

**AVAILABLE  
FOR LEASE**

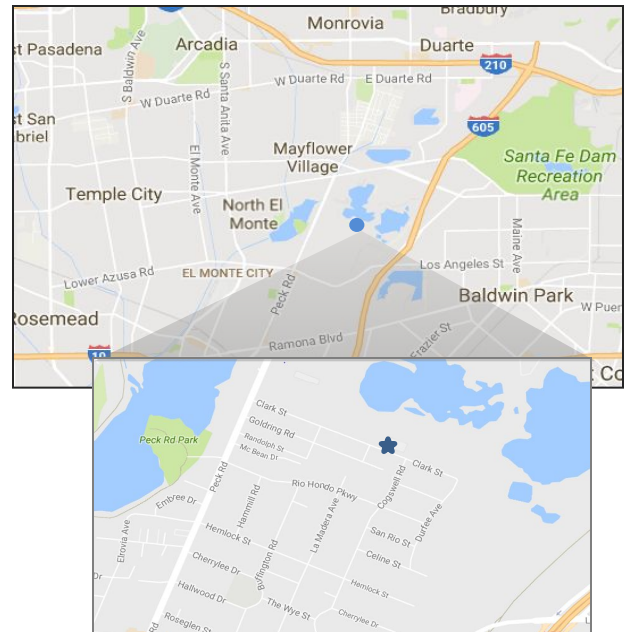
# Arcadia Industrial Park

11907-11911 Clark Street, Arcadia, California 91006



## FEATURES:

- **72,044 square foot industrial property comprised of a 53,244 square foot concrete tilt up building with 10,200 square foot office and a 18,800 square foot two-story concrete tilt up building with 2,890 square foot office.**
- **Conveniently located just off I-605 and minutes from I-10 & I-210**
- **Dock high loading and grade-level roll up doors.**
- **Easy Access with 3 electric gated entrances and 144 parking spaces**
- **High Power 1,200-1,600 amperes**
- **11907 - Ceiling Heights: 10'8" 1st floor  
11'7" 2nd floor**
- **11911 - Ceiling Height: 22'**
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**FOR MORE  
INFORMATION  
PLEASE  
CONTACT:**

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## DEMOGRAPHIC HIGHLIGHTS

| 2015               | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Total Population   | 13,718   | 216,529  | 546,090  |
| Average HH Income  | \$73,060 | \$73,658 | \$78,610 |
| Daytime Population | 11,655   | 204,098  | 520,938  |

Source: Loopnet

## TRAFFIC COUNTS

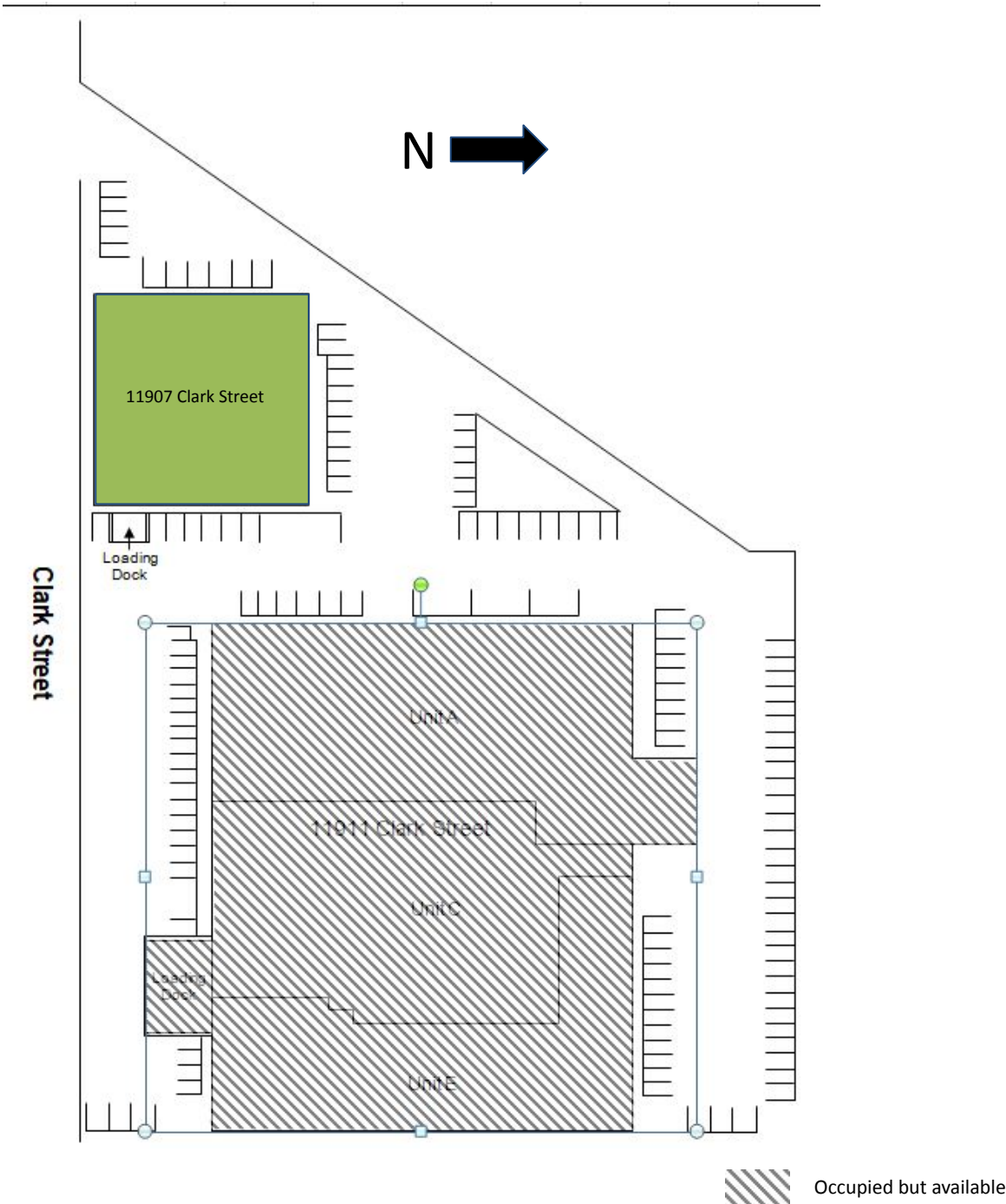
| Street       | Cars Per Day |
|--------------|--------------|
| Clark Street | 3,109        |
| Peck Road    | 21,776       |

Source: City of Arcadia

Rev. 07/13/2026

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, approximate square footage, or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

**Cal-American**  
Corporation



| Unit      | Tenant                 | Sq. Ft. |
|-----------|------------------------|---------|
| 11907     | AVAILABLE              | 18,800  |
| 11911 A-C | Occupied but available | 40,644  |
| 11911 E   | Occupied but available | 12,600  |