

FOR SALE OR LEASE

CBRE

# ±37,256 SF on ±1.97 Acres Commercial Building

400 E. Live Oak Avenue | Arcadia, CA 91006



#### City of Arcadia Permitted Uses Include:

- Commercial
- Research & Development
- Residential Mixed Use
- Office/Professional & Business
- Restaurant
- Medical/Dental Offices
- Retail Sales

## Contact Us

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Offering an excellent opportunity to own or lease a free-standing commercial building with Live Oak Avenue street frontage in the heart of Arcadia. Located on  $\pm 1.97$  acres of land, this  $\pm 37,256$  SF building includes built-out offices, 1,400 SF of warehouse, and 90 car parking spaces on a recently paved lot. Brand new roof installed in 2024. It has convenient access to the 605/210/10 freeways with amenities nearby.

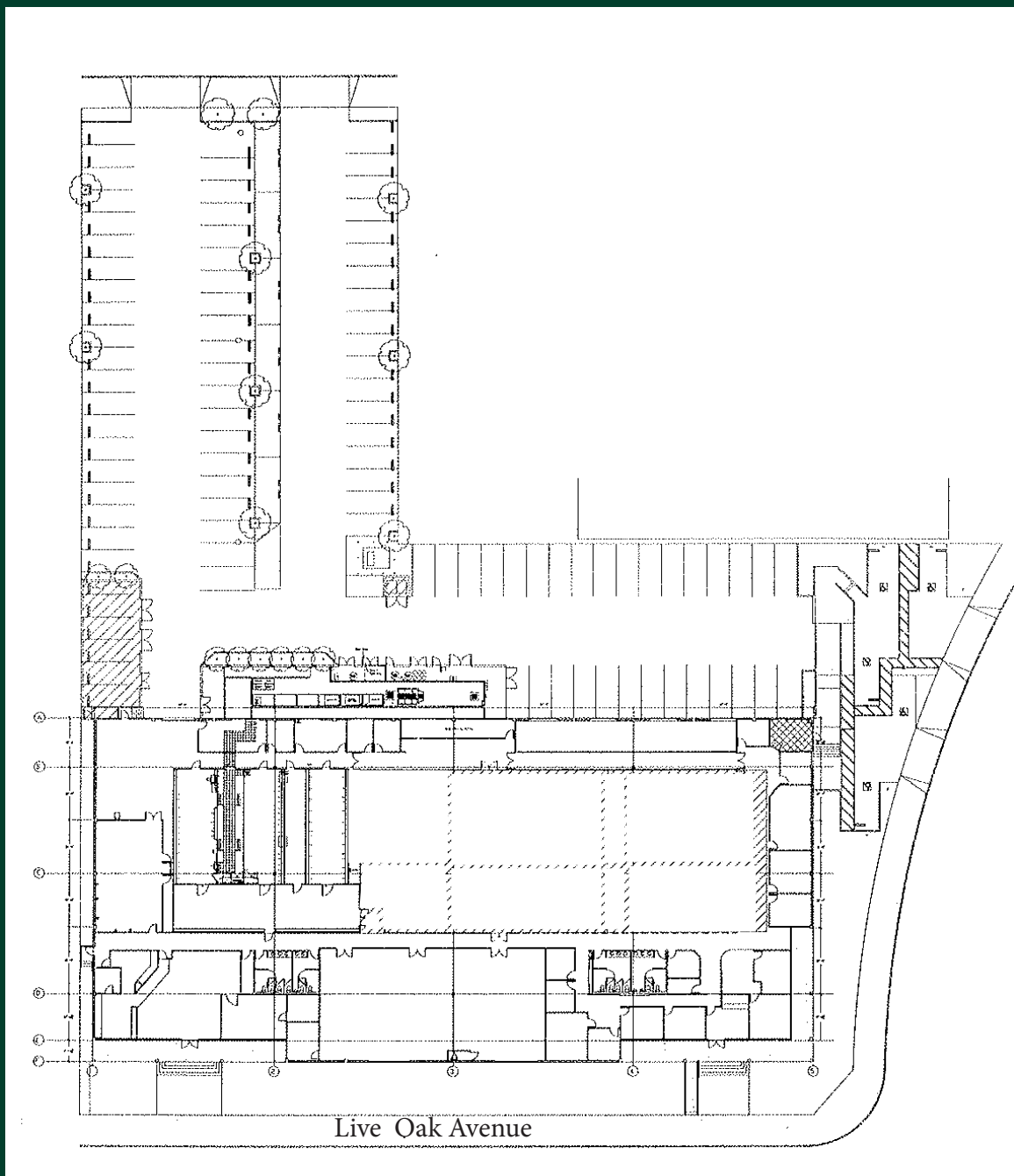


Asking \$10,888,000 (\$292 psf) or \$2.25 psf NNN ( $\pm \$0.15$  psf Opex)

### Property Features

- +  $\pm 37,256$  SF freestanding commercial building on  $\pm 1.97$  acres of land
- +  $\pm 1,400$  SF of warehouse (expandable)
- + 9'-12' ceiling clearance
- + One (1) dock high loading door
- + Heavy Power: 2500 Amps, 277/480V, 3 phase, 4 wire
- + 90 car parking space
- + Exceptional location in Arcadia with frontage on Live Oak Avenue
- + Nearby retail and restaurant amenities
- + Convenient access to 605/210/10 freeways
- + Live Oak/Farna Metro bus stop directly across the street
- + Arcadia Mixed Use Zoning

## Site Plan



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Employee Lunch Room



South Parking Lot



Clean Room



Training Room



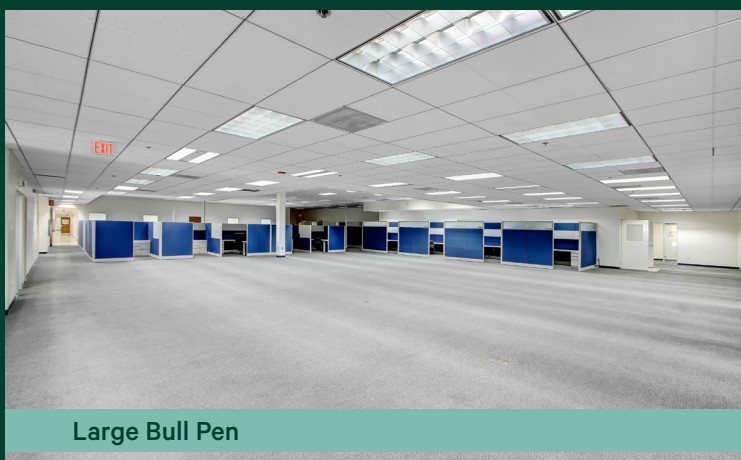
Lab Space



Temperature Controlled Warehouse

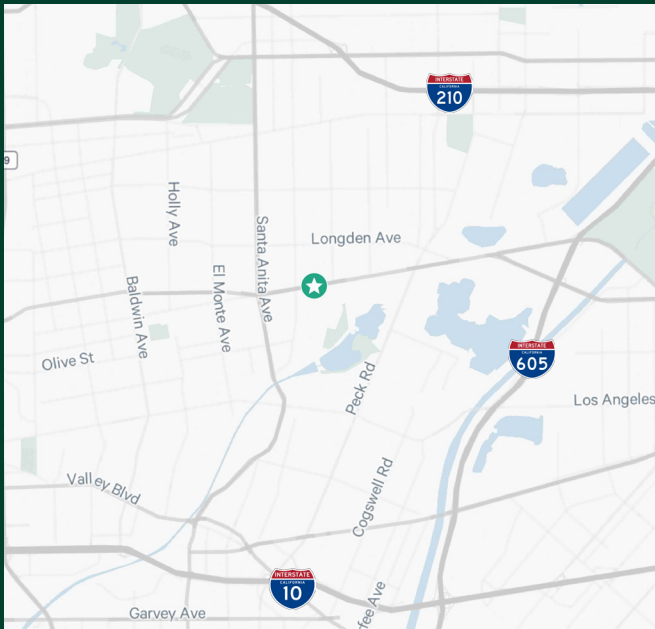


Conference Room



Large Bull Pen

## Location



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