

PRIME COMMERCIAL PROPERTY ON BUSY EAST LIVE OAK AVENUE, ARCADIA CA 91006

FOR SALE OR LEASE

+/- 1,100 SQUARE FEET - Perfect High Identity, Retail or Office Building
Ingress and Egress from both Live Oak and Second Street



BUILDING SIZE:	+/- 1,100 SF	SALE PRICE:	\$1,395,000
LOT SIZE:	+/- 11,041 SF	LEASE RATE:	\$5,000 per month (NNN)
APN:	5789-020-040		

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OFFERING SUMMARY

ADDRESS	161 E. Live Oak Avenue, Arcadia, CA 91006
BUILDING SF	+/- 1,100 SF
LAND SF	+/- 11,041 SF +/- 0.25 AC
YEAR BUILT	1960
APN	5789-020-040
PARKING	20 Parking Spaces
ZONING	ARC2VV

FINANCIAL SUMMARY

SALE PRICE	\$1,395,000
LEASE RATE	\$5,000 per month (NNN)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	19,004	200,109	506,138
2025 Median HH Income	\$108,137	\$92,604	\$92,345
2025 Average HH Income	\$148,636	\$126,569	\$129,469

PROPERTY DESCRIPTION

Discover this versatile 1,100 sq ft building nestled on an 11,041 sq ft lot in the highly desirable C-O Professional Office Zone. Located on Live Oak Ave, a bustling street with a traffic count of approximately 29,000 cars daily, this property offers excellent visibility and accessibility.

Designed to accommodate administrative, financial, business, professional, medical, and government offices, this property provides a strategic location for various professional uses. The building comes with a walk in cooler and a new grease trap, water heater and HVAC system. It also features an efficient layout suitable for medical, dental, or any office-based business.

Convenient alley access enhances ease of ingress and egress, while a sizable parking lot with 20 striped parking spaces ensures ample parking for employees and clients.

Ideal for investors or professionals seeking a prominent location with strong traffic flow and excellent infrastructure, this property combines functionality and accessibility—making it a perfect fit for your business needs. Very close to Signal at South 2nd Avenue.

*To confirm zoning and your use of the property, please contact Arcadia's Senior Planner:
Melissa Chipres at 626 574-5447 or 626 574-5423*





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20 PARKING SPACES



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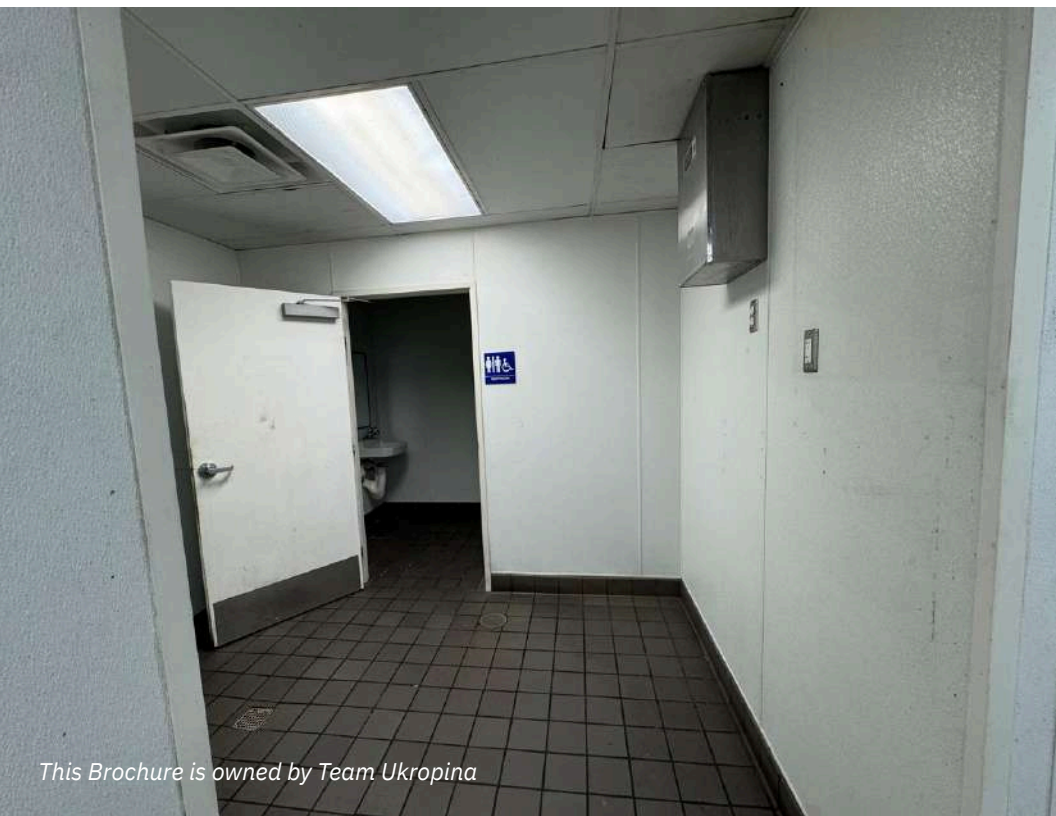
20 PARKING SPACES



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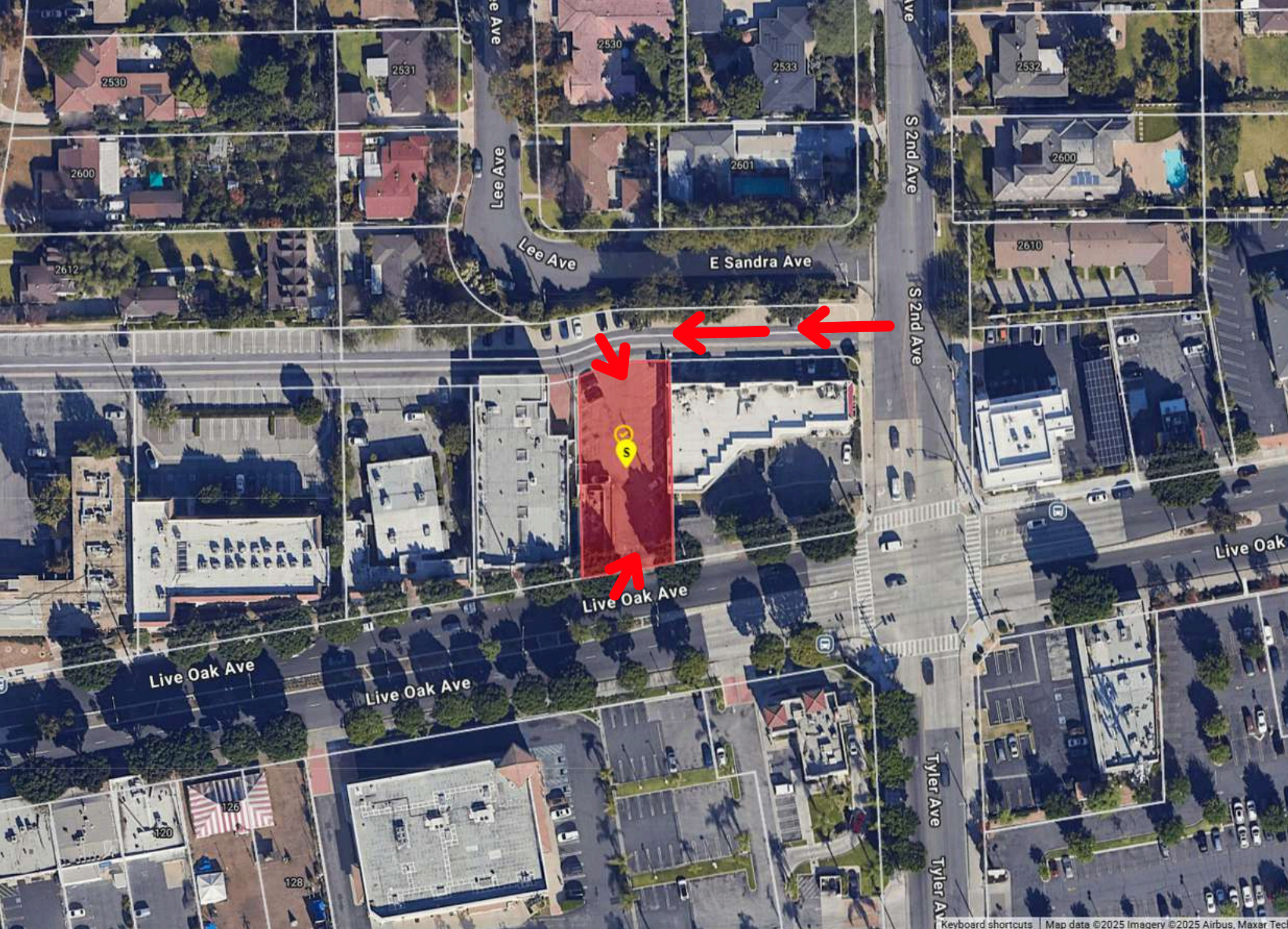
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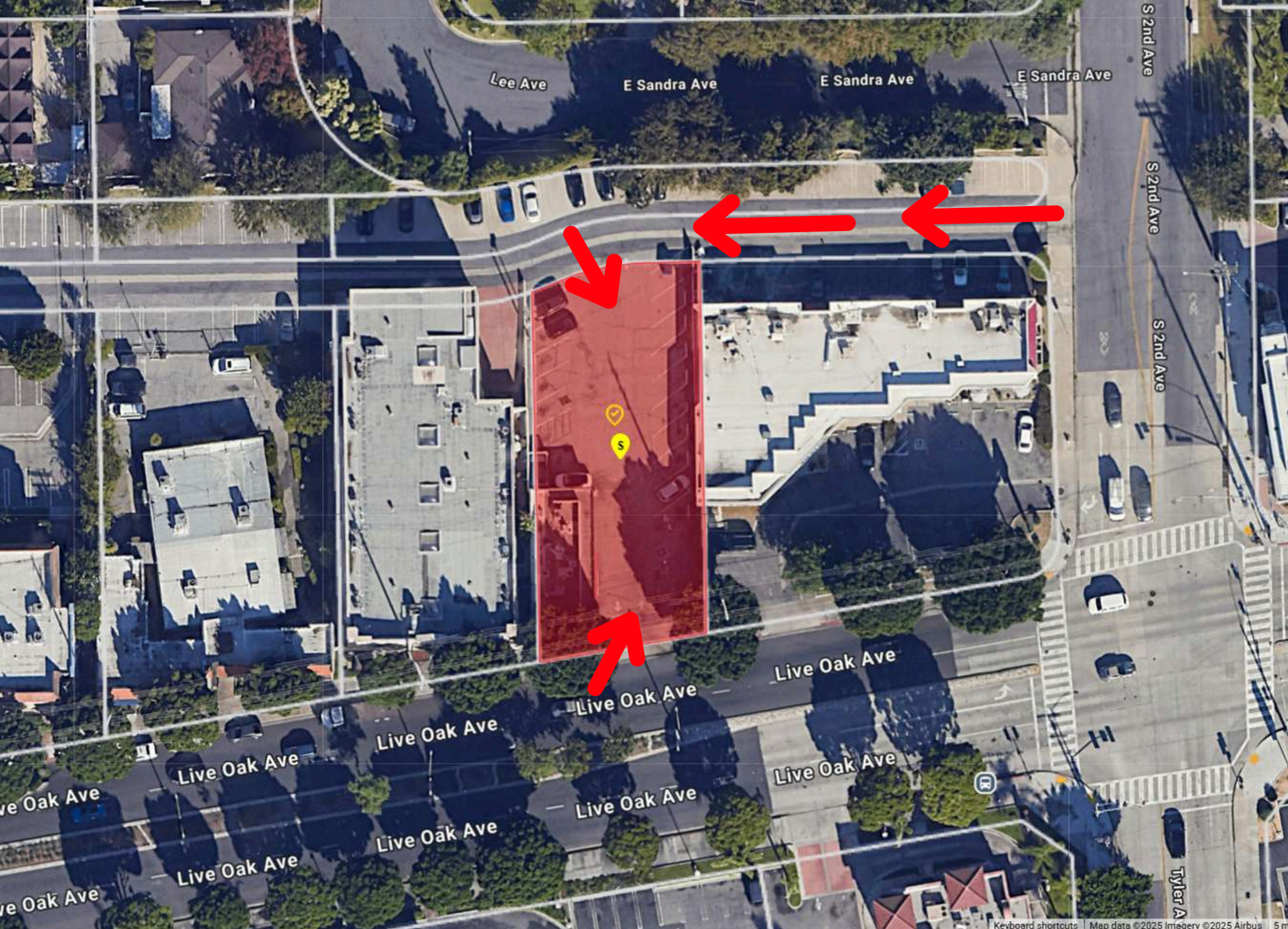


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*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

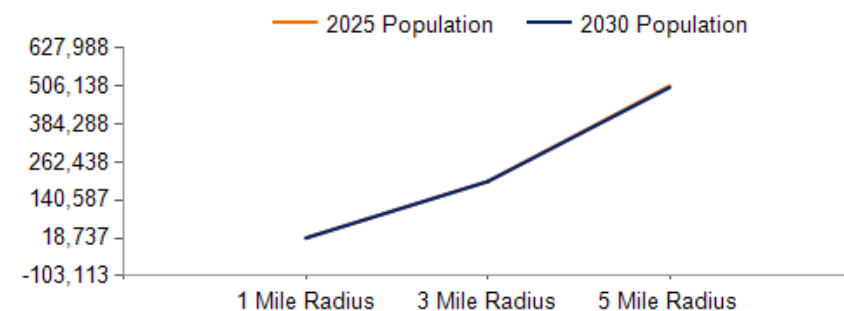


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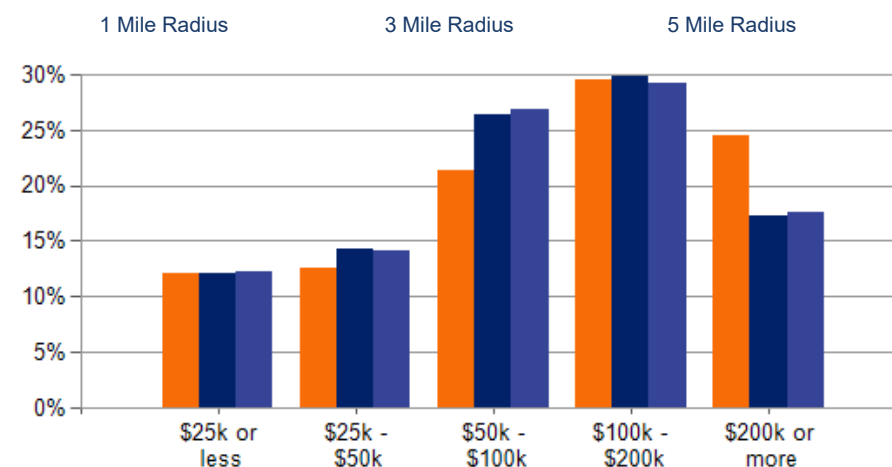
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,906	201,219	527,795
2010 Population	19,585	206,777	531,894
2025 Population	19,004	200,109	506,138
2030 Population	18,737	199,916	501,356
2025 African American	227	3,924	8,634
2025 American Indian	142	2,635	7,691
2025 Asian	11,108	92,074	193,179
2025 Hispanic	4,473	78,237	236,613
2025 Other Race	2,232	43,391	130,134
2025 White	3,500	33,806	94,496
2025 Multiracial	1,788	24,126	71,581
2025-2030: Population: Growth Rate	-1.40%	-0.10%	-0.95%

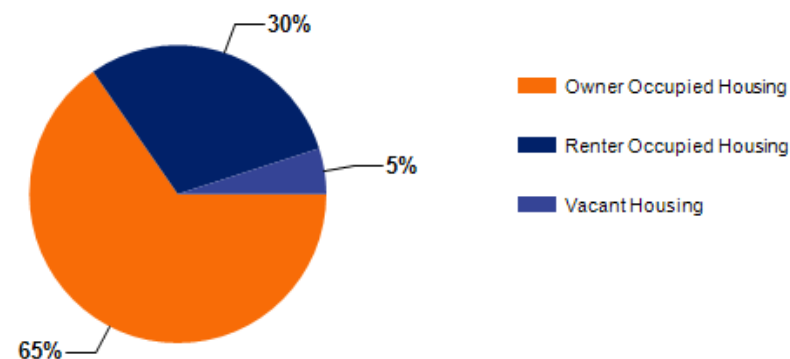
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	426	4,467	10,784
\$15,000-\$24,999	367	3,428	8,821
\$25,000-\$34,999	311	3,851	9,224
\$35,000-\$49,999	513	5,411	13,285
\$50,000-\$74,999	783	9,631	23,014
\$75,000-\$99,999	623	7,554	19,908
\$100,000-\$149,999	1,156	12,009	28,925
\$150,000-\$199,999	778	7,425	17,775
\$200,000 or greater	1,604	11,190	28,236
Median HH Income	\$108,137	\$92,604	\$92,345
Average HH Income	\$148,636	\$126,569	\$129,469



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

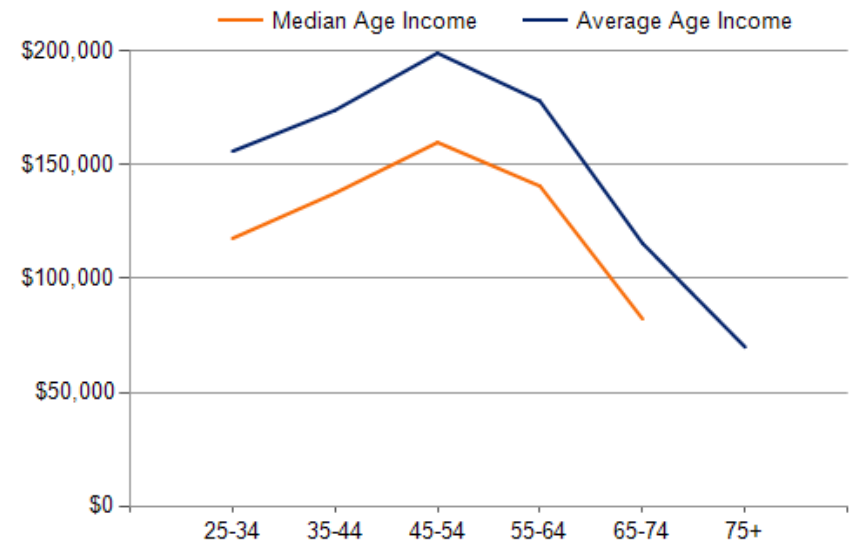
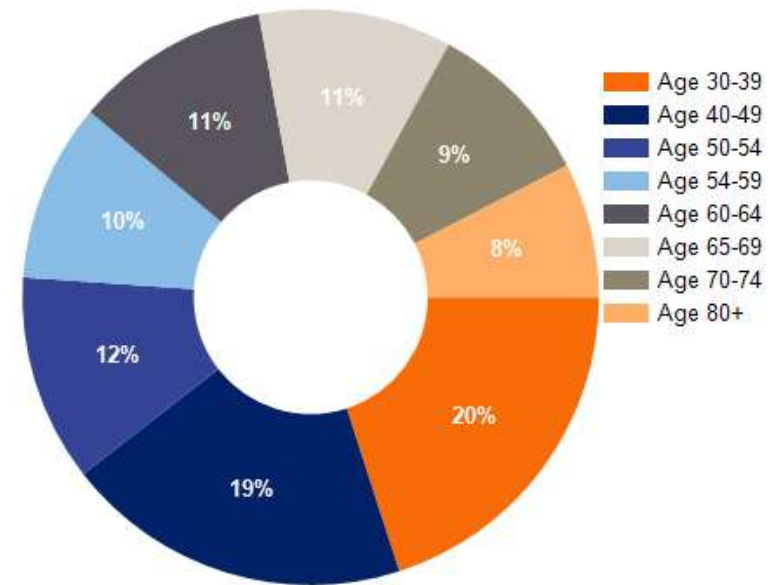


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,272	14,546	37,831
2025 Population Age 35-39	1,139	13,510	34,251
2025 Population Age 40-44	1,235	13,093	32,323
2025 Population Age 45-49	1,105	12,536	31,509
2025 Population Age 50-54	1,400	13,858	34,428
2025 Population Age 55-59	1,207	13,221	33,323
2025 Population Age 60-64	1,322	12,585	32,051
2025 Population Age 65-69	1,304	11,473	28,672
2025 Population Age 70-74	1,142	9,808	24,416
2025 Population Age 75-79	911	7,166	18,069
2025 Population Age 80-84	581	4,512	11,151
2025 Population Age 85+	654	4,713	11,582
2025 Population Age 18+	15,749	162,238	409,769
2025 Median Age	46	41	41
2030 Median Age	46	42	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$117,692	\$89,965	\$92,383
Average Household Income 25-34	\$156,026	\$118,493	\$121,600
Median Household Income 35-44	\$137,596	\$111,482	\$110,844
Average Household Income 35-44	\$174,051	\$145,079	\$148,431
Median Household Income 45-54	\$159,898	\$119,915	\$117,394
Average Household Income 45-54	\$199,182	\$156,280	\$157,978
Median Household Income 55-64	\$140,670	\$109,757	\$107,323
Average Household Income 55-64	\$178,062	\$145,151	\$146,993
Median Household Income 65-74	\$82,273	\$74,197	\$74,859
Average Household Income 65-74	\$115,538	\$104,281	\$108,617
Average Household Income 75+	\$69,930	\$70,588	\$76,390

Population By Age



**161 E. LIVE OAK AVE.
ARCADIA, CA 91006**

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