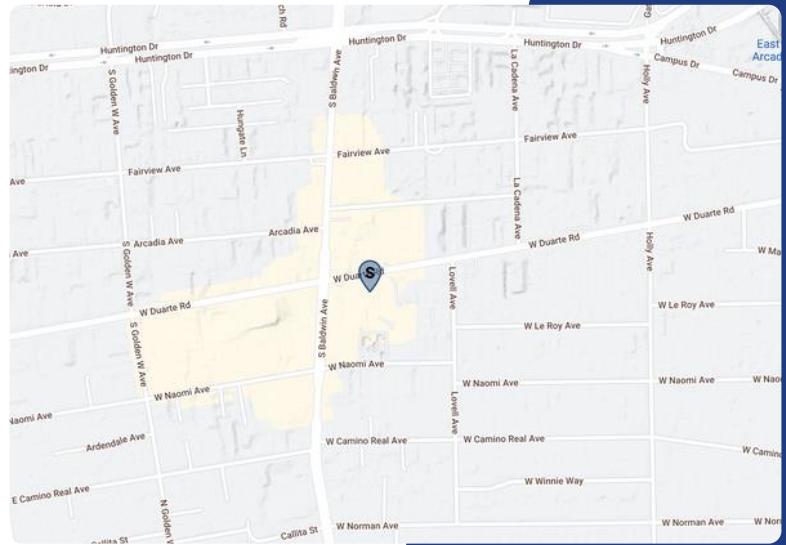
- Comprehensive Building Features and Services:**

The center offers 24-hour access, a modernized elevator (updated in 2019), complete roof replacement (done in 2018), and ongoing extensive building rehabilitation. Tenants benefit from Full-Service Gross Leases that include all utilities and Security, On-Site Maintenance, and After-Hours Building Emergency Dispatch.

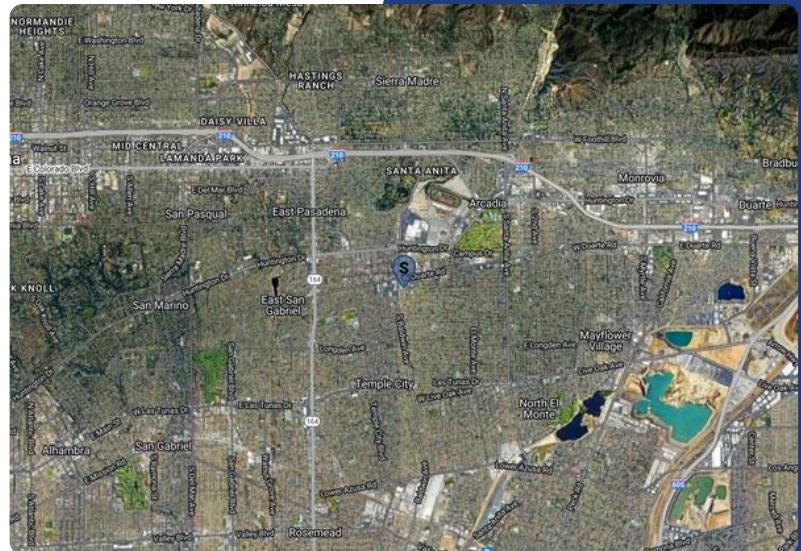


- The property is located in Arcadia, a city known for its upscale neighborhoods and affluent residents. Examples of nearby upscale residential areas include the Arcadia Oaks Estates and the Santa Anita Oaks neighborhood.
- The property is situated on W Duarte Rd, a major thoroughfare that provides easy access and high visibility. This road serves as a businesses lining the street.
- (Santa Anita Park) is in close proximity to the property. This world-renowned horse racing track hosts prestigious events like the Santa Anita Derby and the Breeders' Cup. The park attracts a large number of visitors, which can potentially drive foot traffic to the surrounding area.
- (Westfield Santa Anita Mall) is just a short distance from the property. This upscale shopping center features a wide range of high-end retailers, including Nordstrom, Macy's, and Tiffany & Co. The mall also offers a variety of dining options and entertainment venues, such as a movie theater and an arcade.
- The property benefits from being in a densely populated area with a strong demographic profile. The surrounding neighborhoods have a high median household income, providing a customer base with excellent school system, which can attract families and contribute to a stable and affluent community.

Locator Map



Regional Map





FOXLAND
REAL ESTATE

SINCE 1985 | LOS ANGELES | SAN FRANCISCO

03

Property Description

Property Features
Aerial Map

PROPERTY FEATURES

CURRENT OCCUPANCY	96.00 %
TOTAL TENANTS	73
BUILDING SF	30,708
LAND SF	38,162
LAND ACRES	0.87
YEAR BUILT	1958
YEAR RENOVATED	1988
AVERAGE REMAINING TERM	3 years
ZONING TYPE	ARC2H*
BUILDING CLASS	B
TOPOGRAPHY	Level with Street
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	4
NUMBER OF PARKING SPACES	293
PARKING RATIO	4
CORNER LOCATION	No

NEIGHBORING PROPERTIES

NORTH	Arcadia Supermarket and Restaurants
EAST	Arcadia Medical Pharmacy
WEST	Bank of America and Vons

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

CONSTRUCTION

FOUNDATION	Reinforced Concrete
MAJOR TENANT/S	American Plus Bank NA, Arcadia Family Dentistry, Caldero Chiropractic, Sun Clinical Laboratories, BP International INC,
LEASE TYPE	Full-Service Gross









04

Property Photos

Property Photos

Property Photos



FOXLAND
REAL ESTATE





FOXLAND
REAL ESTATE

Photos | Arcadia Metro Center



FOXLAND
REAL ESTATE



FOXLAND
REAL ESTATE



FOXLAND
REAL ESTATE

Photos | Arcadia Metro Center



FOXLAND

REAL ESTATE

SINCE 1985 | LOS ANGELES | SAN FRANCISCO

05

Demographics

Demographics
Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,560	179,539	491,871
2010 Population	26,449	187,425	499,696
2023 Population	27,104	188,119	492,262
2028 Population	26,715	188,338	492,323
2023 African American	581	3,891	11,089
2023 American Indian	145	1,541	5,912
2023 Asian	17,567	98,384	210,724
2023 Hispanic	4,218	45,342	175,032
2023 Other Race	2,013	21,228	91,989
2023 White	4,748	43,142	111,252
2023 Multiracial	2,018	19,790	60,908
2023-2028: Population: Growth Rate	-1.45 %	0.10 %	0.00 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	892	5,077	14,347
\$15,000-\$24,999	346	2,936	9,881
\$25,000-\$34,999	582	3,425	9,988
\$35,000-\$49,999	826	4,899	14,420
\$50,000-\$74,999	1,341	8,297	24,046
\$75,000-\$99,999	1,200	8,301	21,120
\$100,000-\$149,999	1,839	11,939	29,132
\$150,000-\$199,999	1,099	8,332	18,488
\$200,000 or greater	1,531	12,383	25,143
Median HH Income	\$91,078	\$99,456	\$85,862
Average HH Income	\$126,908	\$141,421	\$126,459

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,982	66,253	164,202
2010 Total Households	9,933	65,375	163,026
2023 Total Households	9,658	65,589	166,566
2028 Total Households	9,575	66,210	168,115
2023 Average Household Size	2.73	2.84	2.92
2000 Owner Occupied Housing	4,620	38,208	83,728
2000 Renter Occupied Housing	4,991	25,715	75,155
2023 Owner Occupied Housing	4,531	38,091	85,378
2023 Renter Occupied Housing	5,127	27,498	81,188
2023 Vacant Housing	574	3,477	8,229
2023 Total Housing	10,232	69,066	174,795
2028 Owner Occupied Housing	4,610	38,532	86,414
2028 Renter Occupied Housing	4,965	27,679	81,701
2028 Vacant Housing	685	4,075	9,424
2028 Total Housing	10,260	70,285	177,539
2023-2028: Households: Growth Rate	-0.85 %	0.95 %	0.95 %



2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,738	12,343	36,076
2023 Population Age 35-39	1,690	12,370	34,313
2023 Population Age 40-44	1,650	12,151	32,660
2023 Population Age 45-49	1,806	11,882	30,673
2023 Population Age 50-54	2,052	13,116	32,338
2023 Population Age 55-59	1,938	13,270	31,391
2023 Population Age 60-64	1,882	13,162	31,201
2023 Population Age 65-69	1,632	11,911	27,951
2023 Population Age 70-74	1,327	10,113	23,097
2023 Population Age 75-79	1,065	7,267	16,608
2023 Population Age 80-84	729	4,698	10,577
2023 Population Age 85+	870	4,827	10,904
2023 Population Age 18+	22,480	153,446	393,220
2023 Median Age	44	43	40

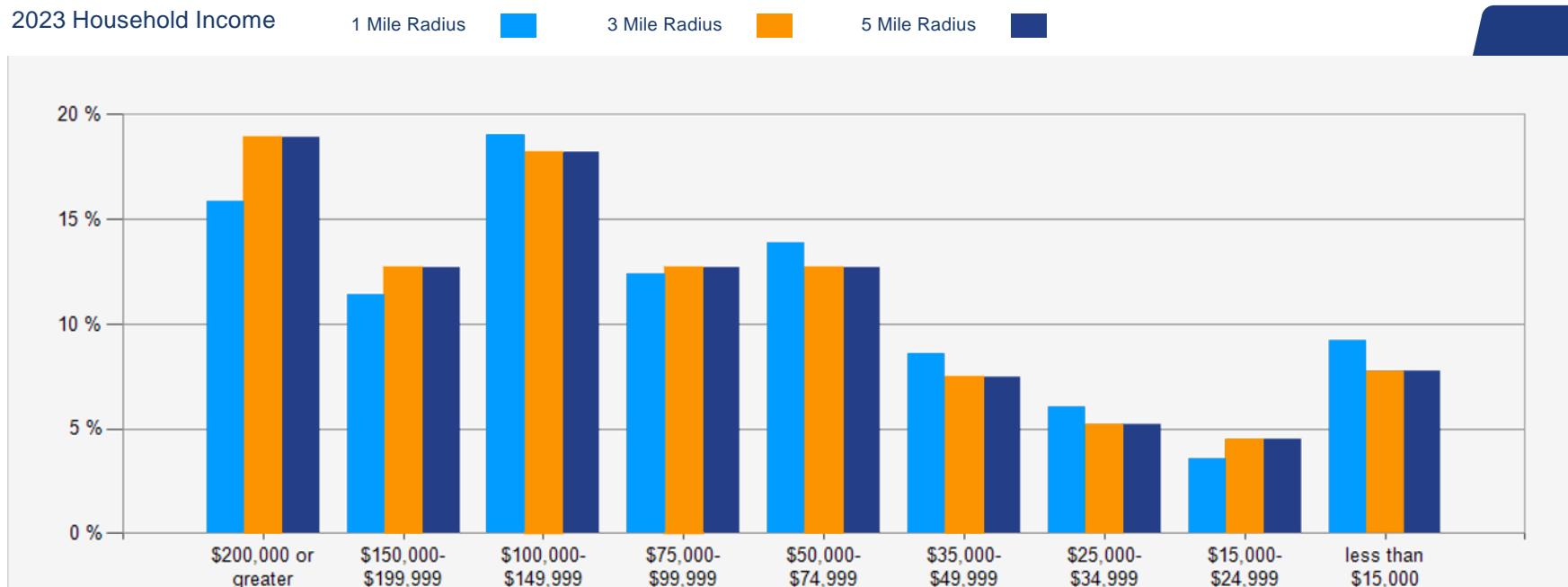
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,940	\$91,891	\$81,800
Average Household Income 25-34	\$111,770	\$125,106	\$110,102
Median Household Income 35-44	\$101,420	\$117,021	\$100,718
Average Household Income 35-44	\$137,014	\$159,013	\$139,836
Median Household Income 45-54	\$118,431	\$132,006	\$111,015
Average Household Income 45-54	\$155,231	\$175,461	\$154,630
Median Household Income 55-64	\$112,951	\$120,651	\$102,912
Average Household Income 55-64	\$149,934	\$166,814	\$146,772
Median Household Income 65-74	\$80,095	\$81,794	\$73,435
Average Household Income 65-74	\$113,906	\$119,993	\$111,335
Average Household Income 75+	\$79,470	\$82,382	\$79,184

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,809	12,067	34,006
2028 Population Age 35-39	1,761	13,128	36,257
2028 Population Age 40-44	1,697	12,908	34,554
2028 Population Age 45-49	1,644	12,282	32,229
2028 Population Age 50-54	1,797	11,975	30,178
2028 Population Age 55-59	1,982	12,782	31,252
2028 Population Age 60-64	1,814	12,312	29,167
2028 Population Age 65-69	1,684	11,889	27,953
2028 Population Age 70-74	1,456	10,746	24,910
2028 Population Age 75-79	1,127	8,486	19,590
2028 Population Age 80-84	871	5,895	13,545
2028 Population Age 85+	957	5,630	12,740
2028 Population Age 18+	22,455	155,532	398,187
2028 Median Age	45	44	41

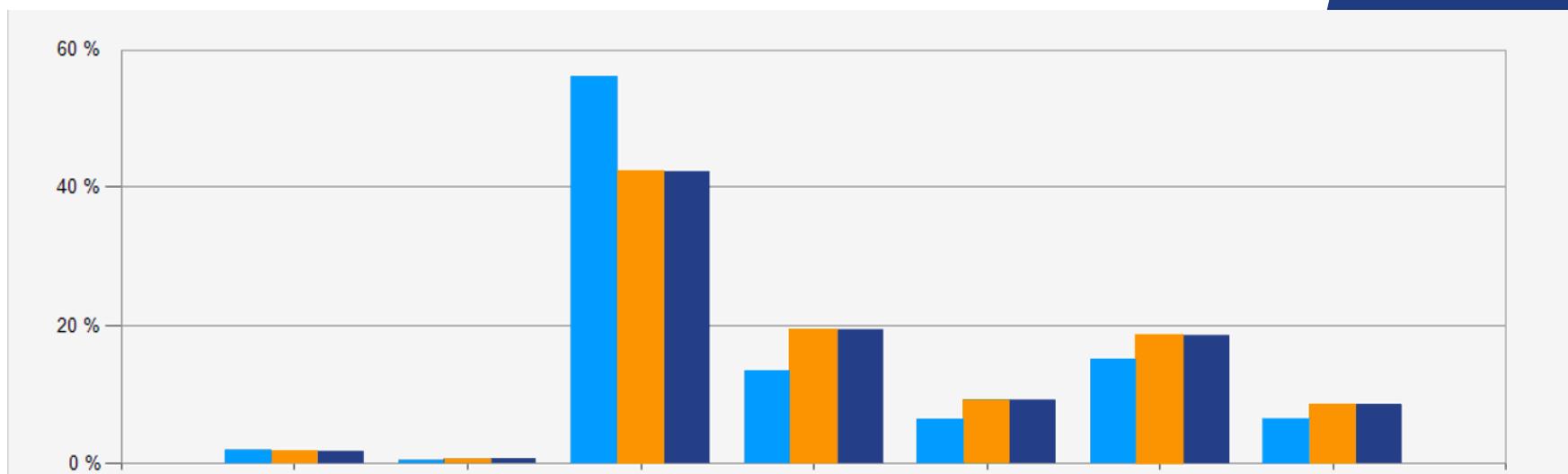
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,503	\$103,424	\$93,342
Average Household Income 25-34	\$130,105	\$145,456	\$129,151
Median Household Income 35-44	\$121,191	\$139,266	\$115,314
Average Household Income 35-44	\$166,498	\$186,385	\$162,604
Median Household Income 45-54	\$138,684	\$151,847	\$124,840
Average Household Income 45-54	\$180,975	\$199,903	\$175,648
Median Household Income 55-64	\$133,000	\$143,651	\$117,431
Average Household Income 55-64	\$175,126	\$192,665	\$168,249
Median Household Income 65-74	\$96,957	\$98,677	\$87,024
Average Household Income 65-74	\$137,834	\$144,345	\$132,505
Average Household Income 75+	\$98,428	\$102,671	\$98,259



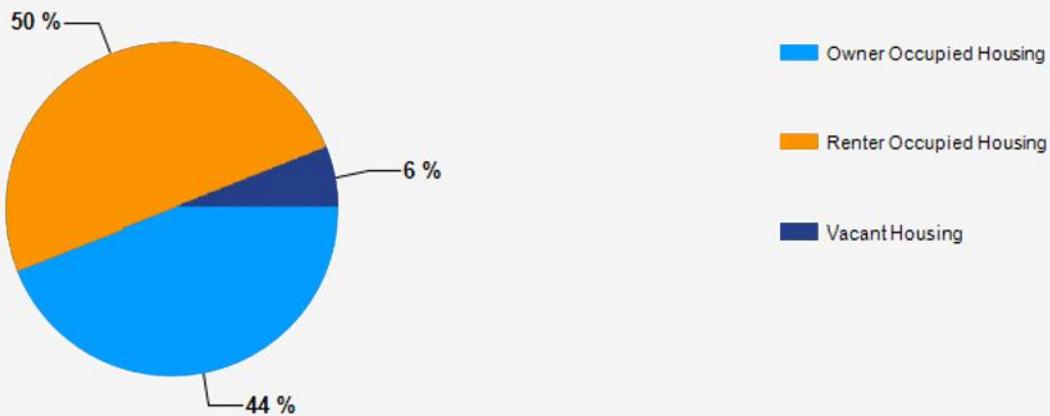
2023 Household Income



2023 Population by Race

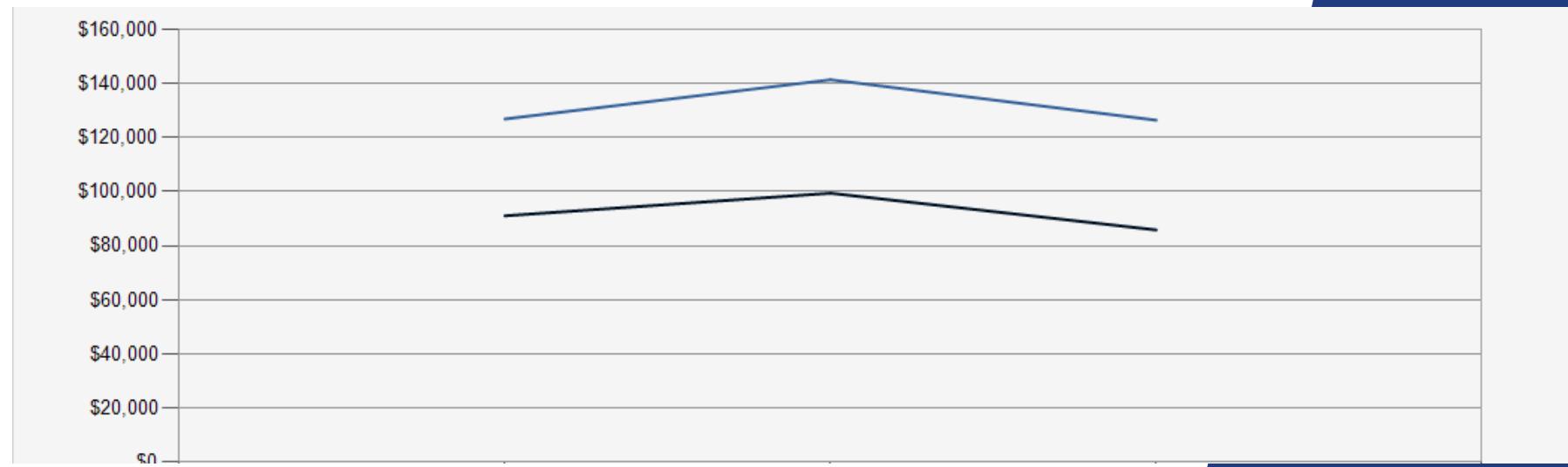


2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median

Average Income Median Income





FOXLAND
REAL ESTATE
SINCE 1985 | LOS ANGELES | SAN FRANCISCO

06

Services

Transactions
Leasing

Leasing & Management

Leasing Services



We help our clients from marketing vacant units to vetting qualified tenants that add quality to your building. We take pride in protecting our client's portfolio by ensuring the tenants are well qualified before joining the community.

6-8% of Gross Rent of Lease

Property Management



We perform day-to-day operations for running a successful building rental. We handle all tenant inquiries for repair, electrical, plumbing, etc. without interrupting our client's time and peacefulness. All expenses are documented.

6-8% of Gross Rent Roll

Tenant Buyout Negotiations



We have tons of real-world experience in multi-counties when it comes to cash for keys negotiations. Helping not only the tenants with a fair price for relocation costs, but also allowing our landlords to gain their units back and renting them to fair market value.

Inquire us for more details.

Leasing Services

These services would include:



1. **Marketing the property on all platforms and our list of active brokers/agents**

This includes premium listings on CoStar, Zillow, HotPads, Trulia, MLS, and other family of networks.



2. **Marketing materials & photography**

Our team uses specialized camera lenses for maximum capture and commercial image processing software to maximize appeal on our flyers, materials, and listings.



3. **Showings**

Our team coordinates showing appointments and handles all tours with potential tenants.



4. **Vetting all tenants through credit scores, financial W-2 analysis, etc.**

Our screening process includes digitally verifying credit score, employment, income, and enforcing other respective requirements from the owner.



5. **Lease contract**

We handle all contract writings and send them out for DocuSign to maximum your convenience.



6. **Move-in coordination**

Our team delivers the keys and handles the move-in process with newly-approved tenants.

6-8% of Gross Rent of Lease

Property Management Services

These services would include:

1) Rent Collection Management:



We use software such as Yardi Breeze, AppFolio, Tenant Cloud, etc. for onboarding new tenants and managing existing ones. We also adapt to any existing process based on our client's needs, including collecting physical checks, or a combination of physical and digital.

2) Day-to-Day Management:



We become the primary point of contact for all property management needs, allowing our owners to have more time and collect rent passively without the headache of management. We have a portfolio of vendors for landscaping, plumbing, electrical, and/or any other construction needs

3) Book-keeping Expenses:



We provide a year-end excel summary of all costs incurred for the day-to-day management of the building so you can easily send it to your personal CPA or our in-house CPA who specializes in all things real estate and tax structures for our clients.

6-8% of Gross Rent Roll

FOXLAND
REAL ESTATE

Arcadia Metro Center



Exclusively Marketed by:



Howard Ran
(626) 269-9996
CA Lic. 01876980
howard@foxlandre.com



FOXLAND
REAL ESTATE