

**INVESTMENT OPPORTUNITY**  
**100% LEASED 21,673 SF OFFICE BUILDING**



**225 E. SANTA CLARA STREET**

**ARCADIA, CALIFORNIA 91006 | EXCLUSIVELY LISTED BY: MARIE TAYLOR | 626 204 1520 | MTAYLOR@NAICAPITAL.COM | CA DRE #01233430**

**NAICapital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# EXECUTIVE SUMMARY

225 E. SANTA CLARA STREET

225

L.A. DISTRICT CHURCH OF THE NAZARENE

# PROPERTY SUMMARY

## PRICING SUMMARY

Offering Price	\$7,500,000
Price/SF	\$346 PSF
Cap Rate	5.2%

## THE ASSET

Floors	3
Suites	0
First Floor	4
Second Floor	6
Third Floor	4
Total	14
Year Built	2001 1st & 2nd Floors Renovated in 2017/2018
Gross SF	21,673
Lot SF	34,456
Parking	60 Underground, 27 Deck, 87 Total 4/1000 Ratio
Restrooms	7
Kitchens	In Suites 6, Common Area 1
Elevator	Yes
Sprinklers	Yes
Zone	ARCP
APN	5773-008-014



5 min Walk to Metro Gold Line



5 Min Walk to Restaurants



Secure Building



Abundant Parking



Professionally Managed



Renovated 2017

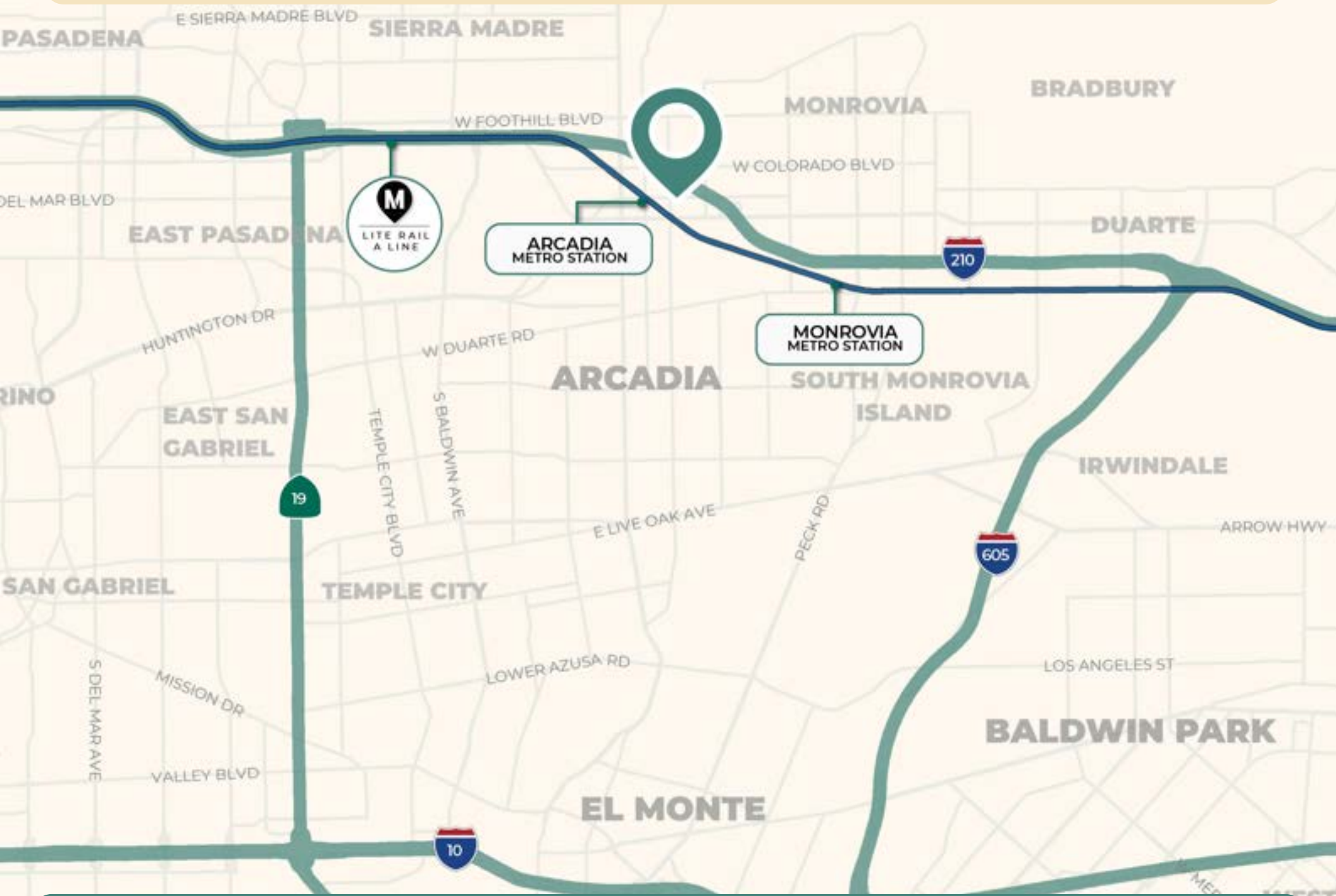
3 | 225 E. Santa Clara St.



# LOCATION MAP



# METRO GOLDLINE MAP



# PROPERTY HIGHLIGHTS

## 225 E. SANTA CLARA STREET, ARCADIA, CA

Trophy Asset

High-End Buildouts

Prime Location in Arcadia

Upside on CAM Fees

5 Min Walk to the Metro Gold Line

5 Min Walk to Restaurants and Other Amenities

Recently Renovated

Abundant Parking at 4/1000

Owner can lease back 4,053 SF or Deliver Vacant

Affluent Area

Adjacent to Downtown Arcadia Business District

Walk Score 84 – Very Walkable

Several Private and Semi-Private Patios – One Common Area Patio

Energy Efficient Title 24 Lighting on the First & Second Floors.



# FINANCIAL ANALYSIS

225 E. SANTA CLARA STREET

225

L.A. DISTRICT CHURCH OF THE NAZARENE



# RATE CAP OVERVIEW

**Income 2023**

**\$666,480**

5% Vacancy Reserve

\$33,324

Gross Operating Income

\$633,156

**Expenses 2023**

**\$209,860**

Net Operating Income

\$422,208

Asking Price

\$7,500,000

CAP Rate

5.6%



# ARCADIA

## CALIFORNIA

Arcadia, California, is a city located in Los Angeles County, known for its blend of suburban tranquility and proximity to major business hubs. It's situated about 13 miles northeast of downtown Los Angeles, offering convenient access to key economic centers while maintaining a more serene, residential atmosphere.

Arcadia is renowned for its affluent community, high quality of life, and excellent public services. The city is home to several well-regarded schools, USC Hospital and a variety of recreational amenities, including the Los Angeles County Arboretum and Botanic Garden, Santa Anita Race Track and The Shops at Santa Anita, which attract both residents and visitors. The local economy benefits from a mix of retail, dining, and professional services, supported by a strong residential base.







From a business perspective, Arcadia offers several advantages:

- **Strategic Location:** Its proximity to major highways like the I-210 provides easy access to the broader Los Angeles area, making it a convenient spot for businesses looking to tap into the regional market.
- **Affluent Demographics:** The city's high-income residents represent a valuable market segment for premium goods and services.
- **Business-Friendly Environment:** The city's local government generally supports business growth, with various initiatives aimed at fostering economic development

Overall, Arcadia presents a compelling option for businesses seeking a location with a desirable residential base, easy access to larger markets, and a supportive community environment.



# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 <b>POPULATION</b>			
Estimated Population (2024)	21,815	139,844	328,258
Trade Area Size	3.1 sq mi	128.3 sq mi	78.5 sq mi
 <b>HOUSEHOLDS</b>	<b>1 Mile</b>	<b>1 Mile</b>	<b>1 Mile</b>
Estimated Households (2024)	8,145	50,221	110,497
 <b>AVERAGE HOUSEHOLD INCOME</b>	<b>1 Mile</b>	<b>3 miles</b>	<b>5 Miles</b>
Estimated Household Income (2024)	\$135,173	\$153,434	\$142,515
 <b>PER CAPITA INCOME</b>	<b>1 Mile</b>	<b>3 miles</b>	<b>5 Miles</b>
Estimated Average Household Net Worth (2024)	\$1.06 M	\$1.34 M	\$1.26 M
 <b>RACE AND ETHNICITY</b>	<b>1 Mile</b>	<b>3 miles</b>	<b>5 Miles</b>
Total Population (2024)	21,815	139,844	328,258
White (2024)	6,580 30.2%	45,092 32.2%	93,291 28.4%
Black or African American (2024)	1,129 5.2%	6,169 4.4%	11,680 3.6%
American Indian or Alaska Native (2024)	186 0.9%	1,214 0.9%	3,626 1.1%
Asian (2024)	8,564 39.3%	52,741 37.7%	121,975 37.2%
Hawaiian or Pacific Islander (2024)	15	145 0.1%	279
Other Race (2024)	2,833 13.0%	17,743 12.7%	56,425 17.2%
Two or More Races (2024)	2,508 11.5%	16,741 12.0%	40,982 12.5%
 <b>TOTAL AGE DISTRIBUTION (2024)</b>	<b>1 Mile</b>	<b>3 miles</b>	<b>5 Miles</b>
Median Age 20-64 Years	13,207 60.5%	80,140 57.3%	190,588 58.1%
 <b>EDUCATIONAL ATTAINMENT (2024)</b>	<b>1 Mile</b>	<b>3 miles</b>	<b>5 Miles</b>
Any College (Some College or Higher)	10,909 69.8%	71,566 70.1%	150,853 63.4%
College Degree + (Bachelor Degree or Higher)	7,193 46.1%	47,926 46.9%	96,142 40.4%
 <b>DAYTIME DEMOGRAPHICS (2024)</b>	<b>1 Mile</b>	<b>3 miles</b>	<b>5 Miles</b>
Total Businesses	2,037	8,157	16,935
Total Employees	13,275	54,450	54,450
Company Headquarter Businesses	63 3.1%	246 3.0%	503 3.0%
Company Headquarter Employees	1,813 13.7%	8,070 14.8%	18,760 16.1%

# TRANSPORTATION OVERVIEW

Arcadia, California, has a well-connected transportation network that facilitates both local and regional travel

Overall, Arcadia's transportation infrastructure supports efficient travel within the city and provides easy access to broader regional and national destinations

## 1. Roads and Highways

- **Interstate 210 (I-210):** This major freeway runs along the northern edge of Arcadia, providing direct access to other parts of Los Angeles County and connecting to Interstate 605 to the south and Interstate 5 to the west.
- **California State Route 19 (Santa Anita Avenue):** A key arterial road running through Arcadia, it links the city to neighboring communities and provides access to commercial and residential areas.

## 2. Public Transit

- **Metro Gold Line:** Arcadia is served by the Metro Gold Line, which has a station at Arcadia. This light rail line provides direct connections to downtown Los Angeles and other parts of the Metro system, offering a convenient option for commuters and travelers.
- **Bus Services:** The city is served by local and regional bus services, including those operated by the Los Angeles County Metropolitan Transportation Authority (Metro) and the Foothill Transit Authority. These buses connect Arcadia with surrounding cities and key destinations within the region.

## 3. Biking and Walking

- **Bike Paths and Trails:** Arcadia has a network of bike paths and trails that cater to cyclists and pedestrians, including connections to nearby regional trails and parks.
- **Pedestrian-Friendly Areas:** The city's residential and commercial areas are generally pedestrian-friendly, with sidewalks and crosswalks enhancing walkability.

## 4. Airport Access

- **Los Angeles International Airport (LAX):** About a 40-minute drive from Arcadia, LAX is the primary international gateway serving the area.
- **Bob Hope Airport (Burbank):** Approximately 25 minutes away, this airport offers a closer alternative for domestic flights and some international connections.
- **Ontario International Airport (ONT):** Approximately 40 minutes away. The most common route is via Interstate 210 (I-210) east-bound, which provides a direct and relatively straightforward connection between Arcadia and the airport.

# LOCATION HIGHLIGHTS



5 Min Walk to the Metro Gold Line



5 Min Walk to Restaurants and Amenities



Adjacent to Downtown Arcadia Business District



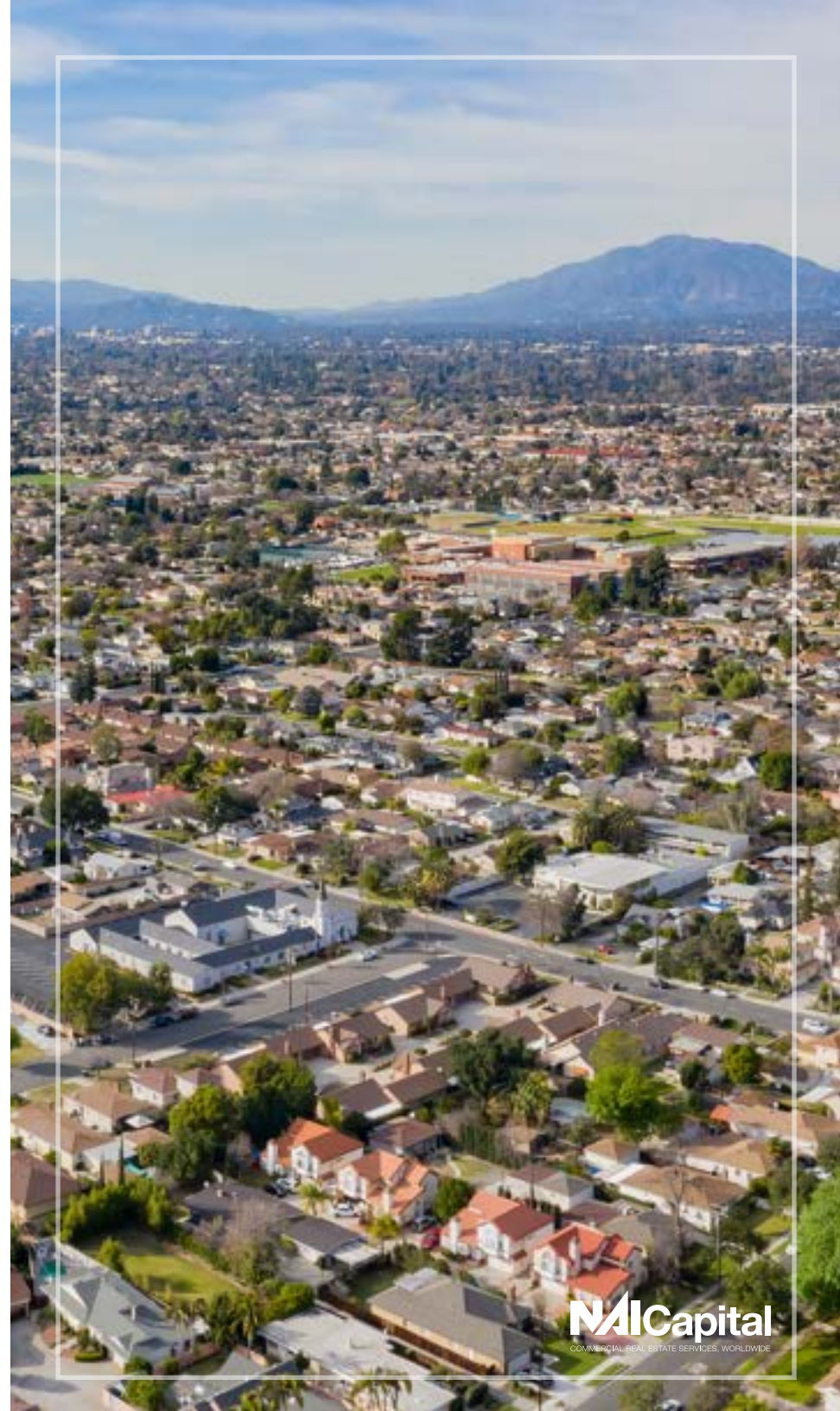
Affluent Area



15 Minute Drive to Downtown Pasadena  
30 Minute Drive to Downtown Los Angeles



Easy Access to the 210, 605, 134 and 10 Freeways



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