

FOR LEASE



2ND GEN DRIVE THRU RESTAURANT (DIVISIBLE)

412

N SANTA ANITA AVE
ARCADIA, CA 91006



*Proposed rendering for two (2) tenants

PROPERTY INFORMATION

ASKING RATE:	Call Broker
PREMISES:	±4,109 SF
PREMISES DEMISED:	#1: ±1,313 SF #2: ±2,796 SF
YEAR BUILT:	1970
PARKING:	19 spaces per CUP
ZONING:	CG -ARC2*
APN:	5773-002-031

PROPERTY HIGHLIGHTS

- Former Goldstein's Bagel Bakery
- Monument Sign on Santa Anita Avenue
- First time on the Market in 30 years
- 600 AMPS Power
- CUP in Place
- Two, ADA Restrooms, and Outdoor Patio
- Divisible to Two (2) Tenants: ±2,796 SF and ±1,313 SF

JODI SHOEMAKE | Founding Principal
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BRENDON SHOEMAKE | Associate
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY PHOTOS



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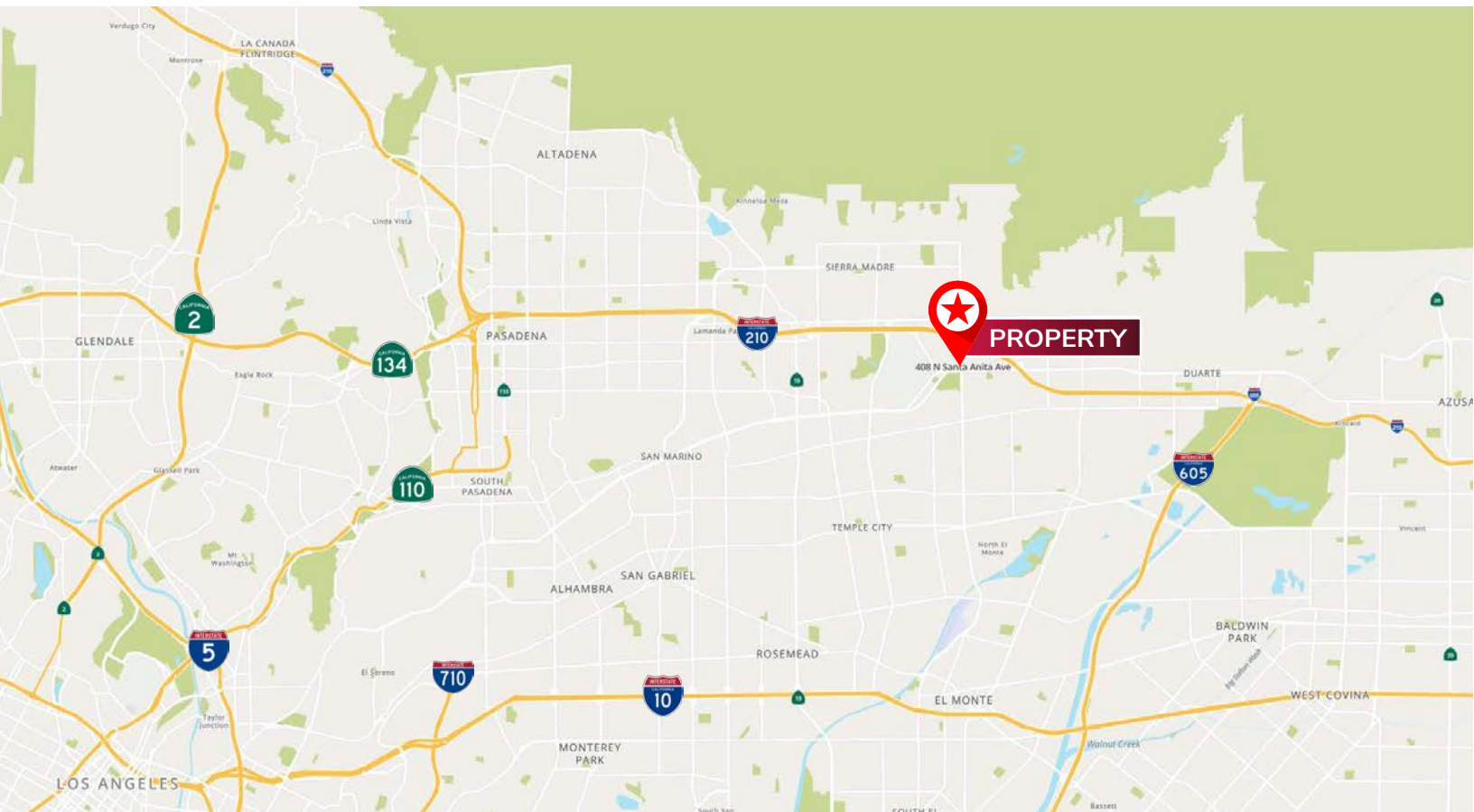


OVERVIEW MAP



LOCATION HIGHLIGHTS

The property is well situated on the east side of Santa Anita Avenue, a major thoroughfare from the 210 Freeway in the City of Arcadia. Commercial uses in the immediate area include gas stations, a car wash, In-N-Out burger, REI, small industrial complexes and owner/user office buildings. The City of Arcadia is home to the Santa Anita Racetrack, LA Arboretum & Botanical Garden and the Shops at Santa Anita.



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DEMOGRAPHICS



3-MILE RADIUS

144,865 population	\$123,756 avg. household income
\$911,255 median home value	46% college degree or higher
57,624 daytime employees	43 median age



TRAFFIC COUNT

Collection St	Cross St	Dist.	Year	Count
Santa Anita Ave	St Joseph St	0.07	2024	32,042

Walk Score
86
Very Walkable

Bike Score
55
Bikeable



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