



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



BEAUTIFUL BUILT-OUT SECOND FLOOR OFFICE FOR LEASE

1045 W. Huntington Drive #2, Arcadia, CA 91007



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OFFICE SPACE
ARCADIA, CA

PROPERTY FEATURES

1045 W. Huntington Drive #2, Arcadia, CA 91007



APPROX. 4,975 SF

BEAUTIFUL BUILT OUT SECOND FLOOR OFFICE

- ✓ Previous Mass Mutual
- ✓ Has elevator
- ✓ Perfect for financial institution, medical/urgent care
- ✓ 40 parking spaces

AREA AMENITIES

- ✓ Hard corner
- ✓ Population over 28,000 within 1 mile
- ✓ Diverse range of industries including healthcare, education and technology
- ✓ Close proximity to major transportations and freeways
- ✓ Near attractions such as Los Angeles County Arboretum, Santa Anita Park and The Shops at Santa Anita

RENT RATE

\$3.50 PSF + \$0.53 NNN PSF

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	28,444	174,158	487,197
 Med HH Income	\$82,368	\$96,043	\$82,291
 Daytime Pop	23,775	146,371	404,542
 Traffic Count	± 48,812 CPD ON SUNSET BLVD & HUNTINTON DR		

OFFICE SPACE
ARCADIA, CA

INTERIOR PHOTOS

1045 W. Huntington Drive #2, Arcadia, CA 91007



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ARCADIA, CA

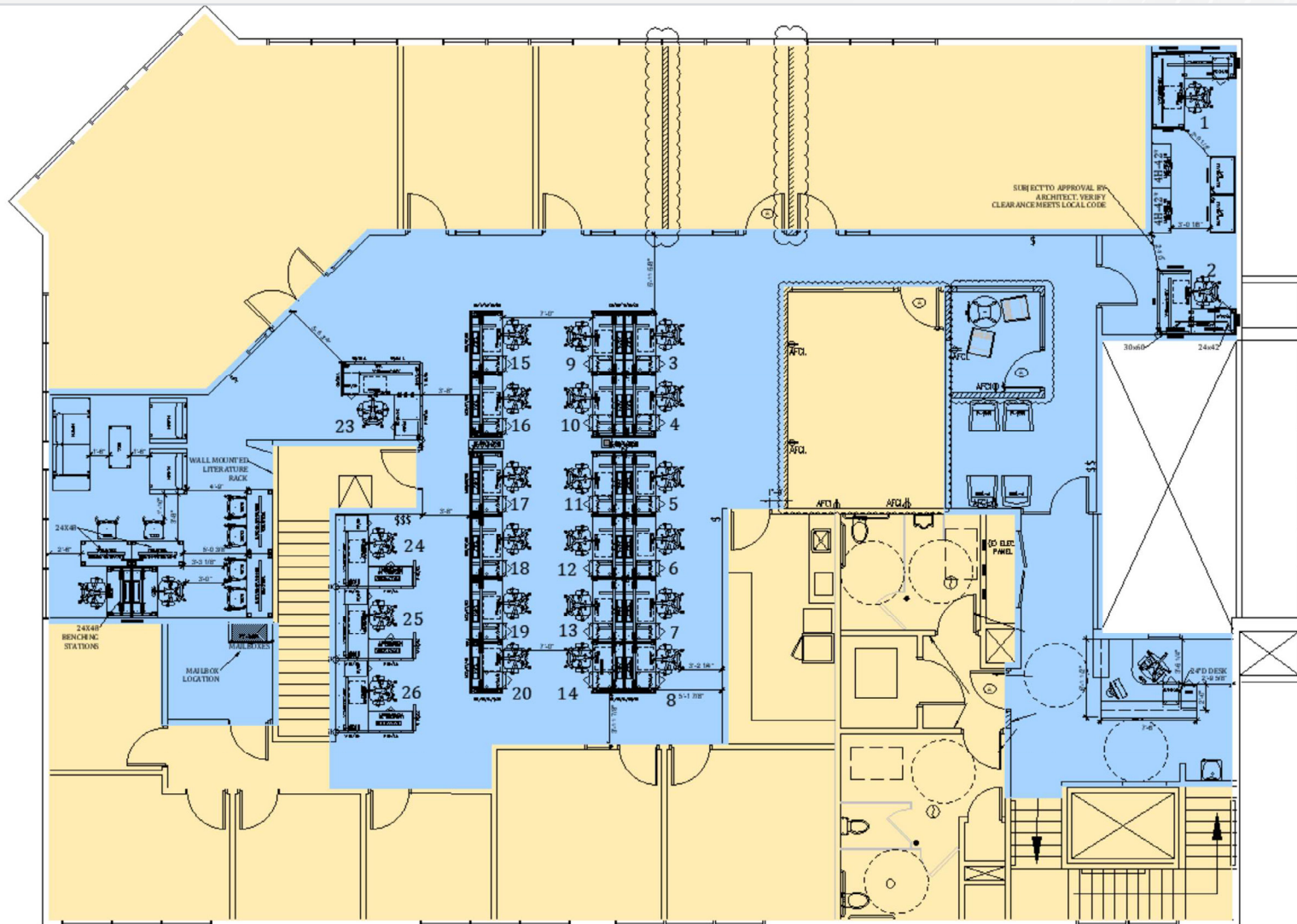
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FLOOR PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



FLOOR & DECOR

GROCERY OUTLET
bargain market

MART

AVAILABLE

CHASE

TACO BELL

7-ELEVEN

IHOP

Burlington

VONS

ups

ALDI

99 RANCH MARKET

ups

FLOOR & DECOR

SANTA ANITA PARK

鼎泰豐
DEN TAI FUNG

AMC THEATRES

NORDSTROM

ALDI

Starbucks

GROCERY OUTLET
bargain market

MART

The Arboretum
LOS ANGELES COUNTY ARBORETUM & BOTANIC GARDEN

The Cheesecake Factory

DAVE BUSTER'S

7-ELEVEN

Jack in the box

CVS pharmacy

CHASE

IHOP

Burlington

SANTA ANITA GOLF COURSE

THE SHOPS SANTA ANITA

AERIAL MAP



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