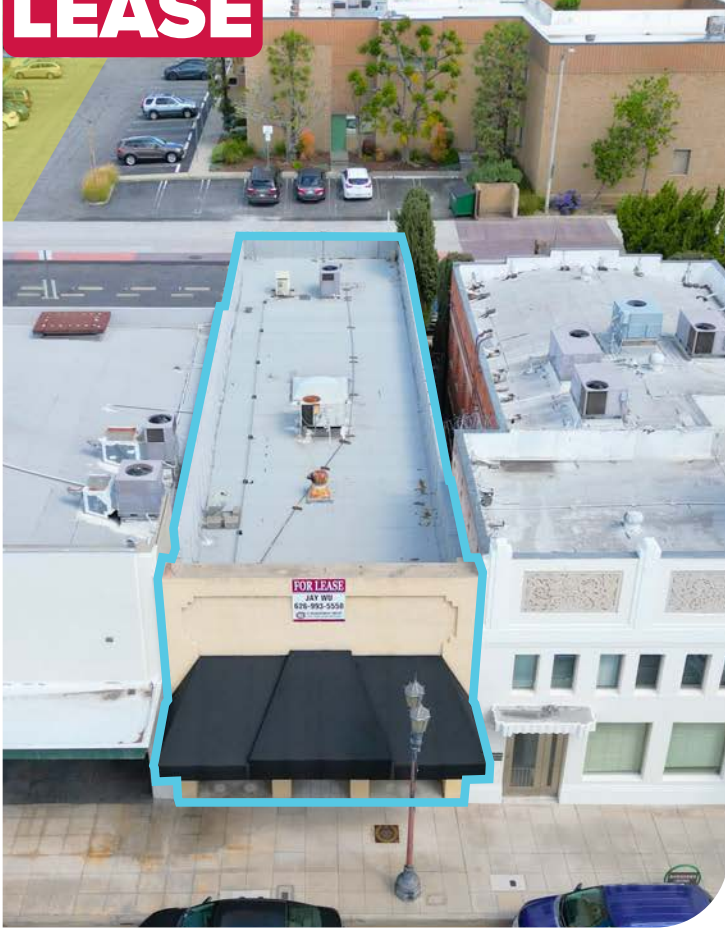


OFFICE/RETAIL
BLDG FOR
SALE
OR
LEASE

**±2,376^{SF} OFFICE/RETAIL BLDG
ON ±3,360^{SF} OF LAND**

49 E HUNTINGTON DR | ARCADIA, CA 91006

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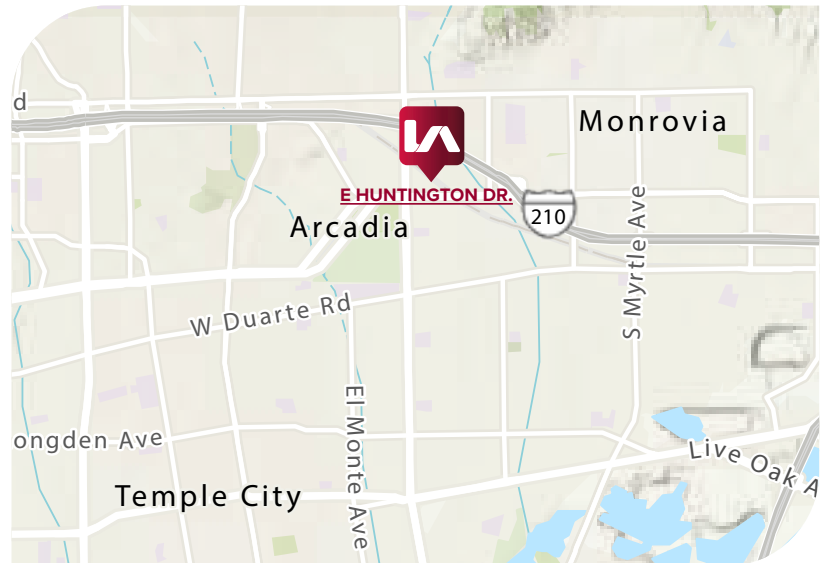


PROPERTY HIGHLIGHTS

- Prime Office/Retail Location in Downtown Arcadia
- Highly Improved and Efficient Office Building for Sale
- Centrally Located on E Huntington Drive (Route 66)
- Free Public Parking Directly Behind Bldg. (±244 Spaces)
- High-End Finishes / Excellent Maintenance
- Onsite Backup Generator / 125 Volt Power Outlet
- CAT 6 Cables for High-Speed Internet Access
- Mezzanine Storage (Not Included in Total SF)
- Vacant - Can Include Furniture

PRICING SUMMARY

SALE	\$1,350,000 (\$568/SF)
LEASE	\$2.25/SF GRS



FOR MORE INFORMATION, PLEASE CONTACT



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• tnaples@lee-associates.com
• 818.395.4373



MATTISON BEHR

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CORP ID 02174865

1201 North Main Street
Los Angeles, CA 90012

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PROPERTY SUMMARY

TOTAL BUILDING SF	±2,376 SF	HVAC	Yes (2 Units)
TOTAL LAND SF	±3,360 SF	RESTROOMS	2 (1-ADA Compliant)
YEAR BUILT	1952	POWER	TBD - Buyer to Verify
APN	5773-012-012	SPRINKLERED	No
ZONING	CBD	BONUS STORAGE MEZZ	Load Bearing - File Racking/Storage
OCCUPANCY TYPE	Single Tenant	ADA ACCESSIBILITY	Wheelchair Lift
NUMBER OF FLOORS	1 (w/ Bonus Mezz Storage)	FREE PUBLIC PARKING	±244 Spaces - Public
ADDRESSES (2)	47 & 49 E Huntington Dr	OTHER	Backup Generator / 125 Volt Outlet
SALE	\$1,350,000 (\$568/SF)	LEASE	\$2.25/SF GRS



NOTE: Drawing not to scale. All measurements and sizes are approximate.

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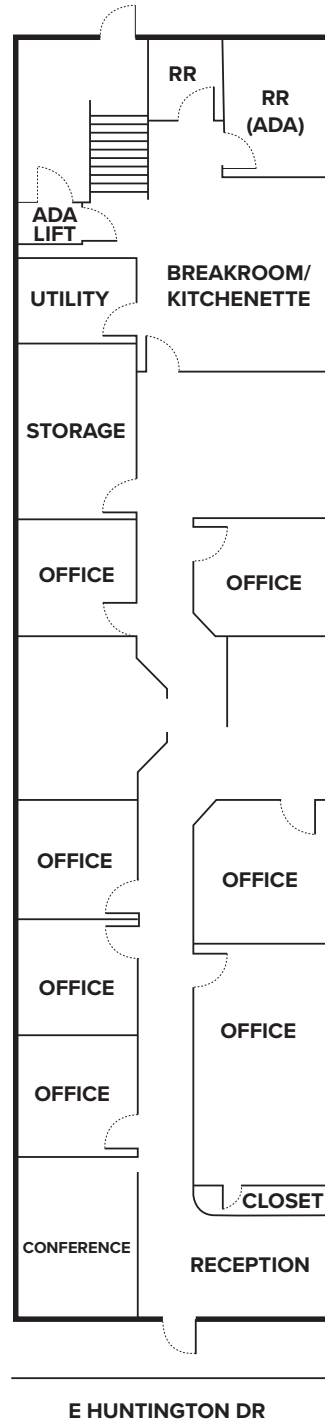
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FLOOR PLAN



*NOT TO SCALE

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49 E HUNTINGTON DR
ARCADIA, CA 91006

PUBLIC PARKING
±244 SPACES
FREE & UNRESERVED

INDIANA ST

N 1ST AVE

E HUNTINGTON DR



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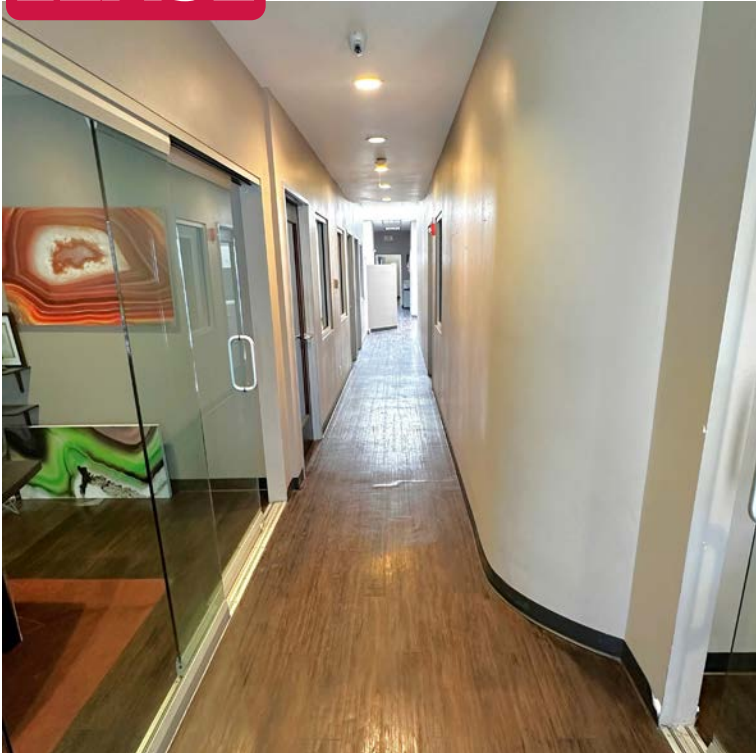
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