



CAMACHO
COMMERCIAL
REAL ESTATE SERVICES

49-53

E FOOTHILL BLVD
ARCADIA, CALIFORNIA

49-53 E FOOTHILL BLVD • FOR LEASE

OFFICE, MEDICAL & RETAIL SUITES

THREE FLEXIBLE SUITES • 1,030 - 3,680 SF • WESTERN SAN GABRIEL VALLEY

LEASING BROCHURE

THE OPPORTUNITY

Property Summary

Built in 1953 and recently repositioned, this freestanding brick building sits directly on Foothill Blvd in Arcadia, immediately adjacent to the I-210 Freeway. The property offers 3,680 SF of flexible office, medical and retail space across three move-in ready suites.

Suite 49 (1,030 SF) presents an open, finished office layout, while the adjoining Suite 51 (1,250 SF) is built out for medical or treatment use — the two can be combined into one contiguous 2,280 SF suite. Suite 53 (1,400 SF) is a fully built-out retail/salon space, currently operating as a hair salon.

Distinctive Tudor-style brick architecture, mature landscaping and eight on-site parking spaces set the property apart along one of Arcadia's primary commercial corridors — a short walk to the Metro Gold Line's Arcadia Station.



AT A GLANCE

Highlights & Specs

BUILDING SIZE	3,680 SF
AVAILABLE SF	1,030 - 3,680 SF
ASKING RENT	\$3.25 / SF / Month, NNN
LEASE TYPE	Direct
YEAR BUILT	1953 • Building Class B
PARKING	8 Spaces (2.17 / 1,000 SF)
OCCUPANCY	Immediate
TERM	Negotiable

ADDITIONAL HIGHLIGHTS

- Combine Suites 49 & 51 for up to 2,280 contiguous SF
- Suite 53 is a fully built-out salon / retail space
- 24-hour access • central heat & air conditioning
- High ceilings, partitioned offices & reception areas
- Flexible office, medical or professional-services use
- On I-210 Frontage • 0.7 mi to Metro Gold Line Arcadia Station





THE SUITES

Move-In Ready, Flexible Space

Configured today for office and medical use — easily adapted for general office, medical or professional services.





THE SPACE

A Space for Every Kind of Business



49-53 E FOOTHILL BLVD

JACK COSTA • GREGORY CAMACHO | 310-273-8645

THE SPACE • 05

SPACE AVAILABLE

3,680 SF • ENTIRE BUILDING

Suite Breakdown

SUITE	USE	SIZE	CONDITION	RENT (NNN)	OCCUPANCY
Suite 49	Office	1,030 SF	Excellent • Full Build-Out	\$3.25 / SF	Immediate
Suite 51	Medical / Office	1,250 SF	Excellent • Full Build-Out	\$3.25 / SF	Immediate
49 + 51 Combined	Office / Medical	2,280 SF	Excellent • Contiguous	\$3.25 / SF	Immediate
Suite 53	Retail / Salon	1,400 SF	Excellent • Hair Salon Build-Out	\$3.25 / SF	Immediate

Suites 49 & 51 share a connecting doorway and may be leased separately or combined. All suites are offered on a direct, triple-net (NNN) basis.

3

MOVE-IN READY SUITES

8

ON-SITE PARKING SPACES

1953

YEAR BUILT • CLASS B



LOCATION

Western San Gabriel Valley

Positioned on Foothill Blvd with direct I-210 Freeway frontage, the property sits in the heart of Arcadia's office and retail corridor — minutes from Old Town Monrovia, Santa Anita Park and Westfield Santa Anita.

TRANSIT

Arcadia Station (Metro Gold Line) — 0.7 mi · 13-min walk
El Monte Metrolink — 5.7 mi · 13-min drive
Baldwin Park Metrolink — 9.4 mi · 15-min drive

AIRPORTS

Hollywood Burbank (BUR) — 23.5 mi · 31-min drive
Ontario International (ONT) — 30.2 mi · 39-min drive
Long Beach (LGB) — 33.7 mi · 43-min drive

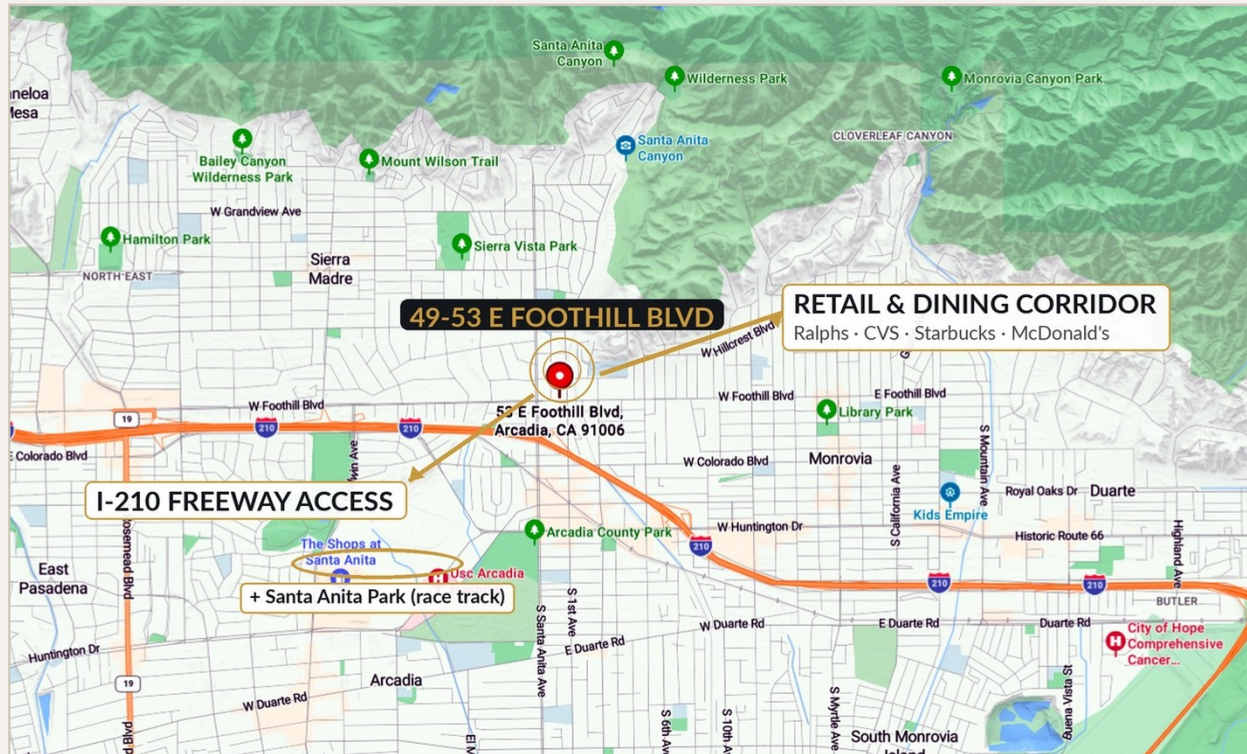
NEARBY

Westfield Santa Anita · Santa Anita Park
Old Town Monrovia · Downtown Arcadia
Methodist Hospital of Southern California



THE NEIGHBORHOOD

Area Map & Amenities



Map data © Google. Distances and locations approximate, for general reference only.

0.7 MI

TO METRO GOLD LINE

UNDER 0.5 MI

TO RETAIL & DINING

DIRECT

I-210 FREEWAY ACCESS

DINING & CAFÉS

- Starbucks Coffee
- McDonald's
- Don Ricardo's Bar & Grill
- Yi's Café

GROCERY & RETAIL

- Ralphs Fresh Fare
- Grocery Outlet
- Trader Joe's
- CVS Pharmacy

HEALTH & FITNESS

- Anytime Fitness
- USC Arcadia Hospital

SHOPPING & RECREATION

- The Shops at Santa Anita
- Santa Anita Park
- Library Park

GALLERY

49-53 E Foothill Blvd





NOW LEASING

Schedule a Private Tour

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