

**AVAILABLE
FOR LEASE**

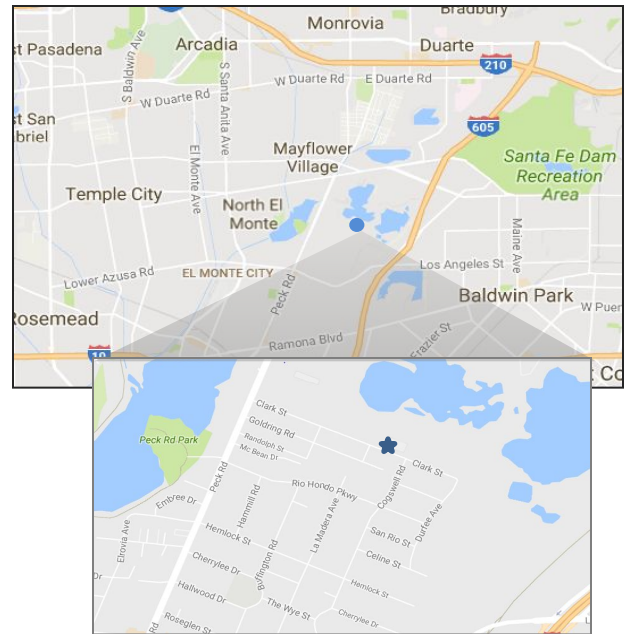
Arcadia Industrial Park

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**
- **Clear height 10'-24'**



**FOR MORE
INFORMATION
PLEASE
CONTACT:**

**Cal-American
1109 Westwood Blvd.
Los Angeles, CA 90024
(888) 758-4838**

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 |

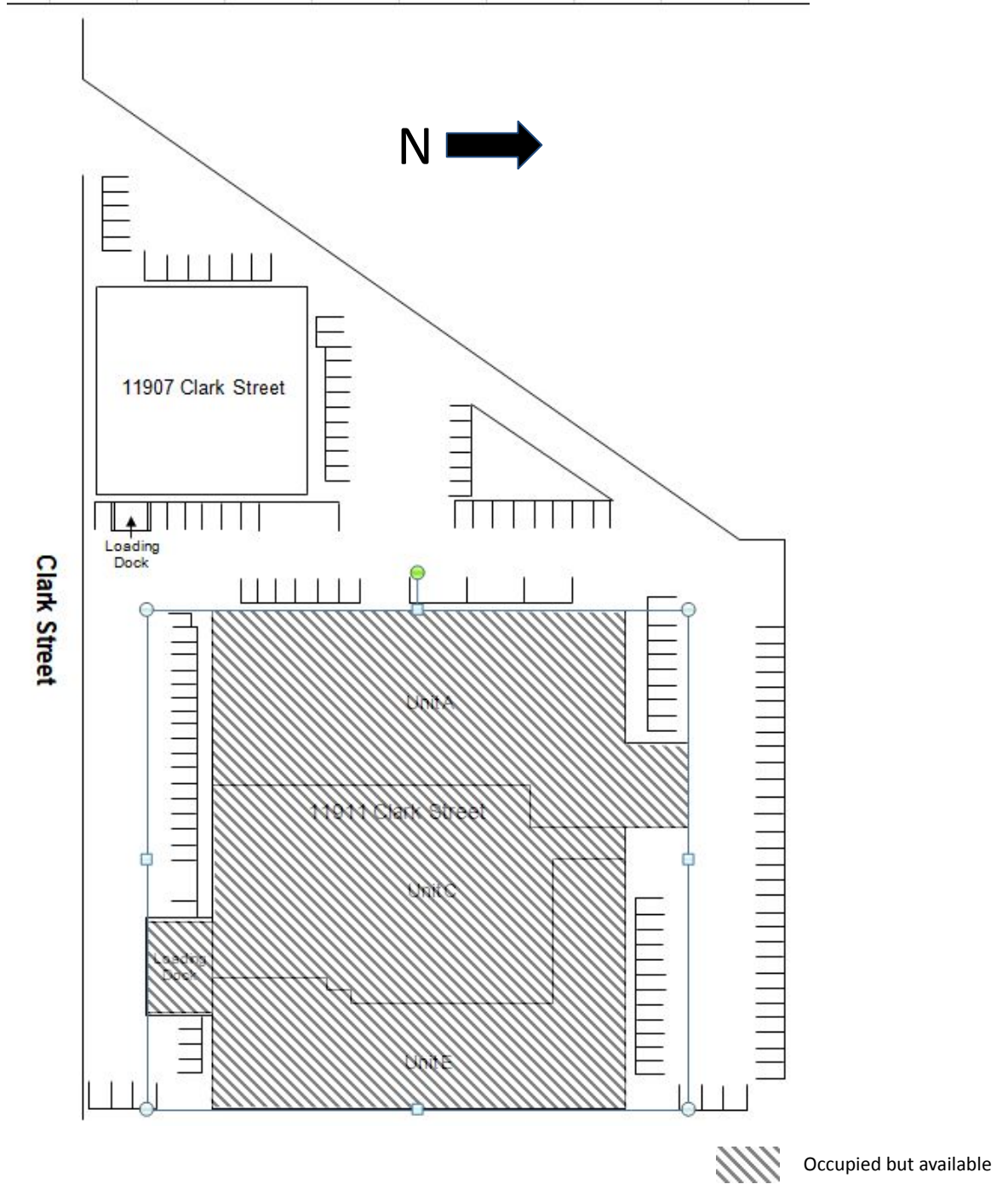
Source: Loopnet

TRAFFIC COUNTS

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

Source: City of Arcadia

Rev. 07/17/2023



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