

FOR LEASE

RETAIL SPACE AVAILABLE FOR LEASE IN ARCADIA, CA

171 E. Live Oak Ave. Arcadia, CA 91006



AVAILABLE SPACE 1,300 SF
LEASE RATE \$2.15 SF/Month Modified Gross Basis

Robert Ip
626 394 2527
CalDRE #01876261

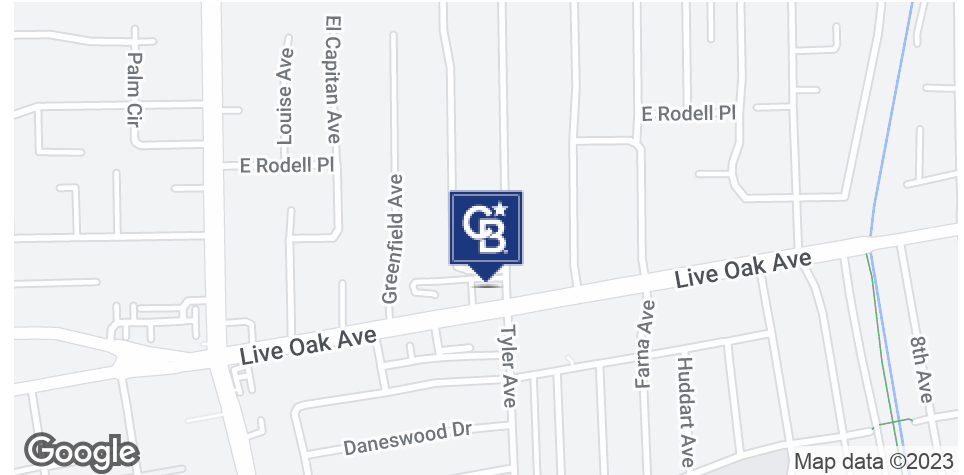


COLDWELL BANKER
COMMERCIAL
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PROPERTY DESCRIPTION

Available for lease is a 1,300 SF retail space on a signalized corner retail strip center. The space is suitable for various retail uses including a hair salon, nail salon, convenience store, market, UPS store, etc. It is up to any potential tenants to confirm intended use with the City of Arcadia.

OFFERING SUMMARY

Lease Rate:	\$2.15 SF/month (MG)
Available SF:	1,300 SF
Lot Size:	0.48 Acres
Zoning:	C2, Arcadia
APN:	5789-020-027

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	444	1,833	6,857
Total Population	1,148	5,024	20,132
Average HH Income	\$125,045	\$117,869	\$104,918

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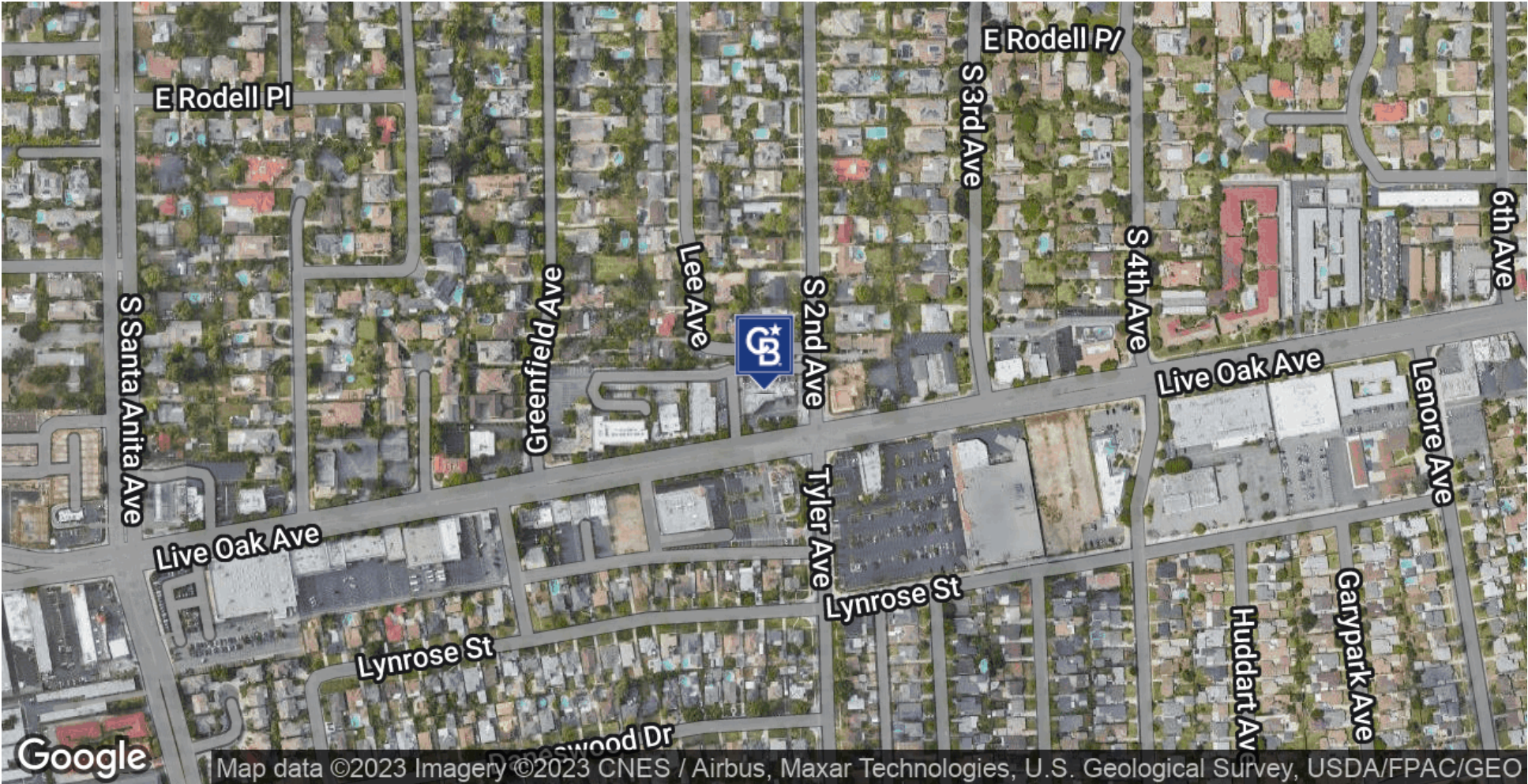


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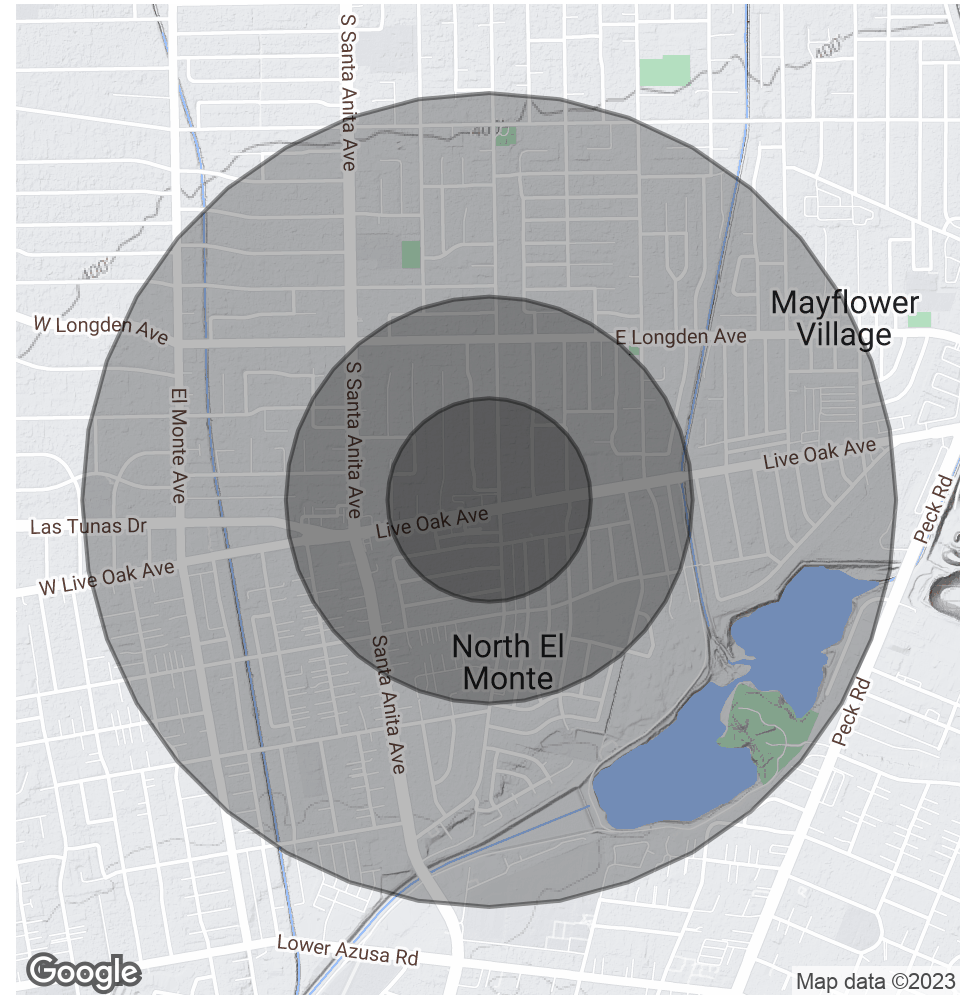
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,148	5,024	20,132
Average Age	46.2	45.6	45
Average Age (Male)	41.3	42.1	42
Average Age (Female)	46.3	46	46.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	444	1,833	6,857
# of Persons per HH	2.6	2.7	2.9
Average HH Income	\$125,045	\$117,869	\$104,918
Average House Value	\$947,823	\$961,184	\$900,200

* Demographic data derived from 2020 ACS - US Census



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