

# FOR LEASE

## Ground Floor Retail Component of Brand New Medical Office Bldg Arcadia, CA



### 288 N. Santa Anita Avenue Arcadia, CA 91006

AVAILABLE	SUITE	SIZE	STATUS
	1	1,965 sf	LEASED
	2	1,316 sf	LEASED
	3	1,324 sf	LEASED
	4	1,200 sf	AVAILABLE

**TOTAL BLDG SF:** +/- 31,160 SF

**PARKING:** 20 Parking Spaces (3 per 1,000 SF)

**ZONING:** Medium Mixed Use (MMU)

#### PROPERTY ATTRIBUTES:

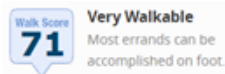
- Surrounded by medical office users and excellent retail and restaurant amenities.
- Brand new Construction.
- Excellent visibility with superb traffic counts.
- Coveted Santa Anita Avenue address.
- Over 125 Linear FT of frontage on Santa Anita Avenue.
- 0.2 Miles to the Arcadia Gold Line Station.
- Directly adjacent to iconic REI Camping Store and walking distance to Huntington Drive amenities.

#### DEMOGRAPHICS

2021 ESTIMATES	1.0 MI	3.0 MI	5.0 MI	STREET (DIRECTIONAL)	CARS PER DAY
2021 Est. Population	16,783	149,902	343,025	Santa Anita Ave & Saint Joseph St.	32,042
2021 Est. Households	5,887	53,328	114,387	Santa Anita Ave & Wheeler St.	22,571
2021 Est. Average HHI	\$114,675	\$121,559	\$113,595		

Source: Costar

#### TRAFFIC COUNTS



Source: Costar

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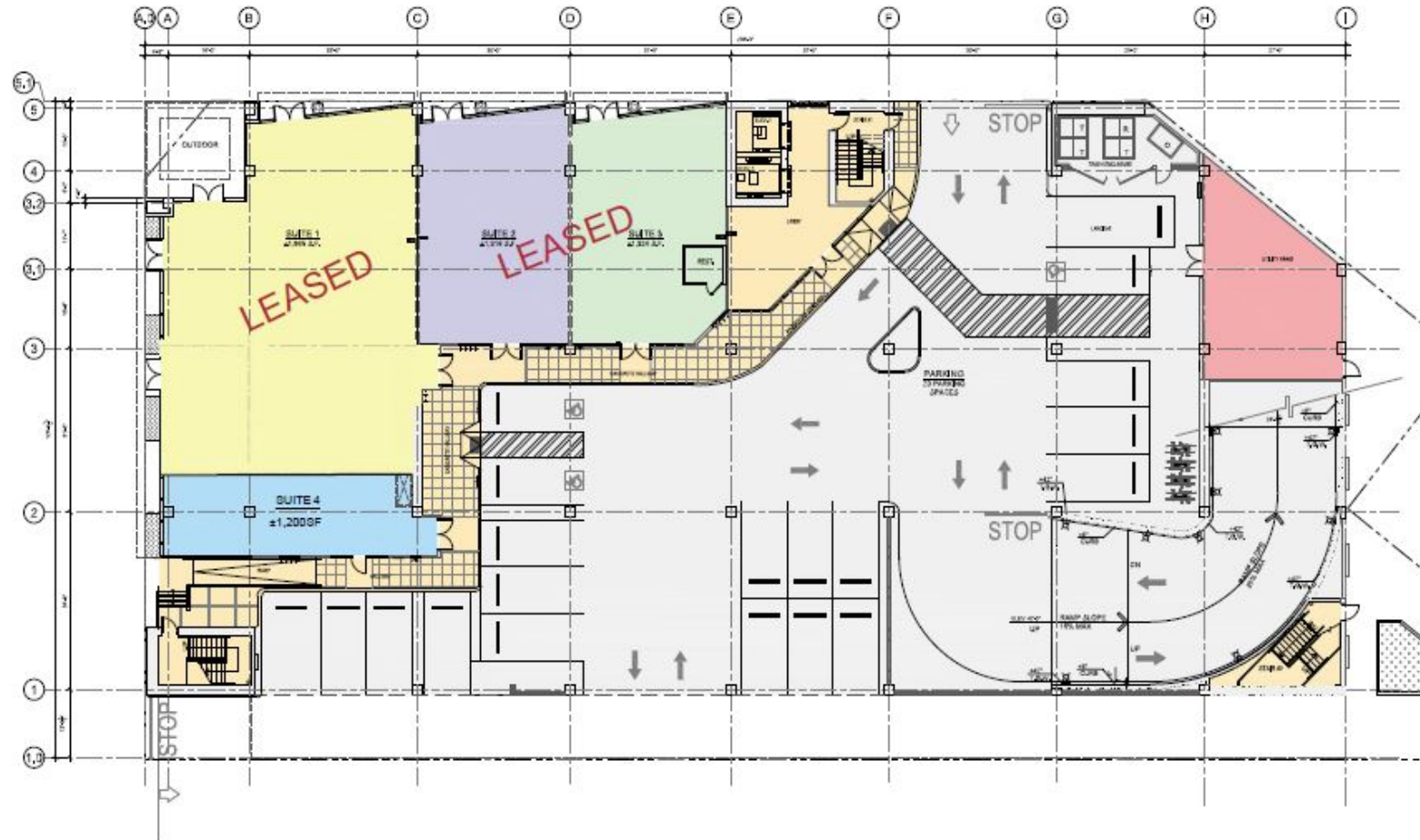
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