

PROPERTY SUMMARY

PROPERTY DETAILS

PROPERTY TYPE Retail

LOT SIZE 1.65 Acres

YEAR BUILT 2014

LOCATIONArcadia, CAZONINGMUTENANCYMultiple



INVESTMENT SUMMARY

56 E DUARTE RD | ARCADIA, CA 91006

Located in one of Arcadia's most active retail corridors, 56 E Duarte Rd presents a rare opportunity to acquire a fully stabilized ground-floor retail asset in one of Southern California's most affluent and densely populated Asian-American submarkets. The offering includes only the retail component of a mixed-use property—providing investors with income-generating stability, strong tenant synergy, and long-term upside.

KEY INVESTMENT HIGHLIGHTS

- Stabilized Retail Asset with Strong Tenant Mix
 - Fully leased bottom-floor retail featuring established tenants including 85°C Bakery Café,
 Mo-Mo- Paradise, Ji Rong Peking Duck, and CTBC Bank. These businesses attract
 consistent daily traffic and are well-known anchors in the San Gabriel Valley community.
- Dense, Affluent Arcadia Submarket
 - Located in one of Southern California's most desirable Asian American retail corridors.
 Surrounded by high-income households, major shopping centers, and institutions like
 Methodist Hospital and Santa Anita Mall.

INVESTMENT SUMMARY

KEY INVESTMENT HIGHLIGHTS CONTINUED

Strong In-Place Cash Flow with Rental Upside

 Current base rent of approx. \$61,845/month (\$742,144/year). Lease escalations across the board (3-12% increases) provide built-in NOI growth. Many tenants have renewal options extending 10-15 years.

• Diverse Tenant Uses with Synergistic Draw

 Tenants include F&B (hot pot, bakery, Taiwanese deli), dental, dance studio, and financial services—offering a balanced mix that minimizes use overlap and vacancy risk.

Attractive 1031 Exchange Opportunity

 Stabilized income, low management needs, and long-term leases make this an ideal replacement property for investors seeking reliability and appreciation potential.

INVESTMENT SUMMARY

KEY INVESTMENT HIGHLIGHTS CONTINUED

- Recent Leasing Activity Indicates Demand
 - New leases signed in 2023-2024 with escalating rent structures demonstrate the property's ongoing appeal to quality operators in a competitive market.
- Arcadia Transit-Oriented & Walkable Zone
 - Located near the Metro Gold Line and walkable to residential communities. Convenient access to the 210 Freeway and key business corridors.





RENT ROLL

SUITE	TENANT	SQFT	LEASE END	TOTAL RENT
101	Mo-Mo Paradise (MoMo West, LLC)	3,805	May 5, 2029	\$13,127.25
102	85 Degree C Bakery (Golden 85 Investments, LLC)	3,600	Jun 25, 2028	\$11,340
103	Samuel Lee DMD Inc.	1,646	Oct 6, 2032	\$4,115
104	Oleg Astakhov (Ballroom Dancing LA)	1,572	Nov 27, 2028	\$4,716
105	Li Laosan	1,500	Jun 7, 2034	\$5,250
106	CTBC Bank	2,740	Nov 14, 2027	\$10,275
107	Ji Rong Peking Duck	3,339	Sep 4, 2028	\$13,022.1
		18,202		\$61,845.35







For informational purposes only. Buyer to perform own due diligence and review of leases



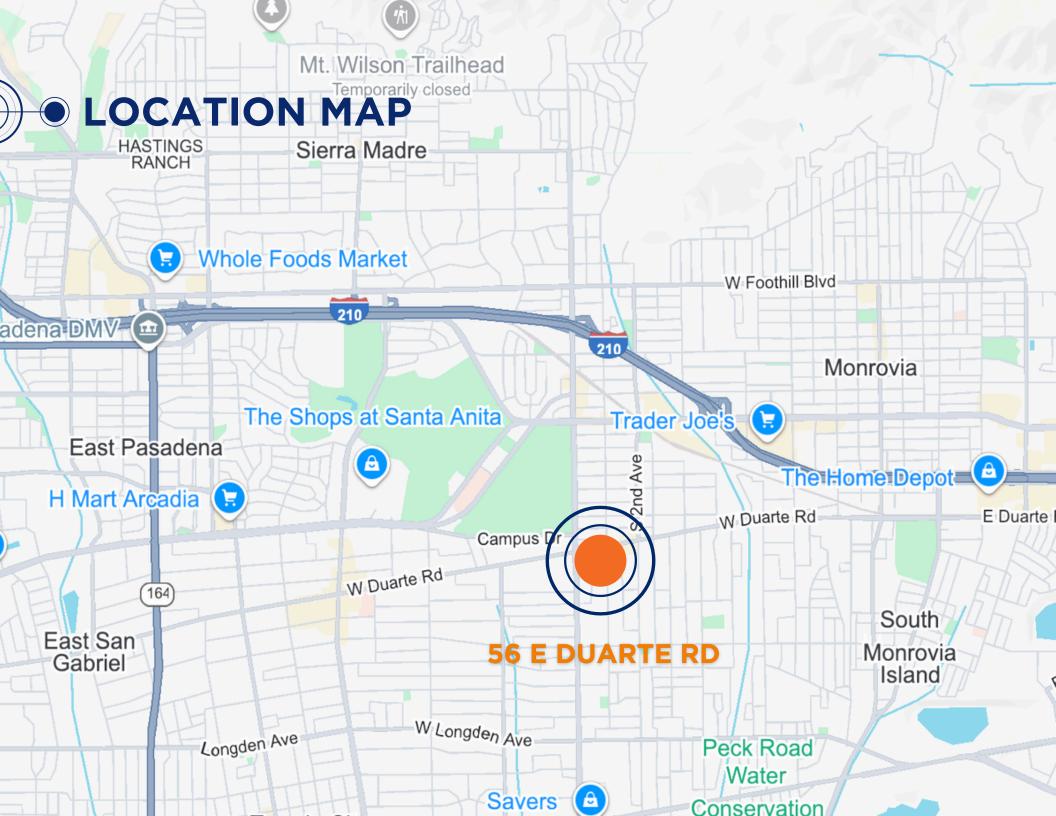
LOCATION SUMMARY



ARCADIA, CALIFORNIA

Located along a prime retail corridor in Arcadia, 56 E Duarte Rd benefits from high visibility and steady foot traffic. The property is surrounded by affluent neighborhoods, national retailers, and regional draws like the Santa Anita Mall and Methodist Hospital. It offers convenient access to the 210 Freeway and is just minutes from the Metro Gold Line. This highly walkable, transit-friendly location supports strong tenant performance and long-term demand.

Arcadia is one of Southern California's most desirable Asian-American communities, known for its vibrant retail scene and strong consumer spending. The immediate trade area continues to attract top-tier tenants seeking exposure to a dense and loyal customer base.





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