

514-518

FAIRVIEW AVE
ARCADIA, CA



514-518
FAIRVIEW AVE

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01974451

An aerial photograph of a residential neighborhood with mountains in the background. The image is used as a background for the document. There are two yellow L-shaped graphic elements: one in the top-left corner and one in the bottom-right corner.

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The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such a time as Seller and any other necessary parties have executed a contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.

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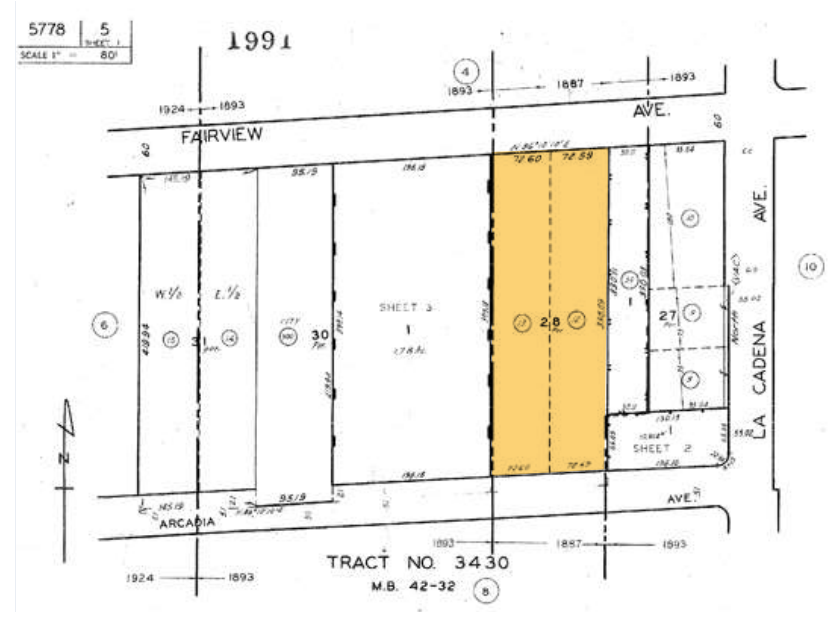


FAIRVIEW AVE

ARCADIA AVE

514-518 FAIRVIEW AVE - IREA

PLAT MAP



ADDRESS	514-518 Fairview Ave, Arcadia, CA 91007
LOT SIZE SF	57,838 SF
LOT SIZE ACRE	1.33 AC
ZONING	ARR3YY
APN	5778-005-012, 5778-005-013

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 Abercrombie & Fitch 

 ALDO 





 COACH 

ARCADIA AVE

514-518

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ARCADIA, CA



HUNTINGTON DR

FAIRVIEW AVE

DUARTE RD

ARCADIA AVE



514-518 FAIRVIEW AVE - REAL ESTATE



IREA and 7 Capital Real Estate are proud to exclusively present, for the first time in 67 years, the generational opportunity to acquire a 1.33-acre lot located in the highly sought-after city of Arcadia, offering an unparalleled development opportunity with its unique street-to-street configuration. Spanning from Fairview Avenue to Arcadia Avenue, the property provides convenient ingress and egress from both streets, ensuring optimal access and flow for future residents. Zoned for high-density residential use, this lot allows for the development of up to 53 condominium units by right, making it an ideal site for

a high-end condominium project. With its central location in Arcadia "The Jewel Among Southern California Communities", renowned for its top-tier schools (recognized as the #1 Best School District in Los Angeles), prime shopping districts such as the Westfield Santa Anita Mall, and proximity to major transportation routes, this lot is primed for a luxury residential development that would attract discerning buyers seeking the best in Southern California living. Within a 3-mile radius of the property there is a population of 185,553, the average household income is \$136,501 and the average home value is \$1,470,000.



FIRST TIME ON THE MARKET

One of the few remaining larger lots in Arcadia available for the first time in 67 years



PROPERTY SIZE

Large 1.33-acre lot with street-to-street access from Fairview Ave to Arcadia Ave



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Zoned for high-density residential use, allowing up to 53 units by right



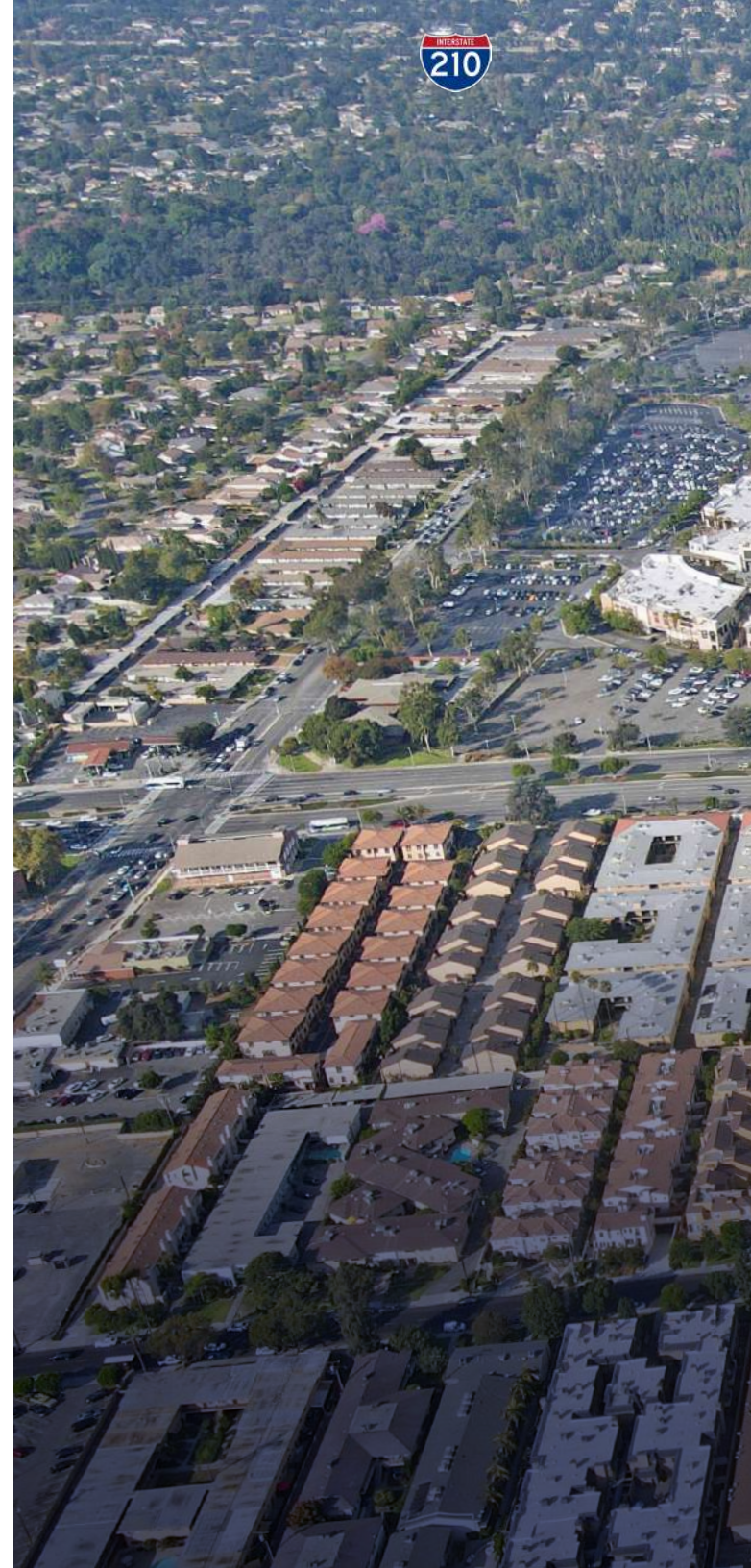
TROPHY LOCATION

Prime location in Arcadia, a city known for its excellent schools and upscale amenities



IDEAL SITE FOR HIGH-END CONDOMINIUMS

Perfect for a new luxury condominium development





**SANTA ANITA
PARK**

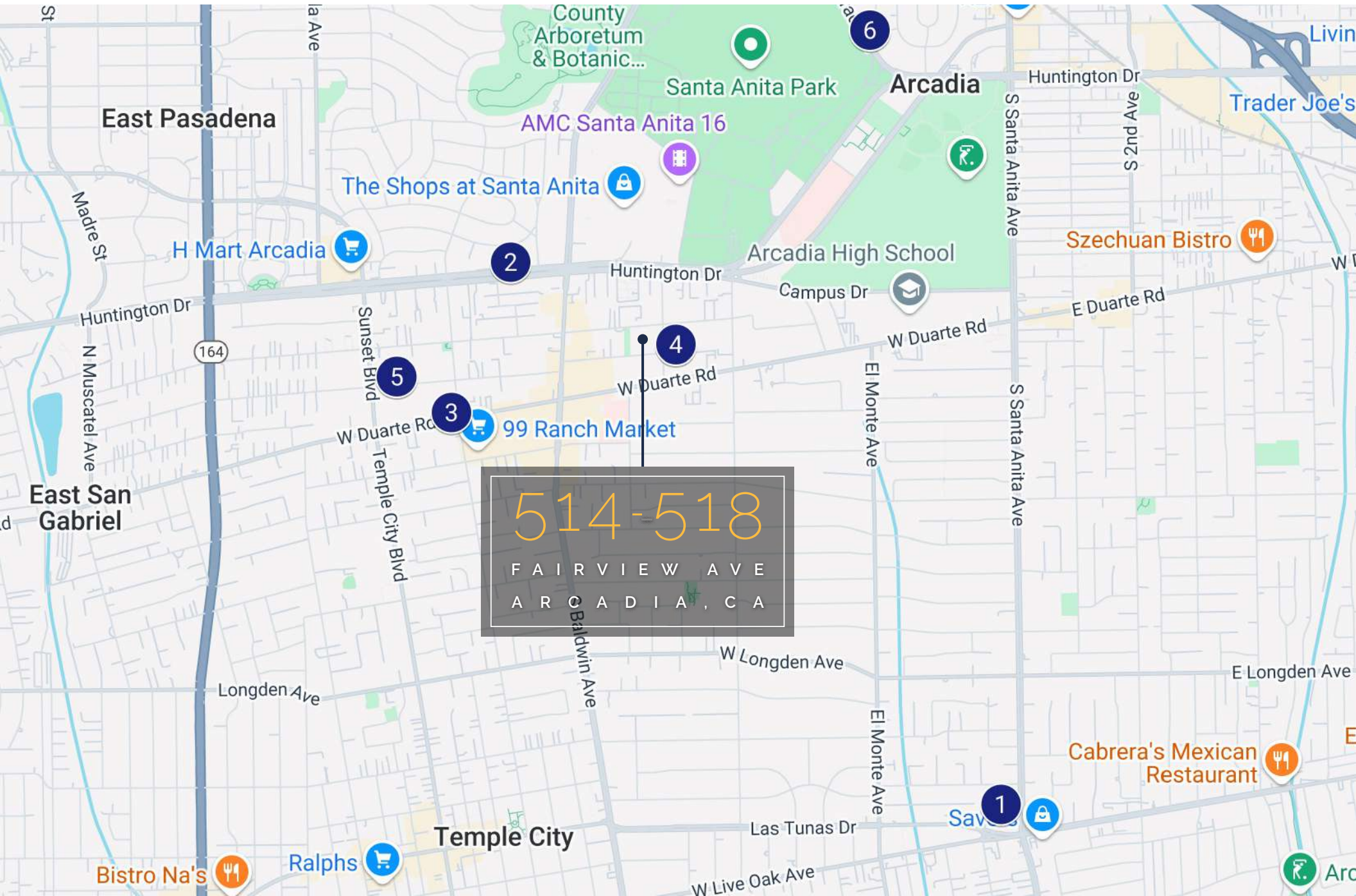
**THE SHOPS
SANTA ANITA**

USC Arcadia Hospital
Keck Medicine of USC

HUNTINGTON DR

FAIRVIEW AVE





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ARCADIA, CA

LAND SALES COMPARABLES

Property	Zoning	COE	Buildable Units*	Sale Price	Lot Size	Price/ Buildable Unit*	Price/ Land SF*
1 2607 S Santa Anita Ave Arcadia, CA 91006	R2YY	4/12/22	33	\$8,515,000	125,540	\$258,030	\$68
2 829 1/2 W Huntington Dr Arcadia, CA 91007	R3	6/24/21	13	\$3,250,000	19,380	\$250,000	\$168
3 901 W Duarte Rd Arcadia, CA 91007	R3YY	8/14/20	20	\$3,200,000	29,607	\$160,000	\$108
4 1022 La Cadena Ave Arcadia, CA 91007	R3YY	4/22/21	14	\$2,860,000	20,848	\$204,286	\$137
5 1027 Arcadia Ave Arcadia, CA 91007	R3YY	10/15/20	6	\$1,570,000	11,400	\$261,667	\$138
6 201 Colorado Place Arcadia, CA 91007	CG	On Market	30-50 Du/Ac	\$8,000,000	57,031		\$140
SUBJECT							
514-518 Fairview Ave	R3		53* By Right		57,838		

* Buyer to Verify

LAND SALES COMPARABLES



1

2607 S SANTA ANITA AVE
Arcadia, CA 91006

Zoning	R2YY
COE	April 12, 2022
Buildable Units	33
Sales Price	\$8,515,000
Lot Size	125,540 SF
Price/Bld Unit	\$258,030
Price/Land SF	\$68



2

829 1/2 W HUNTINGTON DR
Arcadia, CA 91007

Zoning	R3
COE	June 24, 2021
Buildable Units	13
Sales Price	\$3,250,000
Lot Size	19,380 SF
Price/Bld Unit	\$250,000
Price/Land SF	\$168



3

901 W DUARTE RD
Arcadia, CA 91007

Zoning	R3YY
COE	Aug 14, 2020
Buildable Units	20
Sales Price	\$3,200,000
Lot Size	29,607 SF
Price/Bld Unit	\$160,000
Price/Land SF	\$108



4
1022 LA CADENA AVE
 Arcadia, CA 91007

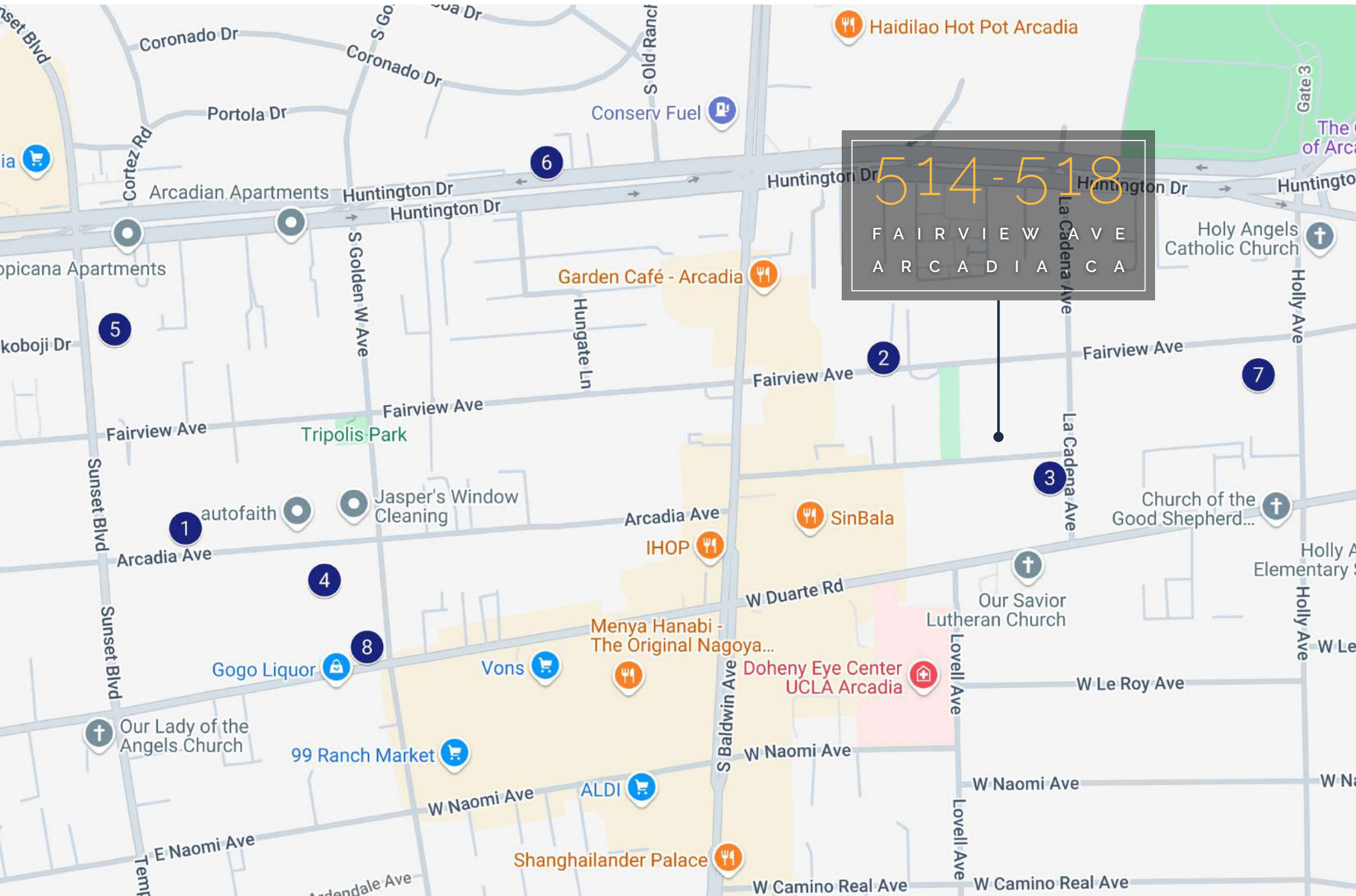
Zoning	R3YY
COE	April 22, 2022
Buildable Units	14
Sales Price	\$2,860,000
Lot Size	20,848 SF
Price/Bld Unit	\$204,286
Price/Land SF	\$137

5
1027 ARCADIA AVE
 Arcadia, CA 91007

Zoning	R3YY
COE	Oct 15, 2020
Buildable Units	6
Sales Price	\$1,570,000
Lot Size	11,400 SF
Price/Bld Unit	\$261,667
Price/Land SF	\$138

6
201 COLORADO PL
 Arcadia, CA 91007

Zoning	CG
COE	On Market
Buildable Units	30-50 Du/Ac
Sales Price	\$8,000,000
Lot Size	57,031 SF
Price/Bld Unit	
Price/Land SF	\$140



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RECENTLY COMPLETED



1

1027 ARCADIA AVE
Arcadia, CA 91007

Year Built	2023
Units	6
Zoning	R3
Lot SF	11,400 SF



2

623 FAIRVIEW AVE
Arcadia, CA 91007

Year Built	2019
Units	12
Zoning	R3
Lot SF	22,495 SF



3

1111 LA CADENA AVE
Arcadia, CA 91007

Year Built	2022
Units	8
Zoning	R3
Lot SF	16,914 SF



4

918 ARCADIA AVE
Arcadia, CA 91007

Year Built	2024
Units	8
Zoning	R3
Lot SF	18,806 SF

RECENTLY COMPLETED



5

826 SUNSET BLVD
Arcadia, CA 91007

6

837 HUNTINGTON DR
Arcadia, CA 91007

7

418 FAIRVIEW DR
Arcadia, CA 91007

8

901 W DUARTE RD
Arcadia, CA 91007

Year Built	2024
Units	8
Zoning	R3
Lot SF	15,192.5 SF

Year Built	2018
Units	10
Zoning	R3
Lot SF	19,602 SF

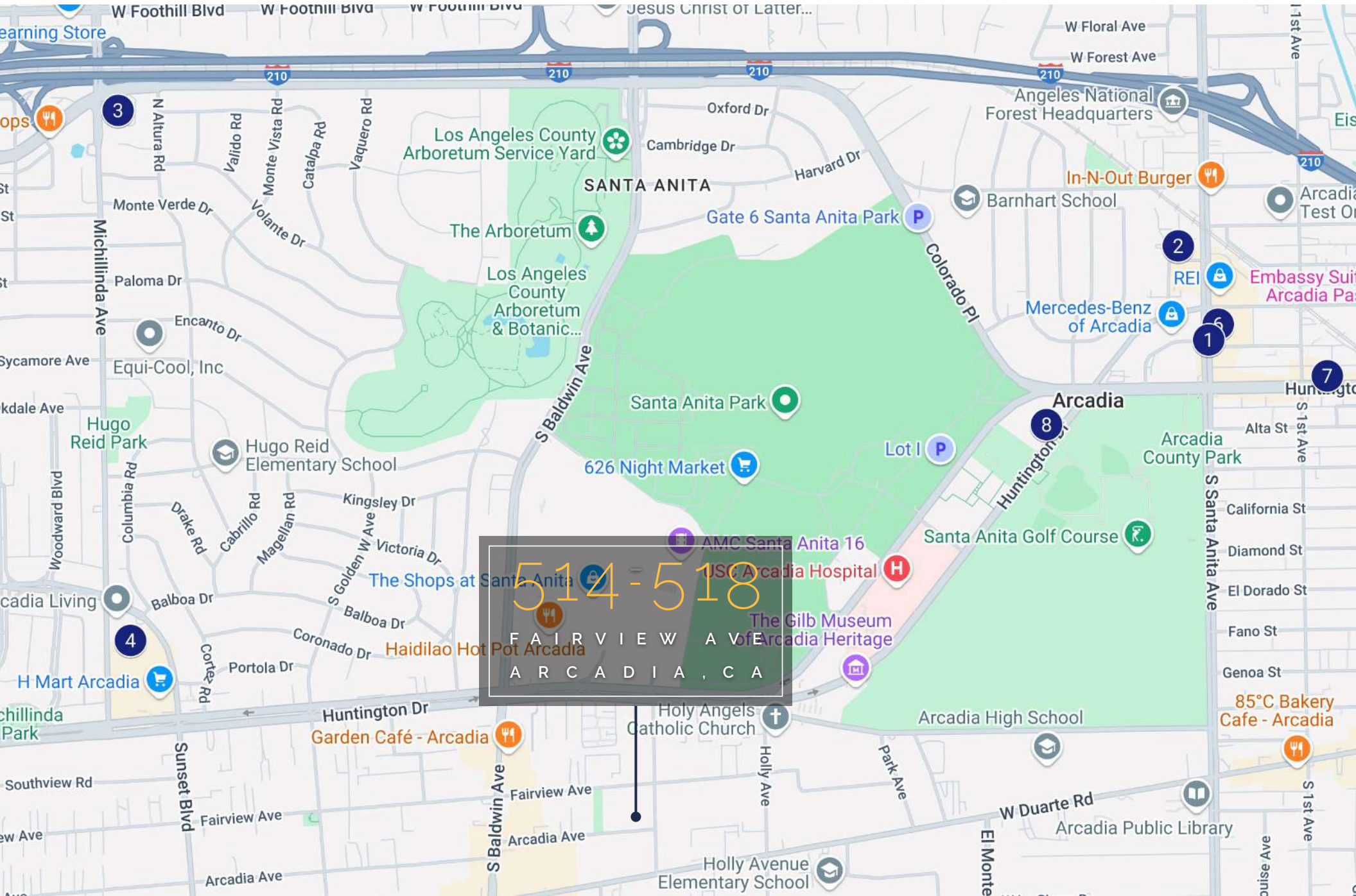
Year Built	2022
Units	6
Zoning	R3
Lot SF	13,968 SF

Year Built	2024
Units	13
Zoning	R3
Lot SF	29,620 SF

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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.

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.

CURRENT PROJECTS



4 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.

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.



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.

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.



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.



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ARCADIA



Arcadia, California, nestled in the San Gabriel Valley, is known for its upscale real estate market, drawing interest from families and investors alike. This city is renowned for its well-maintained neighborhoods, prestigious school district, and convenient access to Los Angeles. Arcadia's housing market boasts a range of properties, from luxurious estates in the exclusive Upper Rancho area to more affordable single-family homes and townhouses.

The city's blend of traditional and modern architectural styles appeals to diverse buyers, with many homes featuring spacious layouts, large lots, and beautifully landscaped gardens. Over recent years, Arcadia has seen a surge in luxury home developments, driven by both local and

international interest. This demand has pushed property values steadily upward, making it an attractive area for real estate investment.

Arcadia's proximity to shopping destinations like Westfield Santa Anita Mall, along with the scenic beauty of the Los Angeles County Arboretum and Botanic Garden, adds to its appeal. Additionally, the Metro Gold Line extension provides convenient transportation options, enhancing property values. With a low crime rate and excellent amenities, Arcadia remains a competitive market for homebuyers seeking a balance of luxury, community, and convenience in the greater Los Angeles area.

TOP EMPLOYERS



LA ARBORETUM



THE SHOPS AT SANTA ANITA



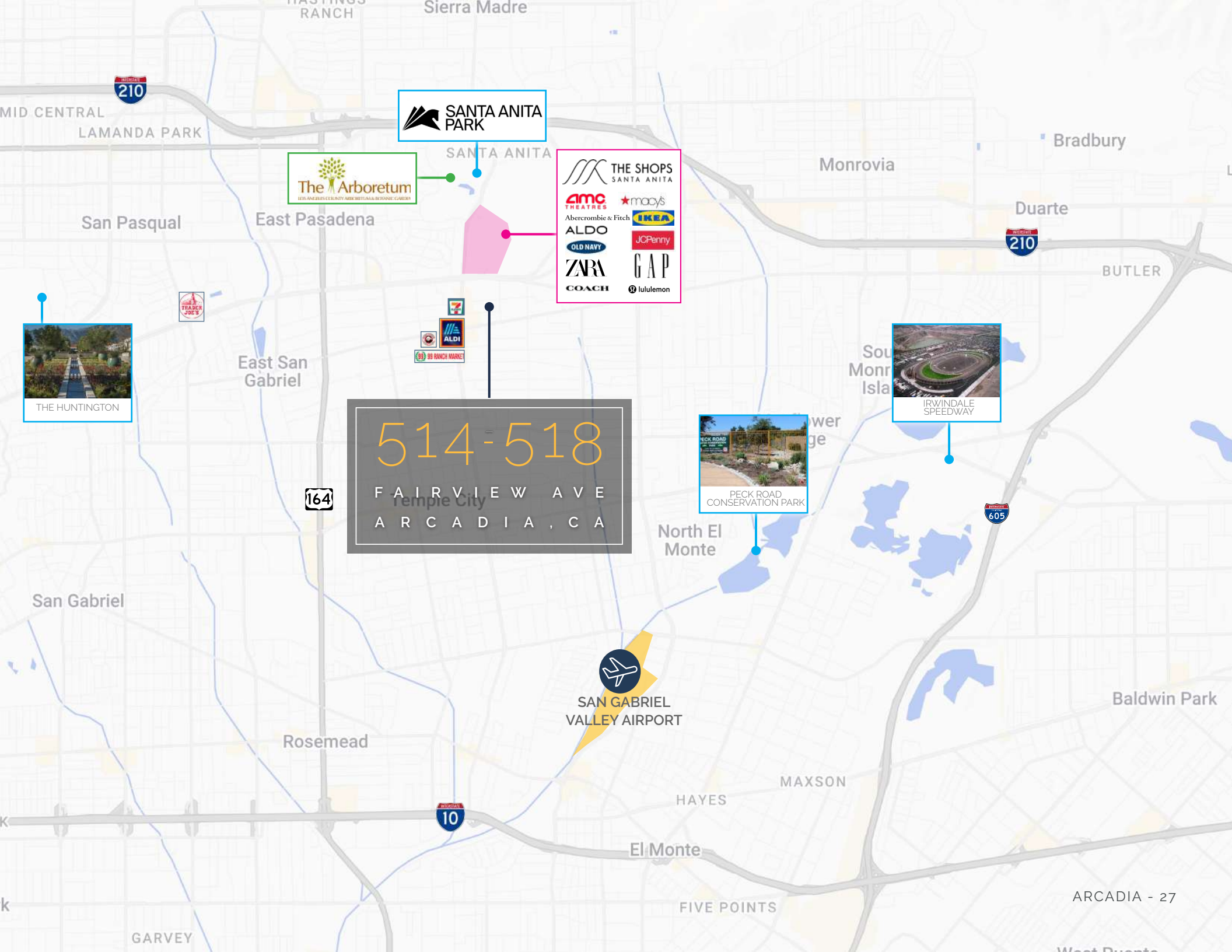
ARCADIA PERFORMING ARTS CENTER



ANGELES NATIONAL FOREST



GILB MUSEUM



SANTA ANITA PARK

The Arboretum
LOS ANGELES COUNTY HERBARIUM & REGIONAL GARDEN

THE SHOPS
SANTA ANITA
AMC THEATRES
Abercrombie & Fitch
ALDO
OLD NAVY
ZARA
COACH
macy's
IKEA
JCPenny
GAP
lululemon

7-Eleven
ALDI
30 RANCH MARKET



THE HUNTINGTON



IRWINDALE SPEEDWAY



PECK ROAD CONSERVATION PARK

514-518
FAIRVIEW AVE
ARCADIA, CA



SAN GABRIEL VALLEY AIRPORT

SANTA ANITA RACETRACK

Currently situated on 305 acres of land, approximately 14 miles northeast of Los Angeles, the Santa Anita Racetrack offers picturesque views of the San Gabriel mountains. The racetrack features a 1-mile dirt track and a 7/8-mile turf course and accommodates up to 80,000 fans for each live race or event. Santa Anita hosts prestigious races, including the Santa Anita Derby and the Santa Anita Handicap. Races takes place from December to July, with additional races in September and October, allowing foot traffic into Arcadia to be maximized all year round.

Economically, the city has long been boosted by revenue from the Santa Anita Park racetrack, a thoroughbred racetrack which has hosted numerous pres-tigious races. It attracts visitors, horse enthusiasts, and bettors, booting local businesses and creating jobs for individuals across Arcadia and the San Gabriel Valley. The excitement of the races draws a diverse crowd, from seasoned gamblers to families enjoying a day out. No matter who is attending the Santa Anita Racetrack, its beautiful venue is bound to provide an excellent experience.

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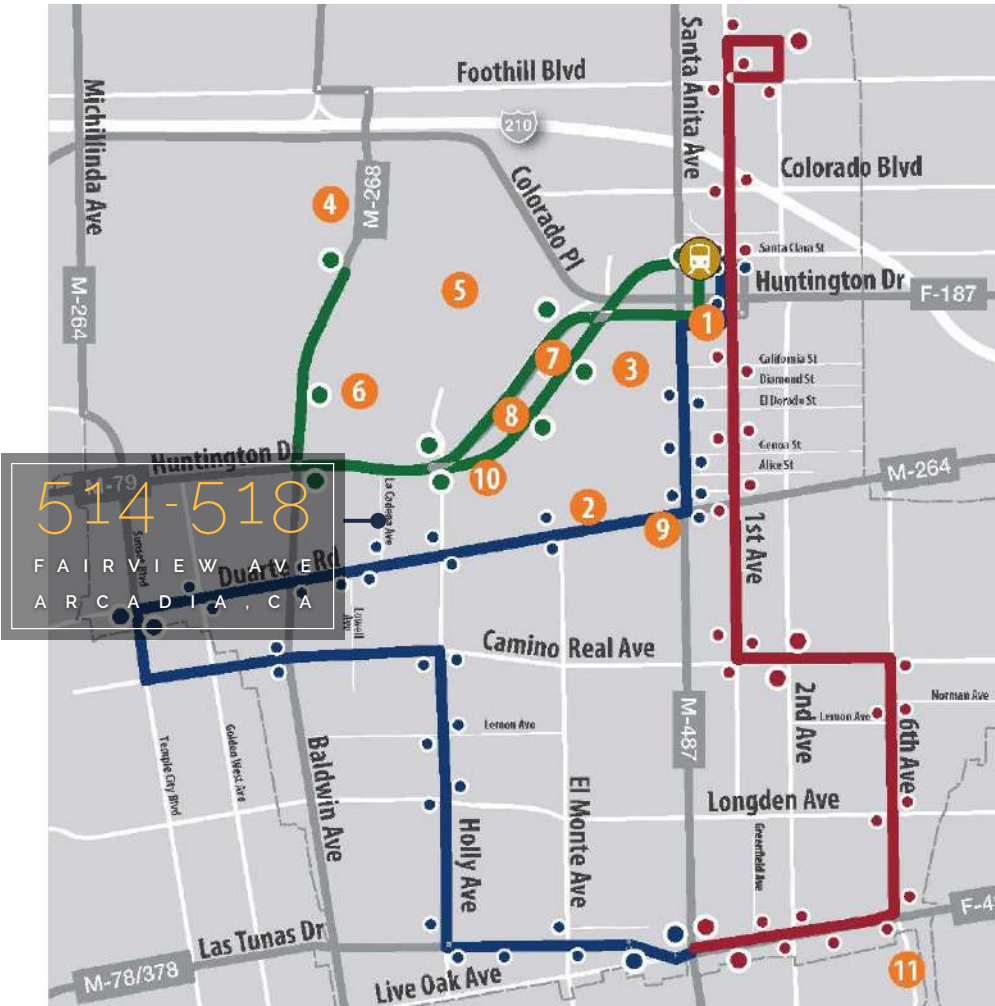


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TRANSPORTATION

Amongst the many amenities that Arcadia provides, public transportation is one of the most pronounced. Arcadia's Transit Fixed-Route Services include the Green Line, Blue Line, and Red Line. These transportation lines connect travelers to well-known destinations throughout the city, including Santa Anita Park, Shops at Santa Anita, Los Angeles Arboretum, USC Arcadia Hospital, and City Hall.

Additionally, the Gold Metro Line runs along the I-210 Freeway, connecting Azusa to Union Station in Downtown Los Angeles and beyond. For a quick and easy travel experience, Arcadia offers transit through Dial-A-Ride Services, which provides curb-to-curb transportation for seniors and persons with disabilities.



Walk Score
82

VERY WALKABLE

Most errands can be accomplished on foot



DEMOGRAPHICS

3 Mile Radius from Property



Population

1 Mile Radius	27,871
3 Mile Radius	185,553
5 Mile Radius	509,815

36.8

Median Age



Average Household Size



Education

Bachelor/Grad/Prof Degree	38.5%
Some College	14%
High School Grad	18%
No High School Diploma	3%

\$136,501

Average Household Income

Income

Median Household	\$104,424
Per Capita Income	\$47,941
Median Net Worth	\$88,719



Employment

Avg House Value	\$1.47 M
Med House Value	\$1.23 M



Total Businesses

Total Businesses	11,125
Total Employees	55,475

8.1%

Unemployment Rate

Sources: Placer.ai

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DEMOGRAPHICS

3 Mile Radius from Property



2023	185,553
2028	187,592
2033	190,637

TOTAL POPULATION



2023	64,661
2028	65,386
2033	66,464

TOTAL HOUSEHOLDS



2022	\$136,501
2027	\$155,216

AVERAGE HOUSEHOLD
INCOME



1 Mile	5,506
3 Mile	27,842
5 Mile	83,776

RENTER OCCUPIED
HOUSING UNITS

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