

OFFERING MEMORANDUM

PRIME MEDICAL OFFICE & PROFESSIONAL SERVICES OPPORTUNITY

166 E FOOTHILL BLVD
ARCADIA, CA 91006



**COLDWELL BANKER
COMMERCIAL
REALTY**

This Brochure is owned by Team Ukropina

ADDRESS:	166 E Foothill Blvd, Arcadia, CA 91006
APN:	5772-015-003
BUILDING SIZE:	+/- 1,416 SF
LAND SIZE:	+/- 4,322 SF
SALE PRICE:	\$900,000
GARAGE/STORAGE SPACE:	550 square feet (2-car garage)
YEAR BUILT:	1947

PROPERTY DESCRIPTION

Prime Medical Office & Professional Services Opportunity

Exceptional turnkey medical office and professional services building strategically located on East Foothill Boulevard, Arcadia's premier commercial corridor. This 1,416 SF single-story professional building offers flexible, efficient space ideally suited for medical practices, dental offices, mental health services, and other healthcare providers seeking high-visibility frontage in an established commercial retail environment.

Property Highlights

Location & Visibility

- Premium Foothill Boulevard Frontage: Located on one of the San Gabriel Valley's most heavily traveled arterial streets with exceptional daytime and evening traffic exposure
- Established Commercial Corridor: Situated in the heart of Arcadia's retail and professional services district
- Outstanding Visibility: Full street frontage on Foothill Boulevard with excellent signage potential

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,317	125,504	284,375

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$159,276	\$161,492	\$153,475

MEDIAN HH INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$114,043	\$115,081	\$109,346



ROBERT IP

626 394 2527
Robert.Ip@cbcnrt.com
CalDRE #01876261

BILL UKROPINA

626 844 2200
Bill.Ukropina@cbcnrt.com
CalDRE #00820557



This Brochure is owned by Team Ukropina



This Brochure is owned by Team Ukropina



This Brochure is owned by Team Ukropina



This Brochure is owned by Team Ukropina







This Brochure is owned by Team Ukropina



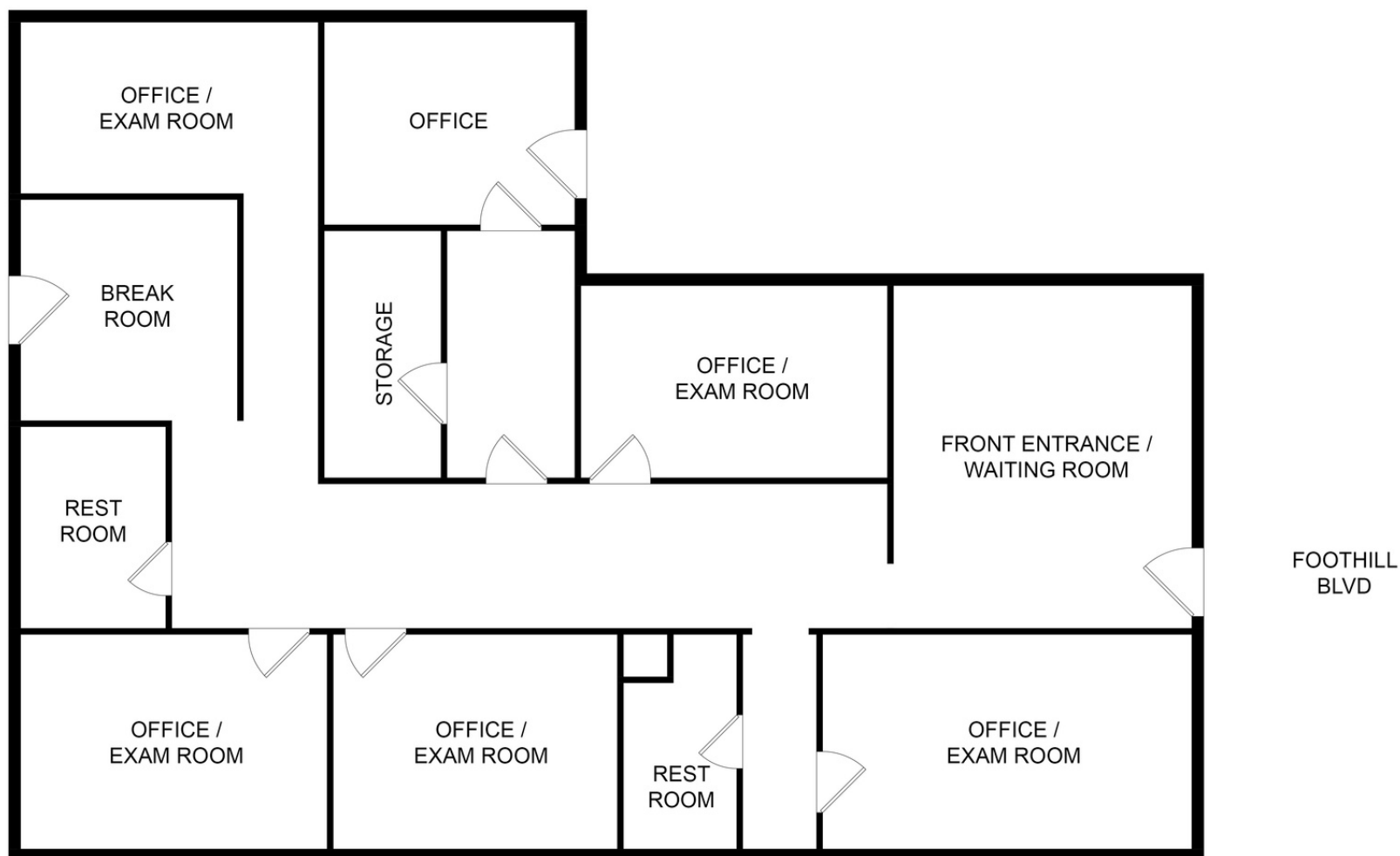
This Brochure is owned by Team Ukropina



This Brochure is owned by Team Ukropina



This Brochure is owned by Team Ukropina

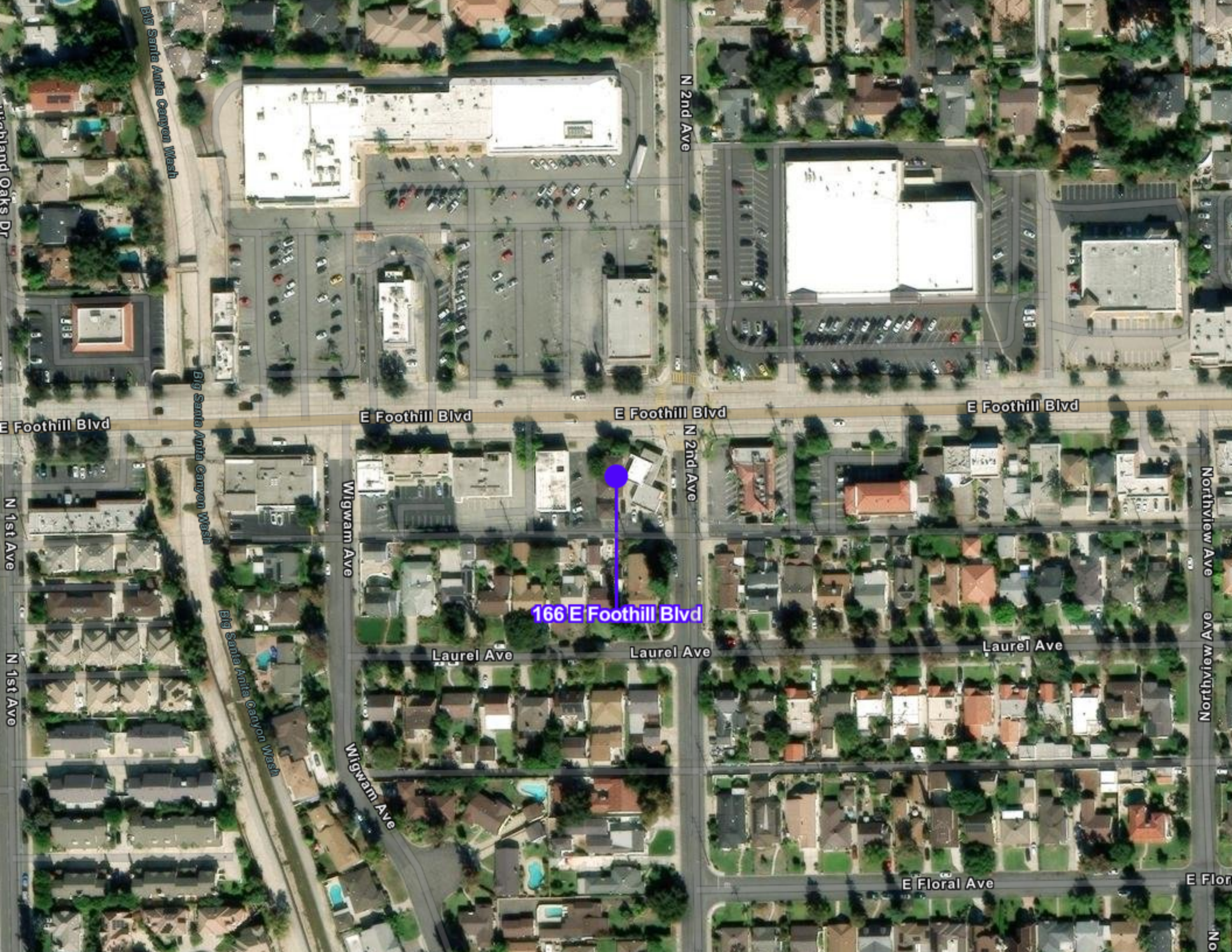


FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

166 E Foothill Blvd, Arcadia, CA

**The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.*



166 E Foothill Blvd

Section 9102.03 – Commercial and Industrial Zones

Subsections:

- 9102.03.010 Purpose and Intent
- 9102.03.020 Land Use Regulations and Allowable Uses
- 9102.03.030 Development Standards
- 9102.03.040 Additional Development Standards in All Commercial and Industrial Zones
- 9102.03.050 Additional Regulations in C-R Zone
- 9102.03.060 Site Plan and Design Review
- 9102.03.070 Other Applicable Regulations

9102.03.010 Purpose and Intent

A. Purpose. The purpose of the Commercial and Industrial zones is to:

1. Provide appropriately located areas for a wide range of commercial, office, and industrial uses to ensure the stability of the City's economy; provide a variety of goods and services for residents, employees, and visitors; and increase employment opportunities close to home for current and future residents consistent with the General Plan; and
2. Ensure that new commercial, office, and industrial development is designed to minimize traffic and parking and impacts on surrounding residential neighborhoods, and is appropriate to the physical characteristics of the site and the area where the project is proposed.

B. C-O Professional Office Zone. The C-O zone is intended to provide sites for development as administrative, financial, business, professional, medical and governmental offices. This zone implements the General Plan Commercial designation.

C. C-G General Commercial Zone. The C-G zone is intended to provide areas for retail and service uses, offices, restaurants, public uses, and similar and compatible uses. This zone implements the General Plan Commercial designation.

D. C-R Regional Commercial Zone. The C-R zone is intended to serve a regional market through regional commercial uses, retail uses, entertainment, restaurants and other similar compatible uses within regional shopping malls. This zone implements the General Plan Regional Commercial designation.

E. M-1 Industrial Zone. The M-1 zone is intended to provide areas for an array of warehouse, distribution, light manufacturing, and assembly uses. This zone implements the General Plan Industrial designation.

9102.03.020 Land Use Regulations and Allowable Uses

Amended by Ord. No. 2375

Amended by Ord. No. 2397

Amended by Ord. No. 2400

A. Allowed Uses. Table 2-8 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) indicates the land use regulations for Commercial and Industrial zones and any permits required to establish the use, pursuant to Division 7 (Permit Processing Procedures). The regulations for each zone are established by letter designations as follows:

"P" represents permitted (allowed) uses.

"A" represents accessory uses.

"M" designates uses that require the approval of a Minor Use Permit subject to requirements of Section 9107.09 (Conditional Use Permits and Minor Use Permits) of this Development Code.

"C" designates uses that require the approval of a Conditional Use Permit subject to requirements of Section 9107.09 (Conditional Use Permits and Minor Use Permits) of this Development Code.

This Brochure is owned by Team Ukropina

ROBERT IP

626 394 2527

Robert.Ip@cbcnrt.com

CalDRE #01876261

BILL UKROPINA

626 844 2200

Bill.Ukropina@cbcnrt.com

CalDRE #00820557



--" designates uses that are not permitted.

B. **Director Determination.** Land uses are defined in Division 9 (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the land uses below are prohibited.

C. **Specific Use Regulations.** Where the last column in Table 2-8 includes a Section, Subsection, or Division number, the regulations in the referenced Section, Subsection, or Division shall apply to the use.

Table 2-8 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P	Permitted by Right ⁽¹⁾				
	A	Permitted as an Accessory Use				
	M	Minor Use Permit				
	C	Conditional Use Permit				
	–	Not Allowed				
Land Use	C-O	C-G	C-R	M-1	Specific Use Regulation	
Business, Financial, and Professional						
Automated Teller Machines (ATMs)	P	P	P	--		
Check Cashing and/or Payday Loans	--	--	--	--		
Financial Institutions and Related Services	P	P	P	--		
Government Facilities	P	C	C	C		
Office, Business and Professional	P	P	P	A	In M-1, accessory office uses are limited to 25% of building floor area.	
Eating and Drinking Establishments						
Bars, Lounges, Nightclubs, and Taverns	--	C	M	--	See Subsection 9104.02.040 (Alcoholic Beverage Sales)	
Outdoor Dining (Incidental and on Public Property) – 12 seats or fewer	--	P	P	--	See Subsection 9104.02.230 (Outdoor Dining Uses on Public Property) and 9104.02.240 (Outdoor Dining-Incidental)	
Outdoor Dining (Incidental and on Public Property) – more than 12 seats	M	M	P	--	See Subsection 9104.02.230 (Outdoor Dining Uses on Public Property) and 9104.02.240 (Outdoor Dining-Incidental)	
Restaurant – Small (no alcohol)	P	P	P	M		
Restaurant – Large (no alcohol)	M	M	P	M		
Restaurant – Full or Limited Service With late hours – open between midnight and 6:00 AM	--	C	M	--	See Subsection 9104.02.150 (Extended Hours Uses)	
Restaurant – Full or Limited Service, Serving Alcohol without late hours	M	M	P	--	See Subsection 9104.02.040 (Alcoholic Beverage Sales)	
Restaurant – Full or Limited Service, Serving Alcohol with late hours	C	C	M	--		
Education						
Schools, Private	C	C	C	--		

This Brochure is owned by Team Ukropina

ROBERT IP

626 394 2527
Robert.Ip@cbcnrt.com
CalDRE #01876261

BILL UKROPINA

626 844 2200
Bill.Ukropina@cbcnrt.com
CalDRE #00820557



Table 2-8 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P Permitted by Right ⁽¹⁾ A Permitted as an Accessory Use M Minor Use Permit C Conditional Use Permit – Not Allowed				
	C-O	C-G	C-R	M-1	Specific Use Regulations
Trade and Vocational Schools	–	C	M	C	
Tutoring and Education Centers	–	C	M	–	
Industry, Manufacturing and Processing, and Warehousing Uses					
Brewery and Alcohol Production	–	C	A	P	Allowed as an accessory use to a restaurant in C-R zone.
Data Centers	–	–	–	P	
Hazardous Waste Facilities	–	–	–	C	See Subsection 9104.02.160 (Hazardous Waste Facilities)
Food Processing	–	–	–	P	
Fulfillment Centers	–	–	–	P	
Light Industrial	–	–	–	P	
Heavy Industrial (under 40,000 square feet)	–	–	–	M	
Heavy Industrial (40,000 square feet and over)	–	–	–	C	
Recycling facilities					
Heavy processing	–	–	–	C	
Large collection	–	–	–	C	
Light processing	–	–	–	M	See Subsection 9104.02.250 (Recycling Facilities)
Reverse Vending Machine(s)	–	P	–	P	
Small collection	–	P	–	P	
Research and Development	–	P	–	P	
Storage – Accessory	A	A	A	A	
Storage – Outdoor	–	–	–	C	
Storage – Personal	–	–	–	C	
Vehicle Storage	–	–	–	M	
Retail Warehouse (under 40,000 square feet)	–	–	–	P	
Retail Warehouse (40,000 square feet and over)	–	–	–	M	
Wholesaling	–	–	–	P	
Medical-Related and Care Uses					
Day Care, General	A	C	C	–	See Subsection 9104.02.080 (Day Care, General)
Emergency Shelters	–	–	–	P	See Subsection 9104.02.140 (Emergency Shelters)

This Brochure is owned by Team Ukropina

ROBERT IP

626 394 2527
 Robert.Ip@cbcnrt.com
 CalDRE #01876261

BILL UKROPINA

626 844 2200
 Bill.Ukropina@cbcnrt.com
 CalDRE #00820557

Table 2-8 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P A M C --	Permitted by Right ⁽¹⁾ Permitted as an Accessory Use Minor Use Permit Conditional Use Permit Not Allowed			
Land Use	C-O	C-G	C-R	M-1	Specific Use Regulations
Hospitals	C	--	--	P	See Subsection 9104.02.260 (Residential Care Facilities)
Medical Clinics	M	M	P	P	
Medical and Dental Offices	P	P	P	P	
Residential Care Facilities – Seven or More Persons	p	P	--	--	
Supportive Housing, Residential Care Facility Large Type	C	C	--	--	
Transitional Housing, Residential Care Facility Large Type	C	C	--	--	
Recreation and Entertainment					
Arcade (Electronic Game Center)	--	C	P	--	See Subsection 9104.02.190 (Karaoke and/or Sing-Along Uses)
Commercial Recreation - Indoors	--	C	P	C	
Commercial Recreation - Outdoors	--	C	C	C	
Karaoke and/or sing-along uses	--	C	M	--	
Health/Fitness Facilities, Small	--	M	P	--	
Health/Fitness Facilities, Large	--	C	P	--	
Indoor Entertainment	C	C	P	C	
Studios – Art and Music	--	M	P	--	
Residential Uses					
Multifamily Dwelling	--	P(1)	--	--	See subsection 9102.11.050 (Residential Flex Overlay zone)
Retail Uses					
Alcohol Beverage Sales					
Alcohol Sales, Off-Sale	--	C	M	--	No overnight animal keeping
Alcohol Sales, Off-Sale, Accessory to Eating and Drinking Establishment Only	--	M	M	--	
Alcohol Sales, Off-Sale, Accessory to a Hotel Only	--	M	--	--	
Building Material Sales and Services	--	C	--	P	
Pawn Shop	--	--	--	--	
Pet Stores, inclusive of grooming services	--	P	P	P	
Plant Nursery	--	P	M	P	
Recreational Equipment Rentals	P	P	P	P	
Retail Sales	P	P	P	C	
Retail Carts and Kiosks - Indoor	P	P	P	P	
					In C-R, indoor kiosks may be informational/unstaffed

This Brochure is owned by Team Ukropina

ROBERT IP	BILL UKROPINA
626 394 2527	626 844 2200
Robert.ip@cbcnrt.com	Bill.Ukropina@cbcnrt.com
CalDRE #01876261	CalDRE #00820557



Table 2-8 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	Permitted by Right ⁽¹⁾				
	P A M C –	Permitted as an Accessory Use	Minor Use Permit	Conditional Use Permit	Not Allowed
Land Use	C-O	C-G	C-R	M-1	Specific Use Regulations
Retail Carts and Kiosks - Outdoor	--	M	P	--	See Subsection 9104.02.110 (Displays and Retail Activities – Outdoor)
Secondhand Stores	--	C	P	C	
Swap Meets	--	C	--	C	
Vehicle Rentals	--	--	--	P	
Vehicle Sales – New	--	C	P	C	In C-R zone, may not exceed 10,000 square feet for any individual vehicle sales establishment.
Vehicle Sales – Used	--	C	P	--	In C-R zone, may not exceed 10,000 square feet for any individual vehicle sales establishment.
Service Uses					
Animal Boarding/Kennels	--	--	--	C	See Subsection 9104.02.200 (Kennels; Animal Board and Care)
Animal Grooming	--	P	P	--	
Bail Bond Services	--	--	--	--	
Funeral Homes and Mortuaries	--	C	--	--	
Hotel and Motel	--	C	--	--	
Maintenance and Repair Services, Large Appliance	--	P	--	P	
Maintenance and Repair Services, Small Appliance	--	P	P	P	
Personal Services, General	P	P	P	C	
Personal Services, Restricted	--	C	C	--	
Postal Services	P	P	P	P	
Printing and Duplicating Services	P	P	P	P	
Vehicle Repair and Services					
Service/Fueling Station	C	C	C	C	See Subsection 9104.02.280 (Service/Fueling Stations)
Vehicle Washing/Detailing	--	C	A	C	
Vehicle Repair, Major	--	--	--	P	
Vehicle Repair, Minor	--	M	P	P	
Veterinary Services	--	C	C	C	See Subsection 9104.02.200 (Kennels; Animal Board and Care)

This Brochure is owned by Team Ukropina

ROBERT IP

626 394 2527
Robert.Ip@cbcnrt.com
CalDRE #01876261

BILL UKROPINA

626 844 2200
Bill.Ukropina@cbcnrt.com
CalDRE #00820557



Table 2-8 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P A M C – Permitted by Right ⁽¹⁾ Permitted as an Accessory Use Minor Use Permit Conditional Use Permit Not Allowed					
	Land Use	C-O	C-G	C-R	M-1	Specific Use Regulations
Transportation, Communication, and Infrastructure Uses						
Antennas and Wireless Communication Facilities - Co- Location or Panel	P	P	P	P	Exception: All facilities are permitted on City-owned properties and public rights- of-way. New standalone facilities are not permitted in	
Antennas and Wireless Communication Facilities - Standalone Facility	–	C	C	C	Architectural Design (D) overlay zones. See also Subsection 9104.02.050 (Antennas and Wireless Communication Facilities)	
Car Sharing	P	P	P	M	Car sharing parking spaces may not occupy any space required for another use.	
Off-Street Parking Facilities (not associated with a primary use)	P	P	P	C	Parking garages may front on Huntington Drive only when the ground floor adjacent to the street is constructed to accommodate commercial uses, not parking.	
Recharging Stations	P	P	P	P		
Utility Structures and Service Facilities	P	P	P	P	Subject to Site Plan and Design Review pursuant to Section 9107.19 (Site Plan and Design Review).	
Other Uses						
Assembly/Meeting Facilities, Public or Private	M	M	--	M		
Donation Box – Outdoor	M	M	–	M	See Subsection 9104.02.120 (Donation Box – Outdoor)	
Drive-Through or Drive-Up Facilities	–	C	–	C	See Subsection 9104.02.130 (Drive-through and Drive-up Facilities)	
Extended Hours Uses	C	C	M	C	See Subsection 9104.02.150 (Extended Hours Uses)	
Places of Religious Assembly	M	M	–	M	Tutoring and Educational Centers may be permitted as an Accessory Use under a Conditional Use Permit	
Stable, Public and Private	–	--	–	C		
Reverse Vending Machines – Consumer Goods	P	P	P	P	Allowed indoors only	

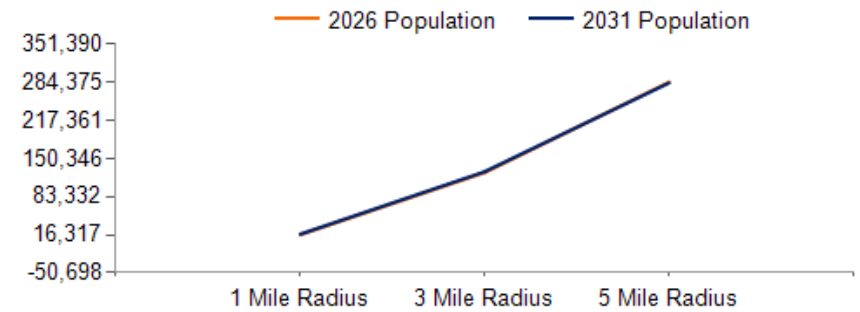
This Brochure is owned by Team Ukropina

ROBERT IP	BILL UKROPINA
626 394 2527	626 844 2200
Robert.ip@cbcnrt.com	Bill.Ukropina@cbcnrt.com
CalDRE #01876261	CalDRE #00820557

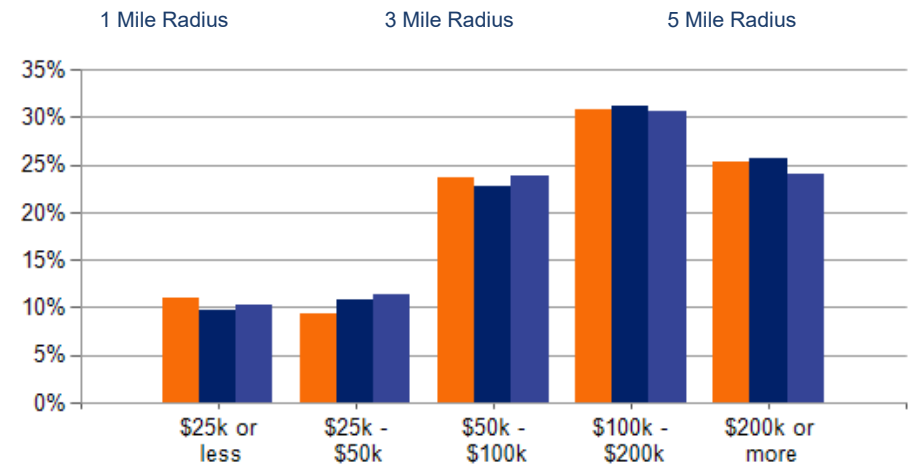


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,517	123,665	283,787
2010 Population	17,088	127,589	292,011
2026 Population	16,317	125,504	284,375
2031 Population	17,270	127,096	283,148
2026 African American	581	4,073	7,697
2026 American Indian	150	1,119	3,140
2026 Asian	6,483	49,494	116,498
2026 Hispanic	4,606	35,364	91,090
2026 Other Race	2,022	16,830	45,194
2026 White	5,076	38,129	75,422
2026 Multiracial	1,994	15,728	36,172
2026-2031: Population: Growth Rate	5.70%	1.25%	-0.45%

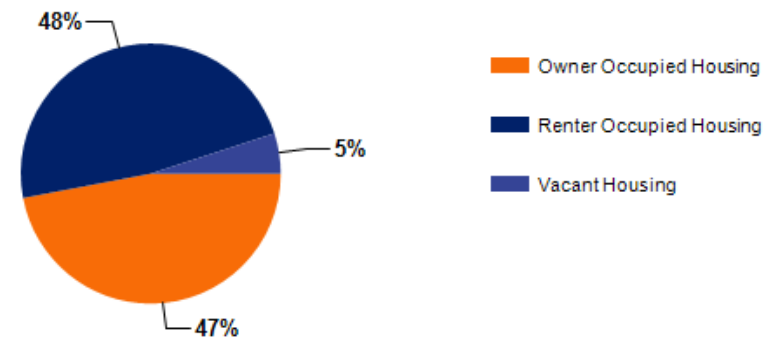
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	390	2,609	6,156
\$15,000-\$24,999	291	1,885	4,159
\$25,000-\$34,999	230	1,932	4,501
\$35,000-\$49,999	357	3,083	6,922
\$50,000-\$74,999	856	5,747	13,112
\$75,000-\$99,999	621	4,808	11,003
\$100,000-\$149,999	1,149	8,565	18,272
\$150,000-\$199,999	772	5,909	12,583
\$200,000 or greater	1,582	11,923	24,173
Median HH Income	\$114,043	\$115,081	\$109,346
Average HH Income	\$159,276	\$161,492	\$153,475



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



This Brochure is owned by Team Ukropina

ROBERT IP

626 394 2527
Robert.Ip@cbcnrt.com
CalDRE #01876261

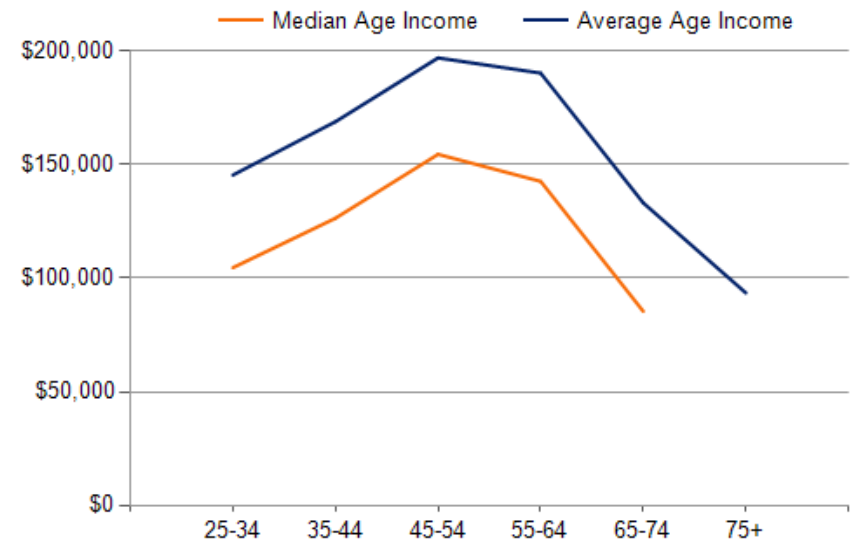
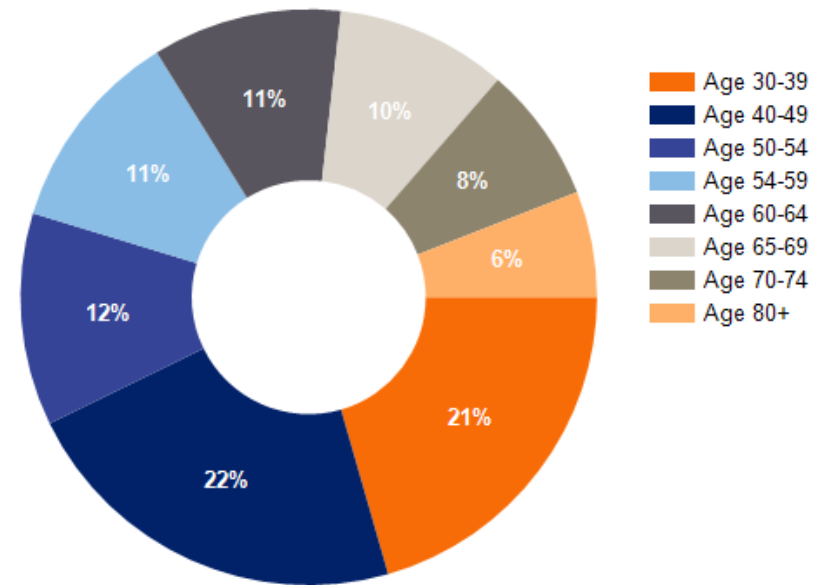
BILL UKROPINA

626 844 2200
Bill.Ukropina@cbcnrt.com
CalDRE #00820557

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,045	8,056	19,282
2026 Population Age 35-39	1,078	8,172	18,758
2026 Population Age 40-44	1,127	8,506	18,727
2026 Population Age 45-49	1,167	8,241	18,346
2026 Population Age 50-54	1,232	8,921	19,977
2026 Population Age 55-59	1,183	8,782	19,442
2026 Population Age 60-64	1,097	8,508	18,863
2026 Population Age 65-69	992	7,671	17,378
2026 Population Age 70-74	791	6,541	15,245
2026 Population Age 75-79	614	5,074	11,660
2026 Population Age 80-84	354	3,342	7,566
2026 Population Age 85+	310	3,328	7,655
2026 Population Age 18+	13,326	102,620	233,134
2026 Median Age	43	44	43
2031 Median Age	44	44	44

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$104,608	\$107,368	\$104,727
Average Household Income 25-34	\$145,403	\$147,153	\$142,962
Median Household Income 35-44	\$126,397	\$137,223	\$134,096
Average Household Income 35-44	\$168,924	\$181,498	\$175,727
Median Household Income 45-54	\$154,535	\$155,049	\$150,852
Average Household Income 45-54	\$197,030	\$199,666	\$191,530
Median Household Income 55-64	\$142,648	\$146,876	\$136,583
Average Household Income 55-64	\$190,332	\$191,002	\$179,931
Median Household Income 65-74	\$85,356	\$94,350	\$87,906
Average Household Income 65-74	\$133,172	\$136,701	\$128,450
Average Household Income 75+	\$93,507	\$93,236	\$86,220

Population By Age



166 E FOOTHILL BLVD

Arcadia, CA 91006

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Coldwell Banker Commercial and it should not be made available to any other person or entity without the written consent of Coldwell Banker Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Coldwell Banker Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Coldwell Banker Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the - projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Coldwell Banker Commercial has not verified, and will not verify, any of the information contained herein, nor has Coldwell Banker Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

ROBERT IP

626 394 2527

Robert.Ip@cbcnrt.com

CalDRE #01876261

BILL UKROPINA

626 844 2200

Bill.Ukropina@cbcnrt.com

CalDRE #00820557



**COLDWELL BANKER
COMMERCIAL**
REALTY