



128-130 E Huntington Dr, Arcadia, CA
125 Alta St, Arcadia CA
Offering Memorandum

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KW Commercial



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EXECUTIVE SUMMARY

- Features a 2-parcel configuration totaling 29,838 square feet (0.685 acres) of land with two existing freestanding buildings spanning roughly 11,795 square feet
- Situated in prime downtown Arcadia with immediate access to the Interstate 210 freeway, a nearby Metro station, and major city commercial corridors
- An immediate clean-slate opportunity for repositioning or construction or use as office space
- Presents a high-value mixed-use development opportunity through an existing zoning CBD & R3)



Property Profile

Property Address	128-130 E Huntington Dr, Arcadia, CA 91016	Property Address	125 Alta St, Arcadia 91016
APN	5773-014-037	APN	5773-014-005
Type	2 free-standing office buildings (11,795 SF) 128 E Huntington: 9,643 SF • Suite A 5,100 SF • Suite B & C 3,970 SF • Basement 573 SF 130 E Huntington: 2,152 SF	Type	Parking lot
Building Size	+/- 11,795 SF, +/- 29,838 SF	Building size	N/A
Lot size	22,044 SF (0.51 AC)	Lot size	7,794 SF (0.18 AC)
Year Built	1968	Year Built	N/A
Zoning	CBD	Zoning	R3



**** "The Buyer and Buyer's Brokerage are solely responsible for conducting their own independent investigations, inspections, and due diligence regarding the property."**

Endless Potential for Users & Developers



1. Owner-User / Office positioning

Capitalize on the property's history as two established office buildings. The layouts and substantial parking lot allow a business to quickly occupy the site, establish a corporate footprint, or lease out the buildings for steady commercial income.

2. Mixed-Use Development

Leverage the highly coveted Central Business District (CBD) and R3 zoning. This framework allows developers to unlock the land's maximum financial potential by constructing a high-density, modern mixed-use project that blends residential spaces with ground-floor retail or dining.



Development Potential

The property situates at the prime Arcadia Downtown location. The Commercial Business District (CBD) zone is intended to promote a strong pedestrian-oriented environment and to serve community and regional needs for retail and service uses, professional offices, restaurants, public uses. Residential uses are permitted above ground floor commercial.

- **CBD:** Baseline CBD caps **at 80 units/acre**; scalable via California State Density Bonuses and SB 79 rail alignment
- **California State Density Bonus incentives:** a state mandate requiring local governments to grant developers increased residential density, reduced parking requirements, and other development incentives. In exchange, the developer must designate a specified percentage of units as deed-restricted, affordable housing for very low-, low-, or moderate-income households
- The city of Arcadia provides an explicit **25% parking reduction benefit** for properties in the CBD (Commercial Business District) zone that are located within 1,320 ft (1/4 mile) of a light rail station: the Metro L Line (Gold Line) station.
- **AB 2097 Parking Exemption:** 100% elimination of mandatory automobile parking maximums due to Major Transit Stop status



CBD Zoning Feasibility & Regulatory Framework



Arcadia CBD Regulations & Transit-Oriented Exemptions



Setbacks & Land Efficiency: 0-foot front, side, and rear setback (20'. Check w/ city because rear is an alley) allowances maximize full horizontal property lines.



Vertical Open Space: Max. height 60'. Open space requirement is 100 sq. ft./unit required; fulfilled completely via vertical private balconies, roof decks, and courtyards (0 ground-floor impact).



AB 2097 Parking Exemption: 100% elimination of mandatory automobile parking maximums due to Major Transit Stop status.



Density Multipliers: Baseline CBD caps at 80 units/acre; scalable via California State Density Bonuses (up to 50%) and SB 79 rail alignment.



Metro Gold Line



*** 0.2 mile walk to Metro Foothill Gold line Arcadia Station

LACMTA-Metro Gold Line
Current Line and Extensions
Map is simplified and not to scale.
Information subject to change.



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Parcel Specifics & Existing Footprint

Strategic Downtown CBD & R3 Redevelopment

128-130 E. Huntington Dr (APN: 5773-014-037):

- 22,044 sq. ft. lot (0.51 Acres)
- Up to 40 units. 60' maximum height
- scalable via California State Density Bonuses and SB 79 rail alignment

125 Alta Street (APN: 5773-014-005):

- 7,794 sq. ft. lot (0.18 Acres)
- 4-7 units. Maximum height 30'

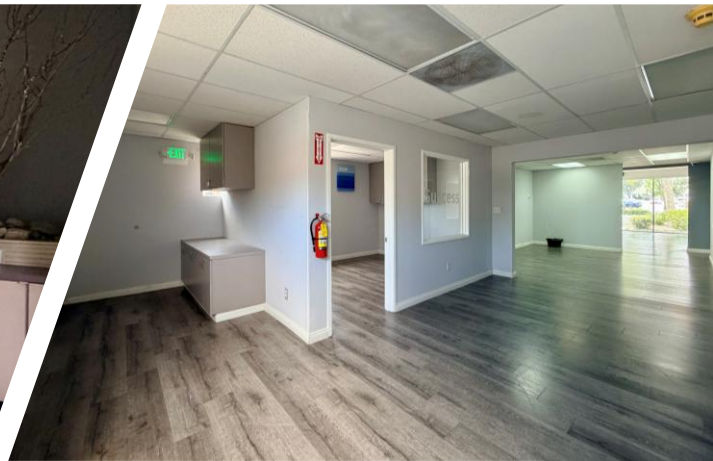
A 25 percent reduction can be applied to the off-street parking requirement for any commercial use that is located within 1,320 feet (1/4 mile) of a light rail station

Transit Proximity: 0.2 miles from the Arcadia Metro A Line Station (designated Major Transit Stop).





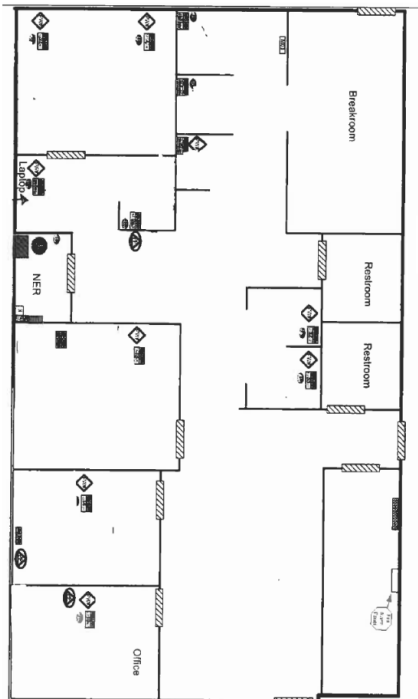
Additional Photos



Floor Plans

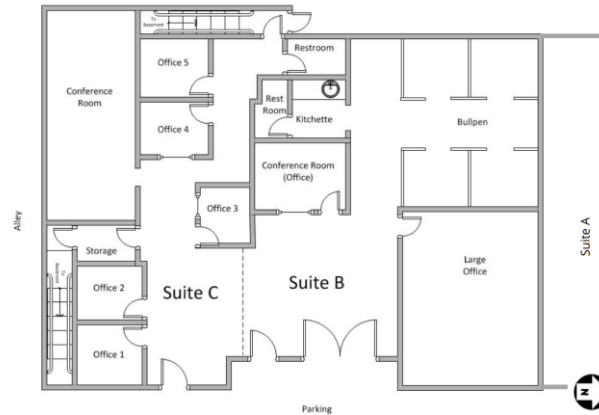
2,152 SF

130 E. Huntington Drive



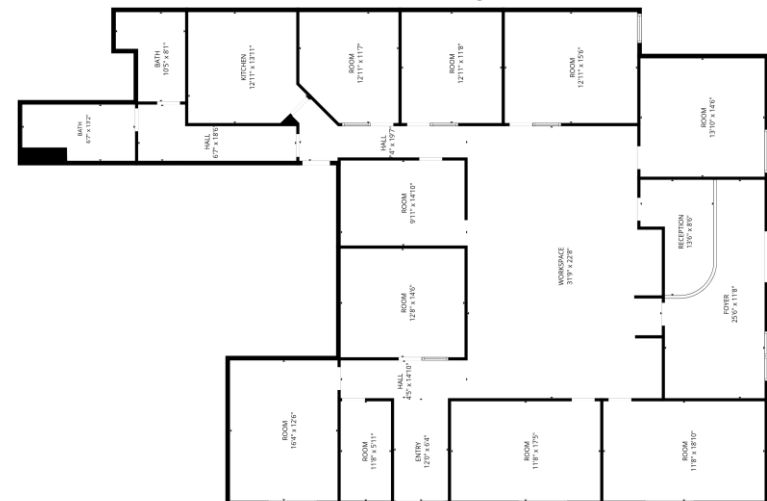
Parking Lots

128 E. Huntington – Suites B & C



Suite A: 5,100 SF
Suite B: 2,410 SF
Suite C: 1,560 SF

128 E. Huntington – Suite A



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Parking Reductions & Assembly Bill 2097

Mixed-Use Parking Requirements

- The [Arcadia Off-Street Parking Standards](#) scale parking by unit size:
- **Studio Units:** 1 off-street space per unit.
- **1+ Bedroom Units:** 1.5 off-street spaces per unit.
- **Guest Parking:** 1 guest space required for every 3 units.
- **Commercial Parking:** Stalls for any ground-floor commercial components are calculated separately based on use (e.g., retail vs. restaurant spaces)

Property sits on a major transit corridor near the Arcadia Metro L Line (Gold Line) station, substantial parking reductions or total exemptions may be qualified:

- AB 2097 Exemptions: Under California state law, the city cannot enforce minimum parking requirements on residential or mixed-use projects **located within 0.5 miles of a major transit stop**, unless the city proves it would harm local parking health. This property sits less than half a mile from the Arcadia station plaza.





Redevelopment Potential 1

Arcadia DMU Regulations & Transit-Oriented Exemptions

Setbacks & Land Efficiency: 0-foot front, side, and rear setback allowances maximize full horizontal property lines.

Vertical Open Space: 100 sq. ft./unit required; fulfilled completely via vertical private balconies, roof decks, and courtyards (0 ground-floor impact).

AB 2097 Parking Exemption: 100% elimination of mandatory automobile parking maximums due to Major Transit Stop status.

Density Multipliers: Baseline DMU caps at 80 units/acre; scalable via California State Density Bonuses and SB 79 rail alignment.

Maximum Residential Yield: 55 units by-right, expanding to 82 total units via a 15% affordable housing set-aside (50% State Density Bonus). **But NO PARKING**





Redevelopment Potential 2

Arcadia DMU Regulations

The Multi-Story Building Blueprint

To make it work within Arcadia's 60-foot/4-story baseline height limits (or 5 stories via a mild density bonus waiver):

- **Level 1 (Ground Floor):** Roughly 10,000 sq. ft. of active commercial retail/dining facing Huntington Drive. The back half of the ground floor and the entirety of 125 Alta Street are dedicated to **Parking Tier 1 (~75 cars)**
- **Level 2 (The Mezzanine):** An entirely enclosed, above-ground concrete parking deck forming **Parking Tier 2 (~65 cars)**
- **Levels 3, 4, and 5 (The Air Rights):** Wood-frame apartment construction sits entirely on top of the concrete parking deck. This vertical layout yields roughly **22 to 25 units per residential floor**, maximizing footprint. **Total 65 to 75 units + ~140 parking**

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Downtown Arcadia Mixed-Use Development

Current Projects

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CURRENT PROJECTS



5 DERBY MIXED USE PROJECT

233 & 301 E. Huntington Drive

The Derby Mixed-Use Project involves construction of a 6-story mixed-use building, consisting of commercial restaurant space and 214 dwelling units on 2.23 acres. Of the 214 units, 9 of them will be affordable units for seniors. The Project, will involve demolition of the existing The Derby restaurant and construction of a new, larger The Derby. The new restaurant has been designed to retain many of restaurant's most recognizable design elements while adding new elements such as an indoor-outdoor second story bar and dining area. A new restaurant (3,300 square feet) and café (1,400 square feet) will front Huntington Drive. The Project would provide a total of 412 parking spaces consisting of 239 residential and 173 commercial/valet spaces, as well as motorcycle spaces and bicycle parking. The residential component of the project, which is contained on floors 2 through 6, will include a rooftop pool, plaza area and interior community spaces.

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6 ALEXAN MIXED USE PROJECT

150 N. Santa Anita Avenue

The proposed Project involves construction of a 7-story multi-family residential building, consisting of 319 dwelling units, on 2.96 gross acres of land. Of the 319 units, 26 of them will be affordable units. An outdoor plaza would be constructed between the existing 8-story office tower and the proposed residential building. A 750 square foot café is proposed within the 8-story office building. The proposed Project will include a total of 576 parking spaces located in two above-ground parking areas and up to two subterranean parking levels. An off-site alleyway adjacent to the eastern boundary of the Project site will be converted into a pedestrian paseo to facilitate connectivity between the Gold Line Station and downtown amenities. Approvals of the following project applications will be required: Certificate of Demolition, Minor Use Permit, Site Plan & Design Review, Street Vacation for the Alley, and a Tentative Parcel Map.

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Source:

https://www.arcadiaca.gov/government/development_services/planning_zoning_services/current_projects.php?rz=catalogueDetails&id=128

CURRENT PROJECTS



7 ★ HUNTINGTON PLAZA MIXED USE PROJECT

117-129 E. Huntington Drive & 124, 126 & 136 E. Wheeler Avenue

The approved project is for a new mixed-use development consisting of two buildings that would include a total of 139 residential condominium units, 10,200 square feet of ground-floor commercial, and a subterranean parking structure which requires approval of the following project applications: Minor Use Permit, Architectural Design Review, and a Vesting Tentative Tract Map. In addition, the project requires approval of a Development Agreement for a parking access easement and provision of 55 public parking spaces, above what is required for the project.

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*** The project is not being built currently. It is now being re-listed with land and the new DMU zoning (The guidance is \$25M and above)**
Potential for 365 units, building height 75', 7-8 stories, FAR 3.5



8 LE MERIDIEN HOTEL AND MIXED-USE PROJECT

130-180 W. Huntington Drive

The new Le Meridien Hotel and Mixed-Use Project is located at 130-180 West Huntington Drive and occupies approximately 6.15 acres. It will provide uses that compliment and support the Santa Anita racetrack, the adjacent Downtown area, and other important regional facilities in the city while creating an estimated 185 new employment opportunities. Seven floors comprised of 96 residential units will sit above 10,600 square feet (6,640 square feet of commercial space and 3,960 square feet of spa space). The residential tower will sit among gardens, pools, and lifestyle seating areas, with spectacular views of the mountains and the City. The building will be approximately 95 feet tall and have a total of 8 stories. A total of 491 parking spaces will be provided on site for the hotel and mixed-use project. The site will have 233 parking spaces at grade level and 224 parking spaces within the two-level parking structure (ground and basement level). A full valet service will be provided for all the hotel guests.

Source:

https://www.arcadiaca.gov/government/development_services/planning_zoning_services/current_projects.php?rz=catalogueDetails&id=128

CURRENT PROJECTS



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HUNTINGTON VILLAGE MIXED-USE PROJECT

618 Michillinda Ave & 1101 W. Huntington Drive

The Huntington Village Specific Plan Project involves the rezoning and development of two parcels at 618 S. Michillinda Avenue and 1101 – 1155 W. Huntington Drive, totaling 11.53 acres in area. To facilitate redevelopment, the adoption and implementation of the Huntington Village Specific Plan, which proposes a new mixed-use residential and commercial development will be required. The Project would replace the existing General Commercial (C-G) zone with the proposed "Huntington Village Specific Plan", thereby enabling the proposed future development within the Specific Plan area. The vacant office building, strip retail plaza, parking structure, and surface parking would be demolished to accommodate the Project, while the H Mart building would remain.

The Project is proposed to include 237 market-rate units and 26 affordable units, totaling 263 for-sale residential units. The units comprise condominiums, townhomes, stack townhomes, town over amenity units, flat over town units, and flat over commercial units. The southern portion of the project (Planning Area 1) will contain 98 condominium units in a three-to-four story building. The northern portion of the project (Planning Area 2) will contain 165 units in two-to-four story buildings. Residential amenities are to include landscaped courtyards, a courtyard with a pool, pocket parks, a dog park, co-working space, a club house, and a fitness facility. 5,800 square feet of new commercial space will front Huntington Drive, in addition to the existing H-Mart supermarket. The Project will include 828 parking spaces throughout the site for residents, guests, and commercial visitors.



Source:

https://www.arcadiaca.gov/government/development_services/planning_zoning_services/current_projects.php?rz=catalogueDetails&id=128

CURRENT PROJECTS



2 THE ALEXAN ARROYO - MIXED USE DEVELOPMENT

325 North Santa Anita Avenue

The project consists of the construction of a new seven-to eight-story mixed-use development consisting of 359 dwelling units, which include 315 market-rate dwelling units, 35 affordable, very -low-income dwelling units, and 9 live/work units. There will be a three -level above ground parking garage, and residential amenities such as a co-working space, a fitness center, lounge, and bicycle storage room.



3 THE IVY ARCADIA - ASSISTED LIVING CARE FACILITY

1150 W. Colorado Boulevard

The proposal is to amend a project that was previously approved by the City Council in 2020 for a new senior assisted living care facility (Artis Senior Living). The new Applicant, O&I Development, LLC is requesting to amend the original approval with a three-story, 107706 square foot senior assisted living care facility (dba: The Ivy Arcadia). The proposal will also include a density bonus under the California Density Bonus Law that would allow the project to provide a Floor Area Ratio (FAR) of 0.88 in lieu of the maximum allowed 0.5 FAR. The facility will have 100 rooms units with 114 beds and on-site amenities such as communal dining rooms, laundry rooms, a reading room, open air patios, a bar and lounge, activity rooms, a beauty salon, and a fitness center for the residents. The site will provide 70 parking spaces.

Source:

https://www.arcadiaca.gov/government/development_services/planning_zoning_services/current_projects.php?rz=catalogueDetails&id=128

CURRENT PROJECTS



1 ARCADIA TOWN CENTER

5-19 W. Huntington Dr. & 25-75 N. Santa Anita Avenue

The Arcadia Town Center Project proposes the construction of a mixed-use development consisting of one 440,938 sf, five story (above ground) building with one level of subterranean parking and one level of ground level parking. The Project includes 181 residential units; 3,890 sf of residential amenities; 38,713 sf of public and private open space; 13,130 sf of ground-floor commercial uses facing toward Huntington Drive and Santa Anita Avenue; and 378 parking spaces.

The Project includes preparation of a tract map to consolidate the five separate parcels encompassing 2.27 acres into a single legal lot of 2.19 net acres, after ROW dedications on Santa Anita Avenue and Huntington Drive; and subdivide the airspace for the residential condo units.

The Project would include four public plazas and additional outdoor seating on the ground level near commercial uses; residential amenities on Levels 2 through 4 including a swimming pool, recreation center, fitness center, and two clubhouses; private landscape and hardscape features on Levels 2, 4, and 5; and connections to off-site utilities.

The Project would provide a total of 378 parking spaces on Level 1 (ground level) and Level B1 (subterranean), including 273 resident spaces, 59 guest spaces, and 46 commercial spaces; and a total of 43 bicycle parking stalls, with 40 resident/long-term stalls and 3 retail/short-term stalls. All existing development and ancillary uses (e.g., surface parking, dividing walls, landscaping) would be demolished with Project implementation.

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Source:

https://www.arcadiaca.gov/government/development_services/planning_zoning_services/current_projects.php?rz=catalogueDetails&id=128

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Downtown Arcadia Mixed-Use Development Sites

Comparable Market
Analysis (CMA) &
Valuation Strategy

Pricing Adjustment Parameters

Transit Proximity (+10% to +15%):

Applied to sites within 0.5 miles of the Downtown Metro Station due to reduced parking mandates

Entitlement Status (+20%):

Premium added for fully cleared CEQA approvals and verified city resolutions

Density Concessions (+5% to +10%):

Achieved via State Density Bonus laws maximizing building height envelopes



Premium Benchmark Comparables

Benchmark Property Comps (High-Tier) ★

Across the street. Comparable 1 but lots assembled and zoned DMU

180 W. Huntington Dr. (entitled, 96 units high-end, 9 stories)
Active Listing
1.88 Acres (81,892 SQFT)

117-129 E. Huntington Dr. (Huntington Plaza, 365 units, building height 75', 7-8 stories, FAR 3.5)
Assembled Site
Active Listing
1.74 Acres (75,794 SQFT)



List Price: \$29,980,000
\$366.09 / SQFT

Insight: Sets the definitive pricing ceiling for the prime commercial corridor.



Assessed Value: \$26,263,854
Asking \$25M minimum
\$346.52 / SQFT

Insight: Confirms institutional baseline for multi-street, assembled land plots.



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Mid-Tier & Infill Benchmark Comparables

Benchmark Property Comps (Mid-to-Low Tier)



Comparable 2 without AB1097 (parking reduction)
but bigger lot (easier to build)

Arcadia Town Center Site
Sold. Under construction
181 units



2.27 Acres
Sold for \$19.35M in 2024
Valuation: \$24M–\$27M
\$242–\$273 / SQFT (Discounted due to municipal
street dedication requirements)

150 W. Huntington Dr.
Active Listing



CONCEPT ARCHITECTURE
PHASE II AND III RESIDENTIAL MIXED USE
ARCADIA, CA

1.00 Acre
List Price: \$9,980,000
\$229.56 / SQFT (Reflects single, mid-block lot
limitations)



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Market Segment Matrix

Land Segment Pricing At-A-Glance

Premium Assemblages	Institutional Sites	Small Infill Parcels
\$350 – \$366 / SQFT	\$240 – \$345 / SQFT	\$200 – \$310 / SQFT
Corner exposure peak design efficiency	Approved density long-term development plays	Low absolute dollar barrier challenging scale



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Estimates

The estimated raw, unapproved land is \$7 million to \$8.0 million combined.

By taking them through the city planning process and emerging with a signed permit for ~ 65 to 75 units, a **massive equity lift is generated:**

[Raw Disconnected Lots]	→	[Assembled & Entitled (65-75 Units)]	→	[Unlocks Total Lot Value]
\$7.0M - \$8.0M		+	\$4.5M - \$5.0M	\$11.5M - \$13M

**** While maximum unit counts are determined mathematically by state and municipal density frameworks, the actual buildable yield is heavily dictated by lot geometry, architectural efficiency, and site-specific constraints. Smaller footprints naturally introduces complex spatial challenges for unit distribution and parking configurations, which directly impacts hard construction costs and final land valuation.**



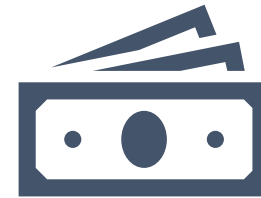
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Listing Strategy & Next Steps



Proposed Pricing Strategy

Offered on a **call-for-offers basis**, with unpriced guidance indicating an asset valuation of... ->



Key Recommendations

\$275.00 / SQFT (\$8.2M) Baseline: List "As-Is" "Submit Offers" to capture institutional cash buyers looking

\$350.00 / SQFT Target: Position at this premium *only* if delivered with ready-to-issue architectural building plans and city approvals.



Neighboring Lots



Arcadia Huntington Dr Lot Size

Connecting neighboring lots to create a bigger project might attract more developers. Bigger footprints naturally make unit distribution and parking configurations easier, which directly impacts construction costs and final land valuation.

144 E Huntington	6,580	PI PROPERTIES NO 79 LLC (YALAM)ANCHILI, RAO
166 E Huntington	50,050	YALAMANCHILI, RAO
	105,967	

