



# 488 | EAST SANTA CLARA

ARCADIA, CA 91006

1st, 2nd and 3rd  
Floors



PROPERTIES

The Area's Best  
**CREATIVE**  
Office Value

**+/- 20,388**  
rentable square feet of office space

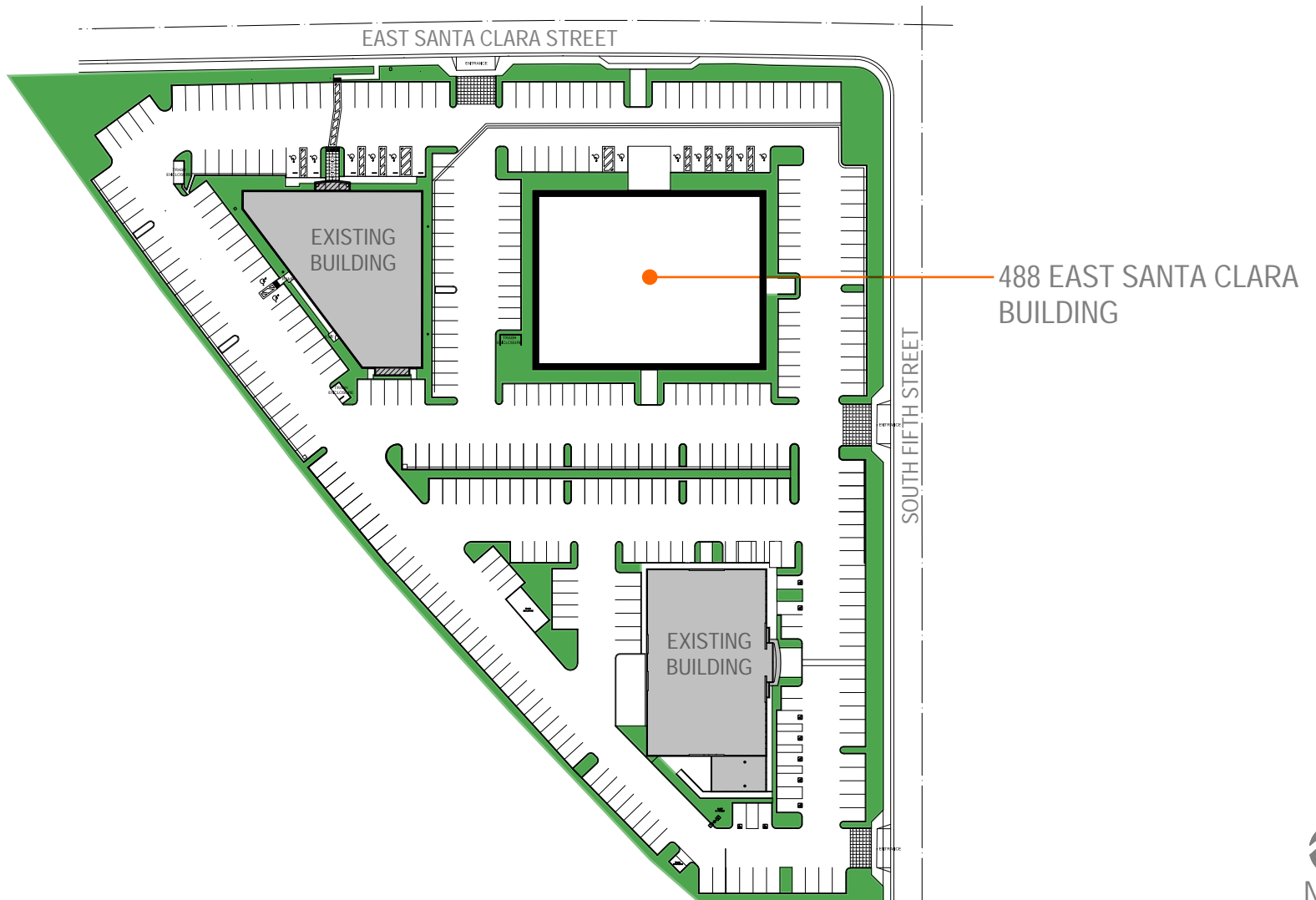
**WORKSPACE**  
corporate office space in vibrant neighborhood

**PARKING**  
sufficient parking with free stalls

**AVAILABLE**  
see floor plan for suite availability



# SITE PLAN



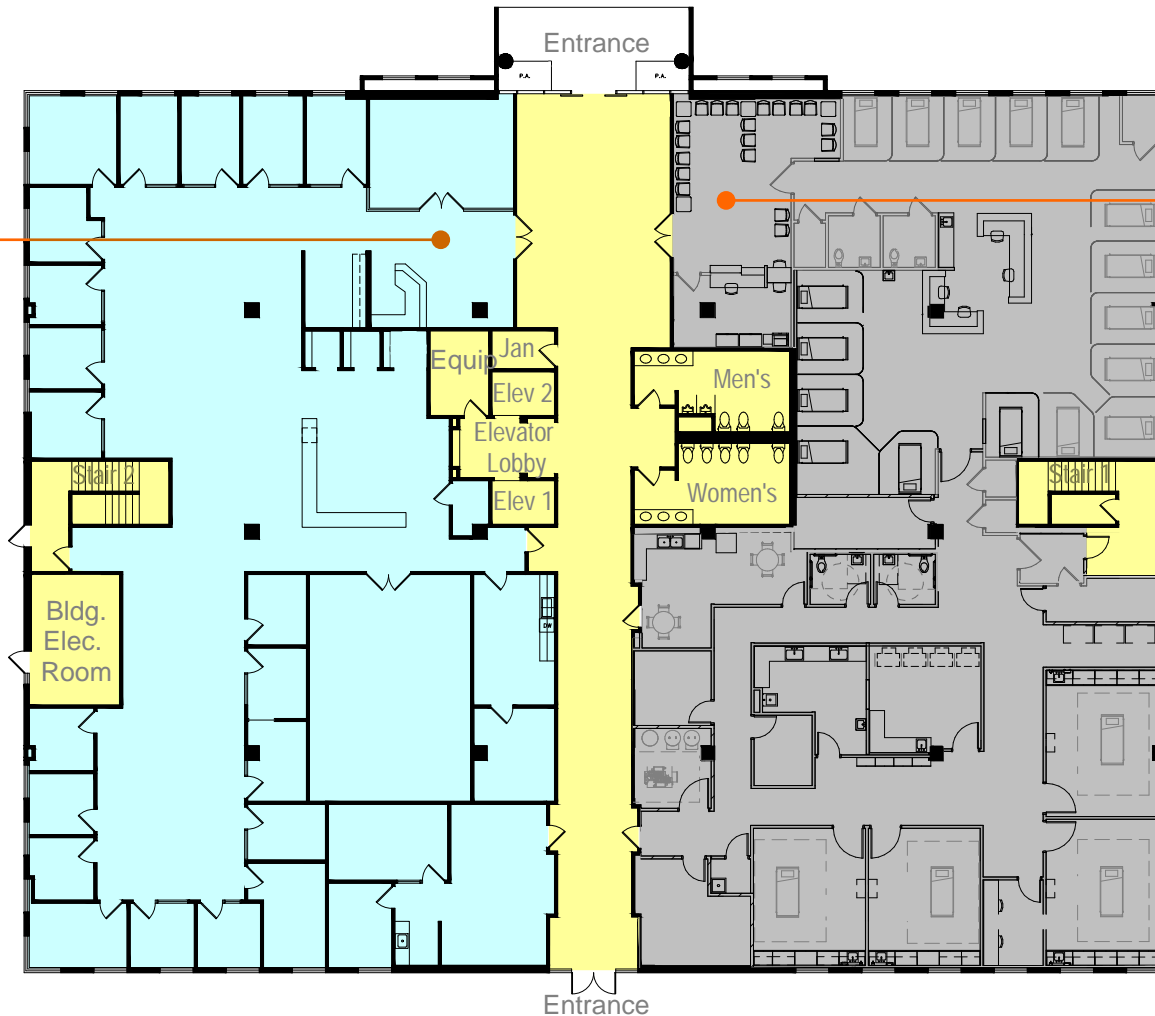
# FLOOR PLAN

Suite 101 (Divisible)

Existing

Suite 101  
8,669 rsf / 7,455 usf  
Available: January 2023

Suite 102  
8,737 rsf / 7,514 usf  
Not Available



Note: All walls shown are existing. Furniture layout shown is conceptual and not existing.



# FLOOR PLAN

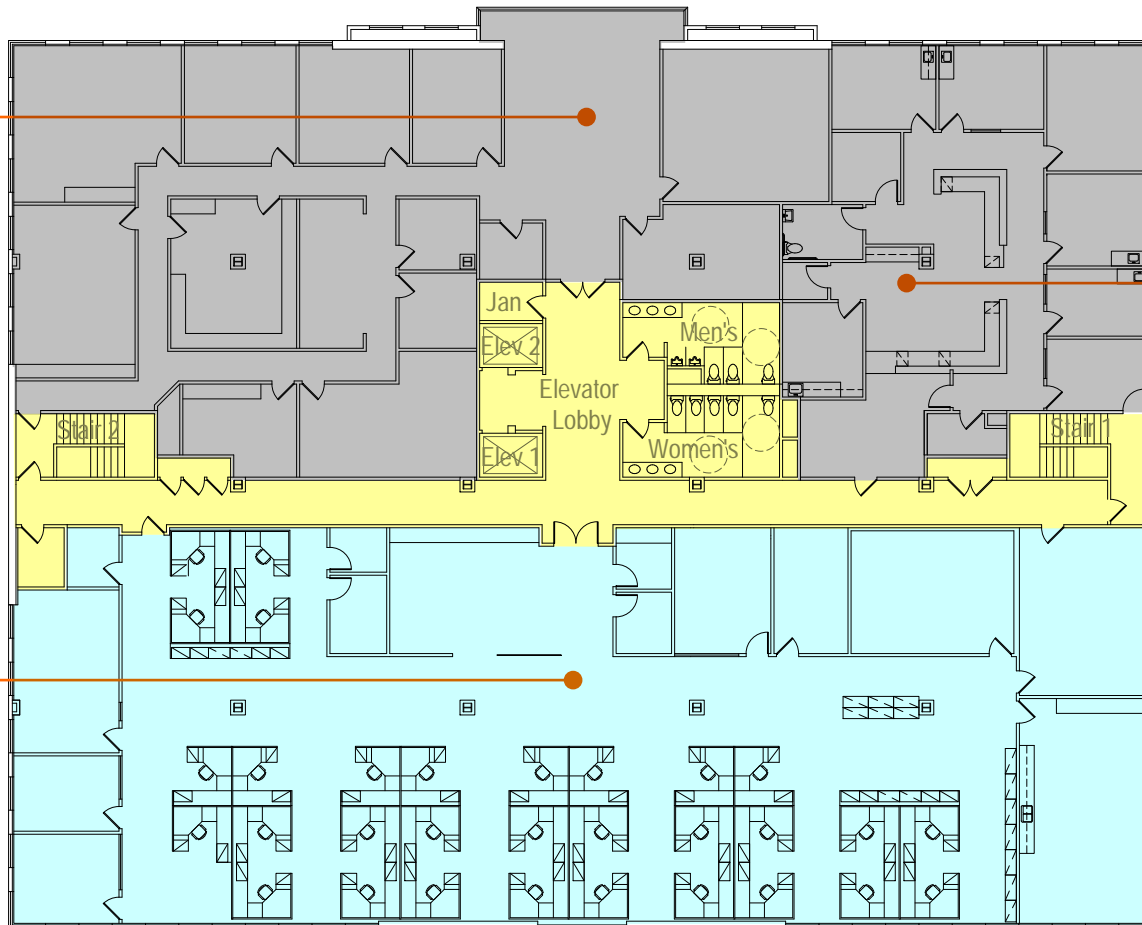
Suite 202 (Divisible)

Existing

Suite 201  
5,905 rsf / 5,078 usf  
Not Available

Suite 203  
2,974 rsf / 2,558 usf  
Not Available

Suite 202  
9,499 rsf / 8,169 usf  
Available: Now



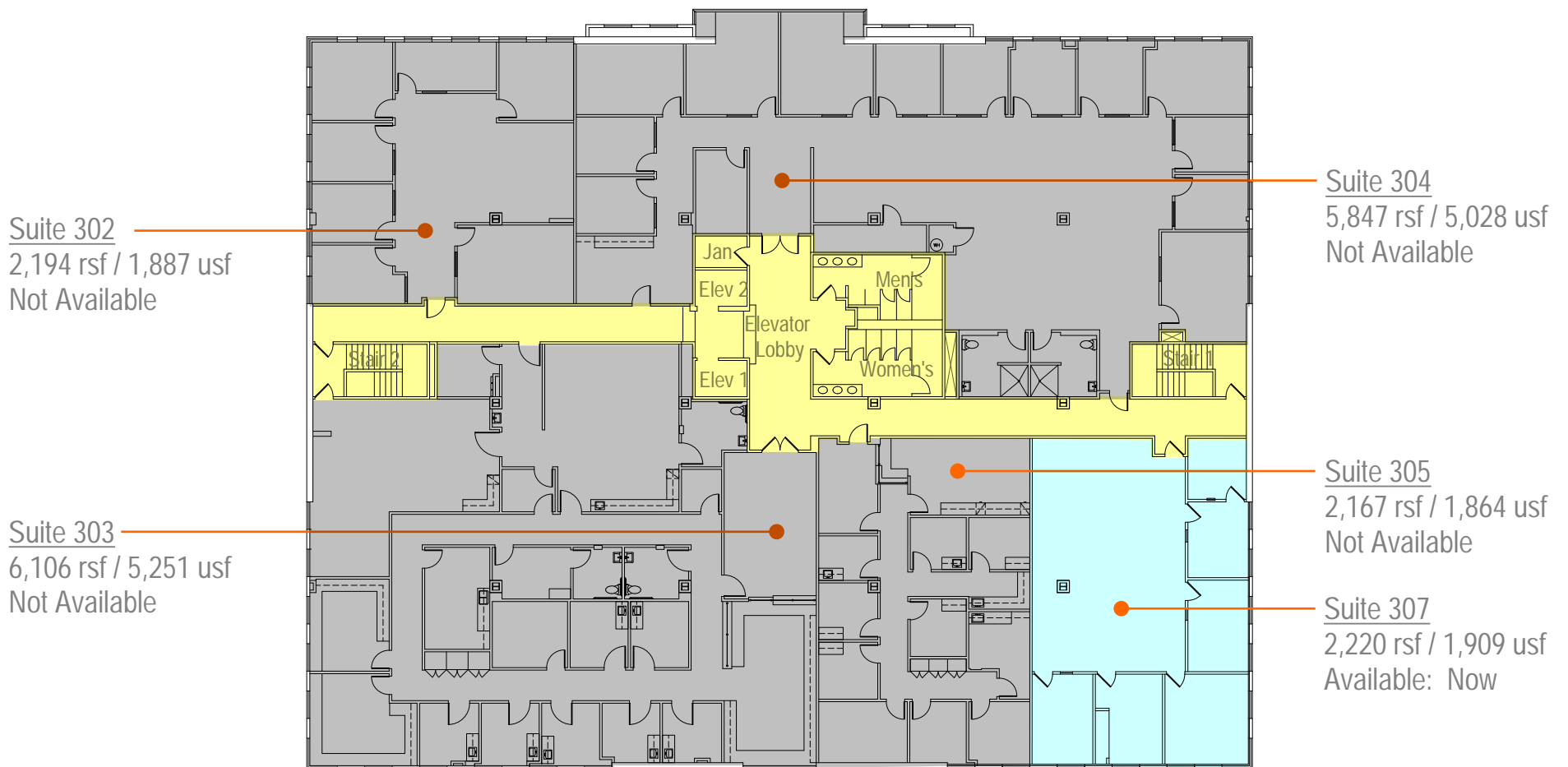
Note: All walls shown are existing. Furniture layout shown is conceptual and not existing.



# FLOOR PLAN

Suite 305 (Divisible)

Existing



Note: All walls shown are existing. Furniture layout shown is conceptual and not existing.





The Area's Best  
**CREATIVE**  
Office Value

**EASY ACCESSIBILITY**

**1 to 5 min drive**

- 210 Freeway
- Westfield Santa Anita Shopping Mall
- Santa Anita Horse Racing Park
- USC Arcadia Hospital - Keck Medicine of USC
- LA County Arboretum & Botanic Garden
- Trader Joe's

**5 to 10 min walk**

- Metro Gold Line
- Restaurants
- 24 Hour Fitness Sport

**Building Info.**

- Professionally Managed
- Constructed in 2002
- Free Surface Parking



57,047  
2021 total population



14.8%  
total Millennial  
population in Arcadia



52%  
total population with a  
bachelor's degree or higher



52,554  
cars travel along Huntington  
Drive (Route 66) daily  
264,000  
cars travel along 210 freeway  
through Arcadia daily



20  
total restaurants within a  
1 mile radius of  
488 East Santa Clara



1,000,000+  
total square feet of retail  
within a  
1 mile radius of  
488 East Santa Clara



10  
hotels within a  
1 mile radius



72  
average annual high  
temperature in Arcadia





SANTA ANITA HORSE RACE TRACK



LA COUNTY ARBORETUM & BOTANIC GARDEN



WESTFIELD SANTA ANITA SHOPPING MALL



## VIBRANT CITY

At the heart of the most vibrant neighborhood in City of Arcadia, 488 East Santa Clara is surrounded by fine dining, shops, nature and fun.



DINING



GILB MUSEUM OF ARCADIA HERITAGE

## BLENDING

488 EAST SANTA CLARA & CITY OF ARCADIA



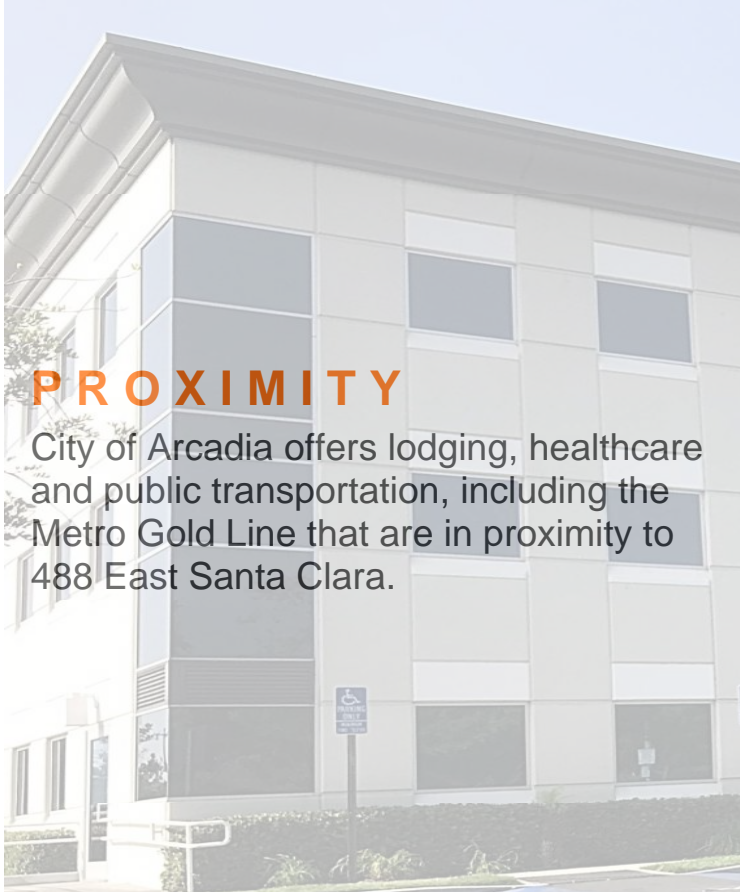
HALE MEDICAL CENTER



USC ARCADIA HOSPITAL - KECK MEDICINE OF USC



METRO GOLD LINE ARCADIA STATION



## PROXIMITY

City of Arcadia offers lodging, healthcare and public transportation, including the Metro Gold Line that are in proximity to 488 East Santa Clara.



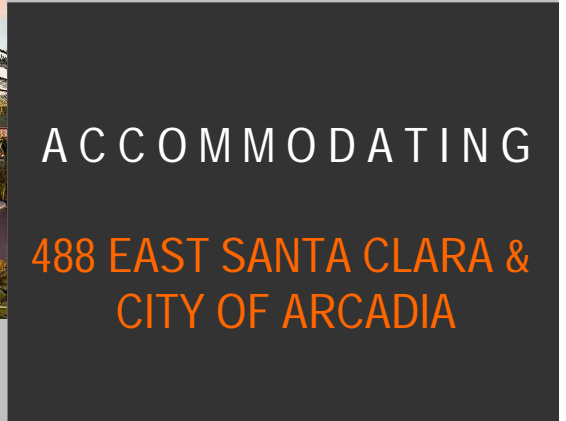
STAY. CARE. TRANSIT.



ARCADIA'S BIKE SHARE PROGRAM



LE MERIDIEN HOTEL



ACCOMMODATING

488 EAST SANTA CLARA &  
CITY OF ARCADIA



♿  
HANDICAPPED ONLY  
NO PARKING

♿  
HANDICAPPED ONLY  
NO PARKING

♿  
HANDICAPPED ONLY  
NO PARKING

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HANDICAPPED ONLY  
NO PARKING

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HANDICAPPED ONLY  
NO PARKING

ASP

488



# 488 | EAST SANTA CLARA

ARCADIA, CA 91006

## 1st, 2nd and 3rd Floors

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PROPERTIES

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Updated: 12.20.22

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