

**FOR LEASE**

**20 E Foothill Blvd**  
Arcadia, CA, 91006-2335

**Twenty  
FOOTHILL**



**MODERN  
PROPERTY  
SERVICES**





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Exclusively Marketed by:



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01

# Modern Property Services

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

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# About Us

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

<p><b>Rialto, Commercial</b></p>  <p>Purchased   Leasing &amp; Management <b>\$7.8M</b></p>	<p><b>San Francisco, Commercial</b></p>  <p>Leasing &amp; Management <b>\$2.2M</b></p>	<p><b>Montclair, Commercial</b></p>  <p>Purchased   Leasing &amp; Management <b>\$4.5M</b></p>	<p><b>Oakland, Multi-family</b></p>  <p>Leasing &amp; Management <b>\$2.5M</b></p>	<p><b>Arcadia, Commercial</b></p>  <p>Purchased   Leasing &amp; Management <b>\$5.4M</b></p>
<p><b>Arcadia, Commercial</b></p>  <p>Purchased   Leasing &amp; Management <b>\$9.6M</b></p>	<p><b>San Francisco, Residential</b></p>  <p>Leasing &amp; Management <b>\$3.4M</b></p>	<p><b>San Francisco, Residential</b></p>  <p>Leasing &amp; Management <b>\$3.9M</b></p>	<p><b>Arcadia, Commercial</b></p>  <p>Leasing &amp; Management <b>\$7M</b></p>	<p><b>San Francisco, Residential</b></p>  <p>Ground Up Development <b>\$3M</b></p>

Selected clients



MPS 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.







02

## Executive Summary

Summary  
Building Summary  
Location Summary



# THE SPACE

Location	20 E Foothill Blvd, Arcadia, CA, 91006-2335
COUNTY	Los Angeles
APN	5772-001-028
Cross Street	N Santa Anita Ave / E Foothill Blvd
Traffic Count	20,065 CPD+

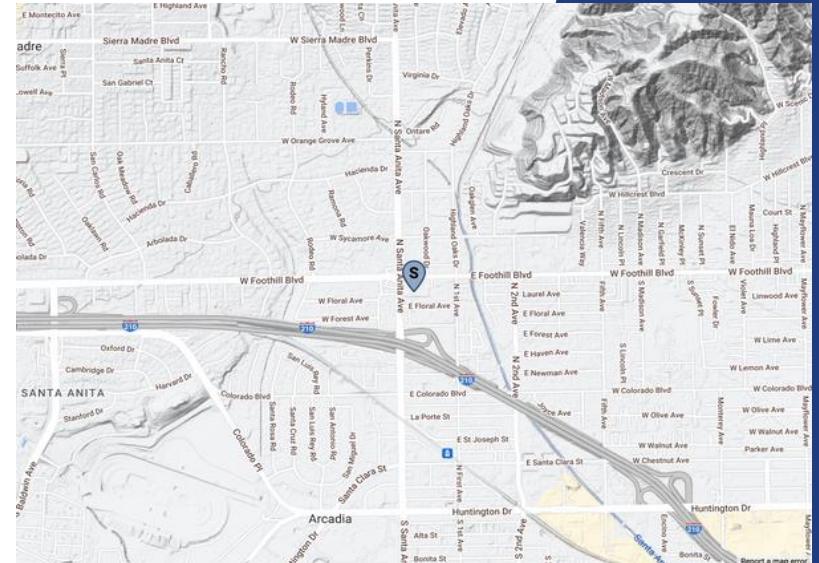
## HIGHLIGHTS

- **Prime Location for Visibility:**  
Situated at the intersection of Santa Anita Avenue and Foothill Blvd in North Arcadia's bustling Business District, the property offers unparalleled visibility and is in close proximity to major freeways like I-210 and I-605.
- **High Foot Traffic and Accessibility:**  
Benefit from being within walking distance to local hotspots such as McDonald's, Ralphs, Bank of America, and Subway, ensuring a steady flow of potential customers.
- **Streamlined Operations and Amenities:**  
The lease includes comprehensive CAM with covered utilities (excluding Internet), 24-hour access, elevator service, and weeknight janitorial services, allowing you to focus on your business rather than operational hassles.
- **Generous Parking and Professional Management:**  
The property features an impressive 97 free parking spaces and is under new, professional management with an on-site office, making it ideal for hosting meetings and ensuring a welcoming and efficient business environment.

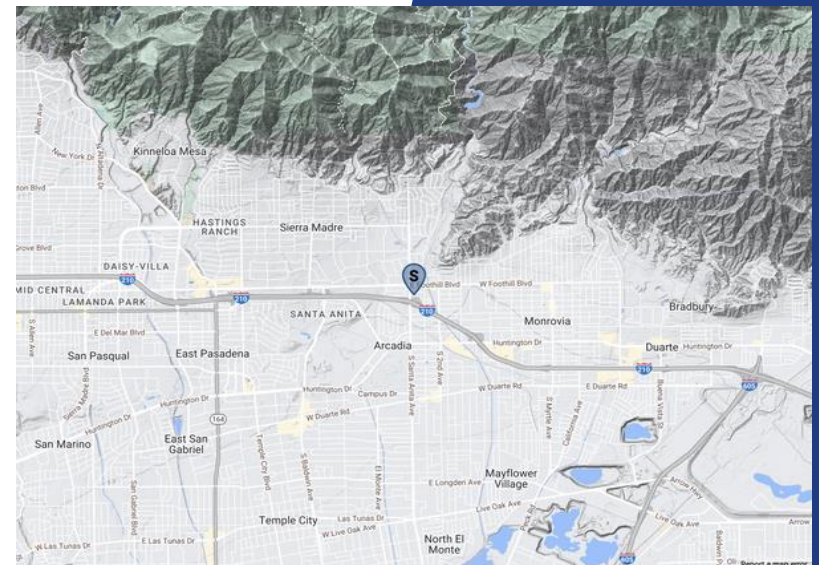


- (Schools) The property is located near several well-regarded schools, such as Arcadia High School, which has consistently been ranked among the top high schools in California. This can attract families and provide a steady flow of potential customers.
- (Shopping) The property is situated in close proximity to Westfield Santa Anita, one of the largest and most popular shopping malls in the area. With a wide range of retail stores, restaurants, and entertainment options, this mall can drive significant foot traffic to the surrounding area.
- (Transportation) The property benefits from its convenient access to major transportation routes, including the nearby 210 Freeway. This allows for easy commuting and accessibility for customers from neighboring cities and communities.
- (Demographics) The surrounding area is known for its affluent population, with a high median household income. This indicates a strong consumer base with potential for increased spending power.
- (Tourism) Arcadia is a popular tourist destination, primarily due to the Santa Anita Park racetrack. The property's proximity to this attraction can result in increased foot traffic from both locals and visitors, making it an appealing location for businesses.

## Locator Map



## Regional Map







03

## Property Description

Property Features  
Map



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## PROPERTY FEATURES

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CURRENT OCCUPANCY	72.00 %
BUILDING SF	29,559
LAND SF	60,113
LAND ACRES	1.38
YEAR BUILT	1980
AVERAGE REMAINING TERM	3
ZONING TYPE	C2
BUILDING CLASS	C
TOPOGRAPHY	Level with Street
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	97
PARKING RATIO	4

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## NEIGHBORING PROPERTIES

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NORTH	Coldwell Banker, West Coast Escrow, Anytime Fitness
EAST	Subway, Pizza Hut, US Bank, UPS Store
WEST	Goodwill, 76 Station, Arco

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## CONSTRUCTION

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FOUNDATION	Masonry
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## TENANT INFORMATION

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MAJOR TENANT/S	CSI Wealth Management, Umbrella Education Corporation
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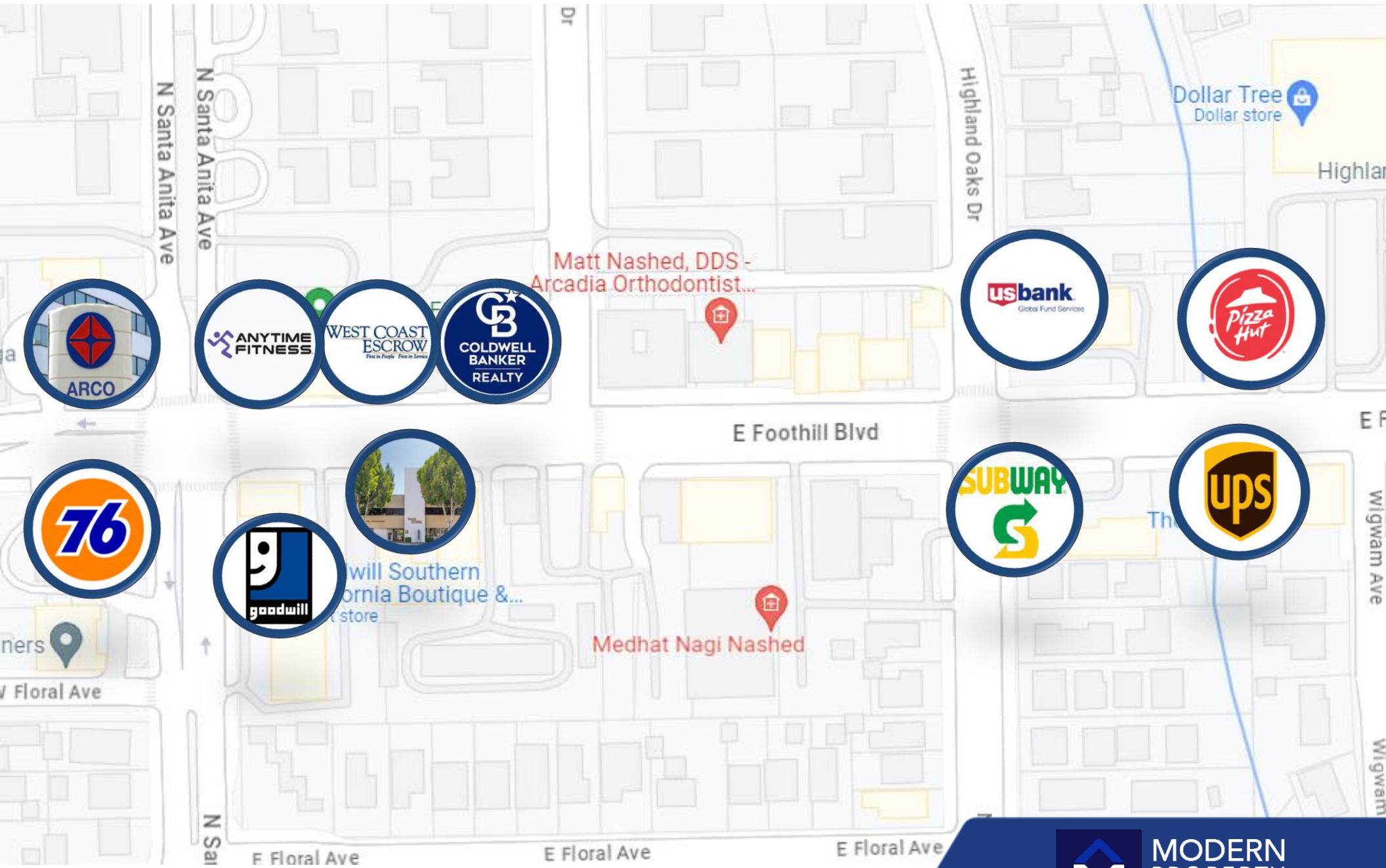






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Matt Nashed, DDS - Arcadia Orthodontist...

E Foothill Blvd

Medhat Nagi Nashed

F Floral Ave

E Floral Ave

E Floral Ave



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| Property Photos

04

## Property Photos

Property Photos



# Property Photos





# Property Photos





# Property Photos













POPULATION	1 MILE	3 MILE
2000 Population	14,707	125,864
2010 Population	15,368	130,427
2023 Population	14,968	131,554
2028 Population	15,581	132,724
2023 African American	438	4,229
2023 American Indian	107	1,106
2023 Asian	6,848	53,387
2023 Hispanic	3,477	35,669
2023 Other Race	1,425	16,672
2023 White	4,514	40,000
2023 Multiracial	1,628	16,029
2023-2028: Population: Growth Rate	4.05 %	0.90 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE
less than \$15,000	288	3,325
\$15,000-\$24,999	247	2,005
\$25,000-\$34,999	195	2,294
\$35,000-\$49,999	320	3,494
\$50,000-\$74,999	806	6,082
\$75,000-\$99,999	653	5,556
\$100,000-\$149,999	1,047	9,160
\$150,000-\$199,999	673	6,014
\$200,000 or greater	1,200	9,561
Median HH Income	\$106,891	\$103,644
Average HH Income	\$160,208	\$146,881

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,647	47,355	103,250
2010 Total Households	5,403	46,810	102,326
2023 Total Households	5,429	47,492	103,491
2028 Total Households	5,679	48,311	104,355
2023 Average Household Size	2.75	2.74	2.85
2000 Owner Occupied Housing	3,205	27,375	60,960
2000 Renter Occupied Housing	2,224	18,268	38,838
2023 Owner Occupied Housing	2,925	27,426	60,866
2023 Renter Occupied Housing	2,504	20,066	42,625
2023 Vacant Housing	289	2,719	5,439
2023 Total Housing	5,718	50,211	108,930
2028 Owner Occupied Housing	2,944	27,728	61,416
2028 Renter Occupied Housing	2,735	20,583	42,938
2028 Vacant Housing	334	3,030	6,269
2028 Total Housing	6,013	51,341	110,624
2023-2028: Households: Growth Rate	4.50 %	1.70 %	0.85 %

Rate





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

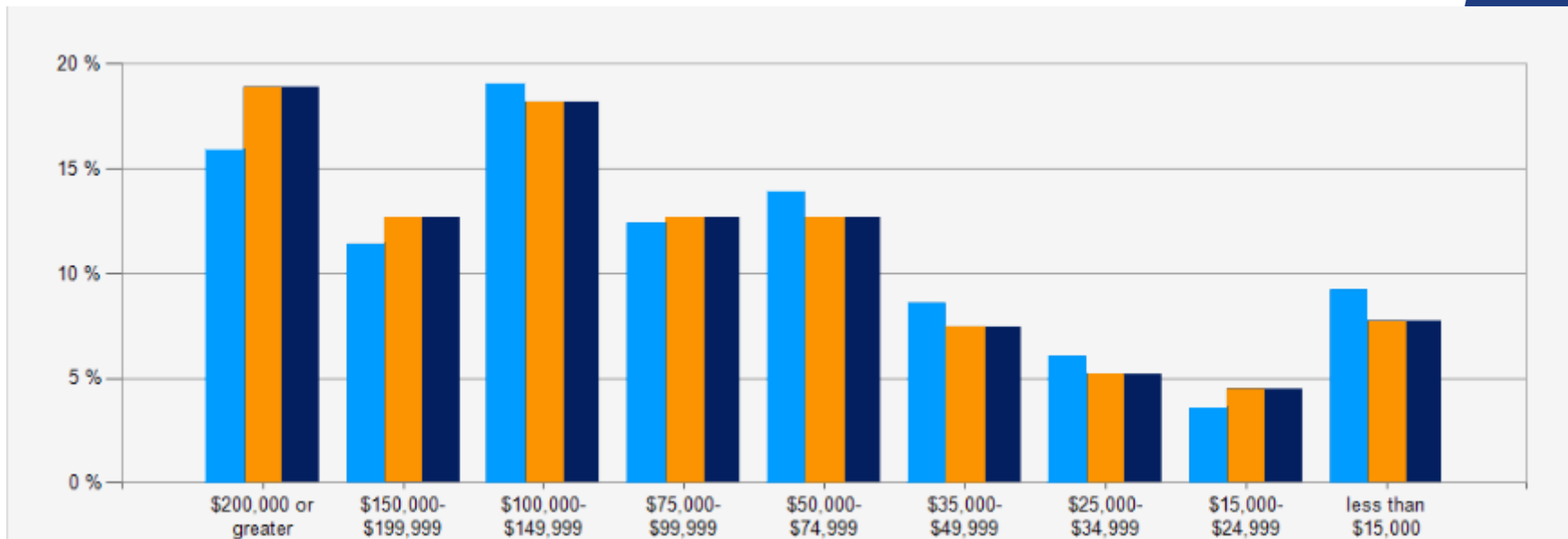


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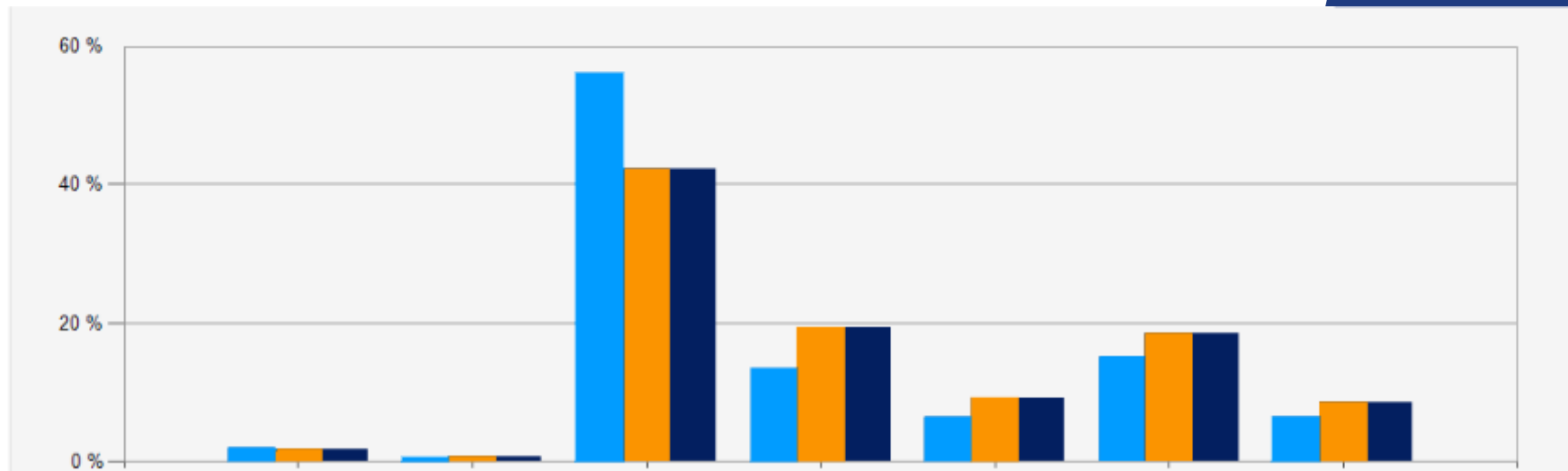
2023 Household Income

1 Mile Radius ■ 3 Mile Radius ■ 5 Mile Radius ■



2023 Population by Race

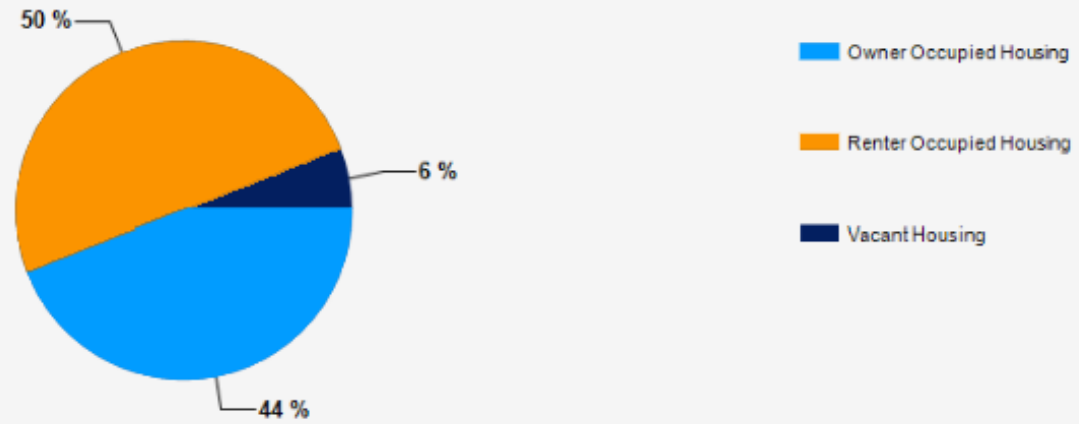
1 Mile Radius ■ 3 Mile Radius ■ 5 Mile Radius ■



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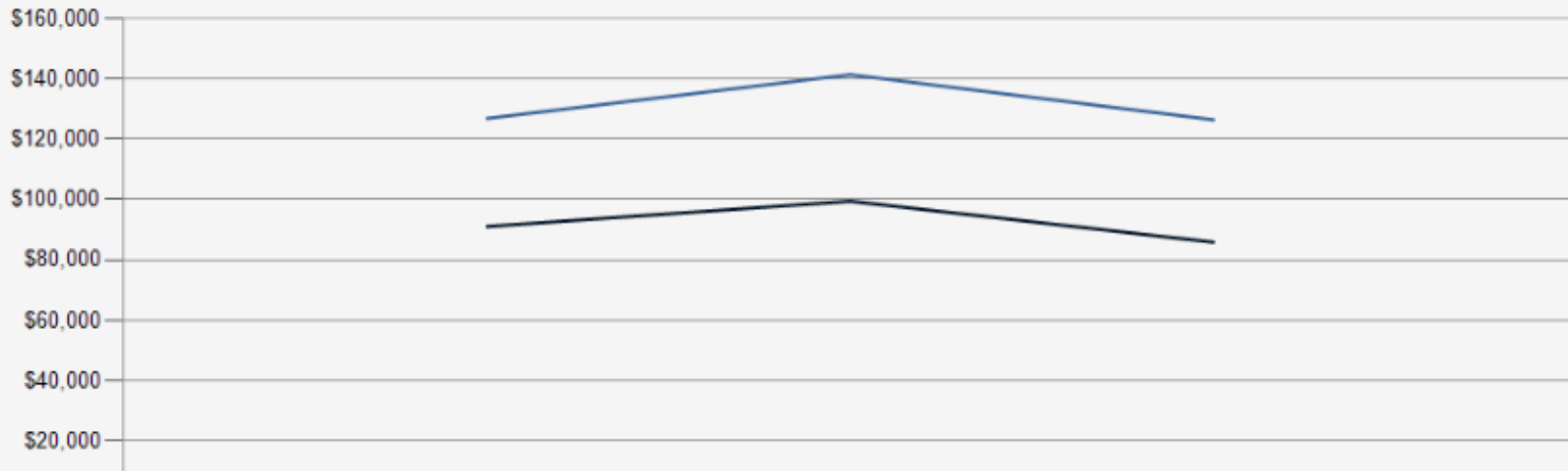


## 2023 Household Occupancy - 1 Mile Radius

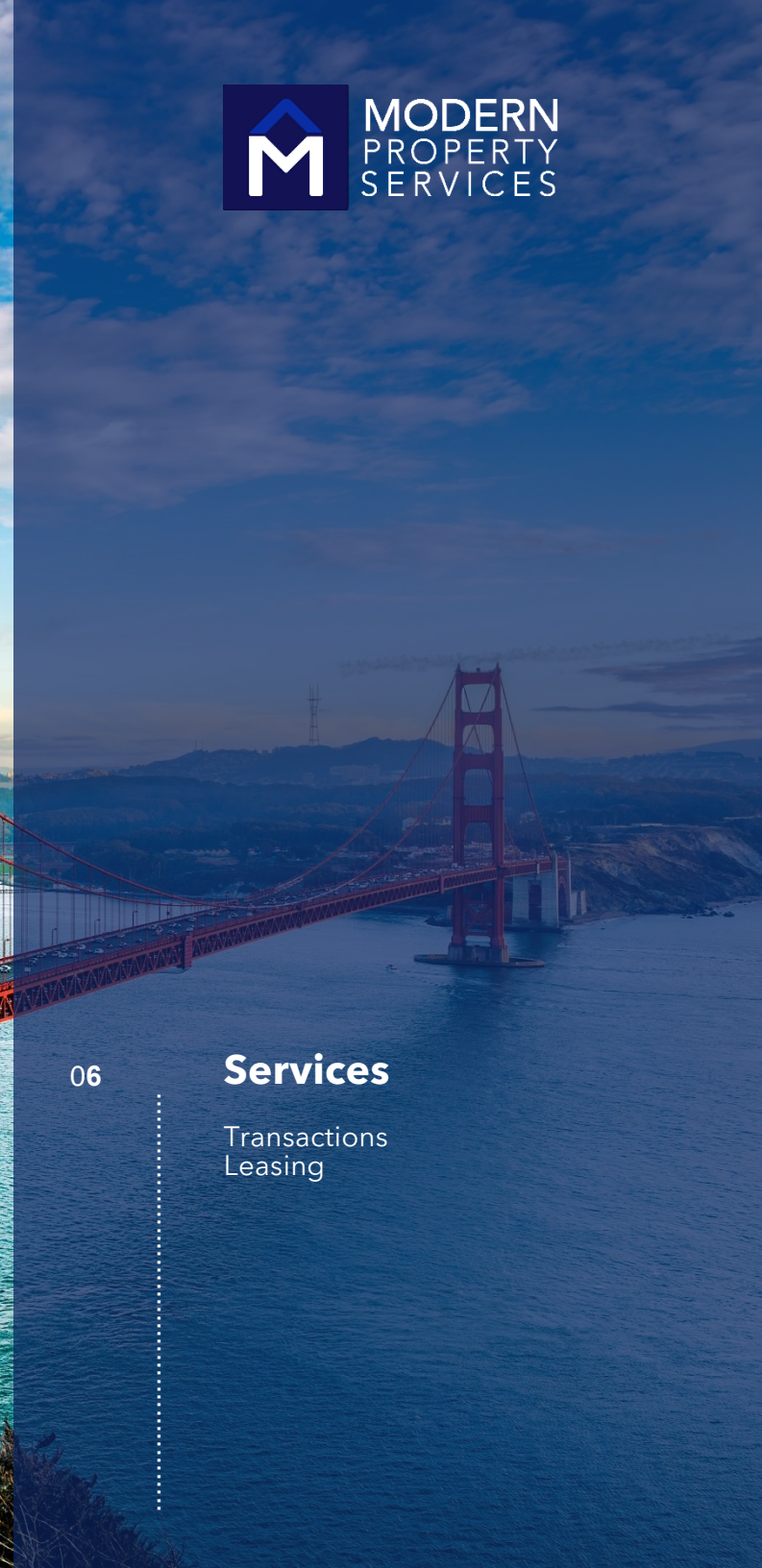


## 2023 Household Income Average and Median

Average Income ■ Median Income ■







## Services

Transactions  
Leasing





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# 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**





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# 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**





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