

OFFERING MEMORANDUM



Prime Office/Retail Space Available in Arcadia

8-34 E Duarte Road,
Arcadia, CA 91006



**COLDWELL BANKER
COMMERCIAL
REALTY**

THE SPACE

Location 8-34 E. Duarte Road, Arcadia, CA, 91006

HIGHLIGHTS

- Great visibility on Duarte Road
- Abundant natural light flooding through storefront windows

DESCRIPTION

Available for lease - Prime commercial space available for lease in a bustling area of Monrovia. This 1,000 SF space at 24 E Duarte is ideal for retail or office use. With excellent visibility and a competitive rate of \$2.75 per square foot, this property offers fantastic opportunities for businesses looking to establish or expand their presence.



Suites	Leasing Status	Floor	Square Feet	Rent Per SF (Monthly)	Lease Type
12 E. Duarte Road	LEASED	First	720	\$2.75	NNN
24 E. Duarte Road	AVAILABLE	First	1,000	\$2.75	NNN

POPULATION

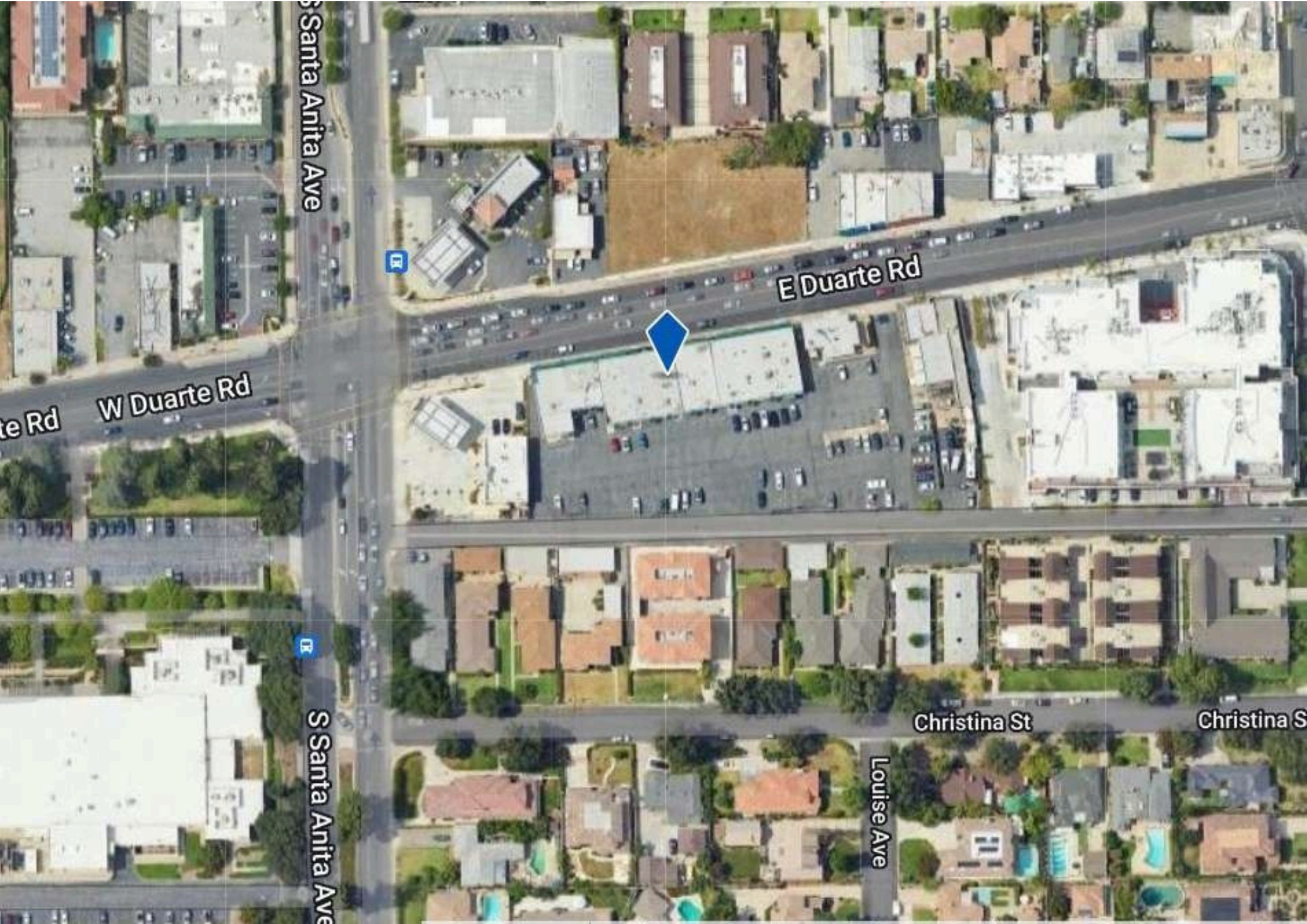
1.00 MILE	3.00 MILE	5.00 MILE
19,637	120,129	375,261

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$102,130	\$126,545	\$119,241

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,993	39,785	115,862



S Santa Anita Ave

E Duarte Rd

W Duarte Rd

S Santa Anita Ave

Christina St

Christina St

Louise Ave



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,541	119,091	373,440
2010 Population	20,221	121,071	380,434
2023 Population	19,637	120,129	375,261
2028 Population	20,532	122,429	375,740
2023 African American	1,257	4,273	8,297
2023 American Indian	425	1,663	5,994
2023 Asian	2,843	37,144	120,867
2023 Hispanic	12,585	52,258	187,398
2023 Other Race	7,291	27,023	99,274
2023 White	4,349	31,953	82,450
2023 Multiracial	3,438	17,959	58,023
2023-2028: Population: Growth Rate	4.50 %	1.90 %	0.15 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	484	2,980	8,447
\$15,000-\$24,999	411	2,012	6,418
\$25,000-\$34,999	411	2,100	6,822
\$35,000-\$49,999	409	3,352	10,295
\$50,000-\$74,999	1,066	5,549	17,821
\$75,000-\$99,999	705	4,996	16,452
\$100,000-\$149,999	1,410	8,092	22,215
\$150,000-\$199,999	671	4,840	12,583
\$200,000 or greater	425	5,865	14,808
Median HH Income	\$81,281	\$93,317	\$85,572
Average HH Income	\$102,130	\$126,545	\$119,241

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,539	38,719	114,144
2010 Total Households	5,493	38,576	113,165
2023 Total Households	5,993	39,785	115,862
2028 Total Households	6,354	41,067	117,196
2023 Average Household Size	3.22	2.98	3.20
2000 Owner Occupied Housing	3,318	23,290	66,257
2000 Renter Occupied Housing	2,092	14,168	44,433
2023 Owner Occupied Housing	3,215	23,218	66,604
2023 Renter Occupied Housing	2,778	16,567	49,258
2023 Vacant Housing	274	1,949	5,054
2023 Total Housing	6,267	41,734	120,916
2028 Owner Occupied Housing	3,279	23,445	67,576
2028 Renter Occupied Housing	3,075	17,622	49,620
2028 Vacant Housing	207	2,066	5,875
2028 Total Housing	6,561	43,133	123,071
2023-2028: Households: Growth Rate	5.90 %	3.20 %	1.15 %

Source: esri



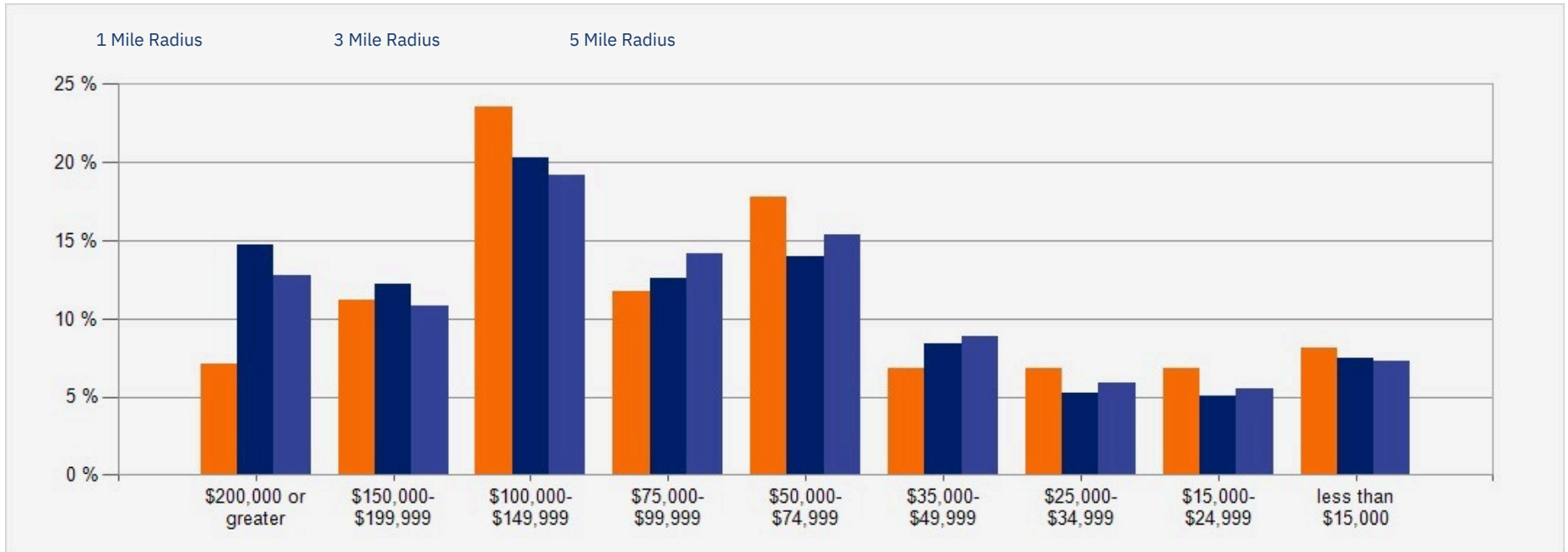
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,556	8,571	27,996
2023 Population Age 35-39	1,324	8,098	25,550
2023 Population Age 40-44	1,262	7,852	24,174
2023 Population Age 45-49	1,180	7,277	22,509
2023 Population Age 50-54	1,183	7,744	23,780
2023 Population Age 55-59	1,103	7,790	22,671
2023 Population Age 60-64	1,036	7,570	22,236
2023 Population Age 65-69	921	6,856	19,911
2023 Population Age 70-74	741	5,665	16,141
2023 Population Age 75-79	555	3,994	11,368
2023 Population Age 80-84	399	2,523	7,129
2023 Population Age 85+	386	2,542	7,155
2023 Population Age 18+	15,006	94,896	291,729
2023 Median Age	36	40	38

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,411	\$90,277	\$82,882
Average Household Income 25-34	\$102,111	\$116,403	\$107,410
Median Household Income 35-44	\$106,313	\$111,464	\$100,154
Average Household Income 35-44	\$128,143	\$145,942	\$133,521
Median Household Income 45-54	\$105,961	\$119,201	\$107,389
Average Household Income 45-54	\$123,465	\$156,243	\$144,060
Median Household Income 55-64	\$87,968	\$107,532	\$98,565
Average Household Income 55-64	\$105,336	\$144,125	\$135,172
Median Household Income 65-74	\$59,568	\$72,396	\$70,059
Average Household Income 65-74	\$82,492	\$104,368	\$101,728
Average Household Income 75+	\$54,051	\$72,640	\$73,689

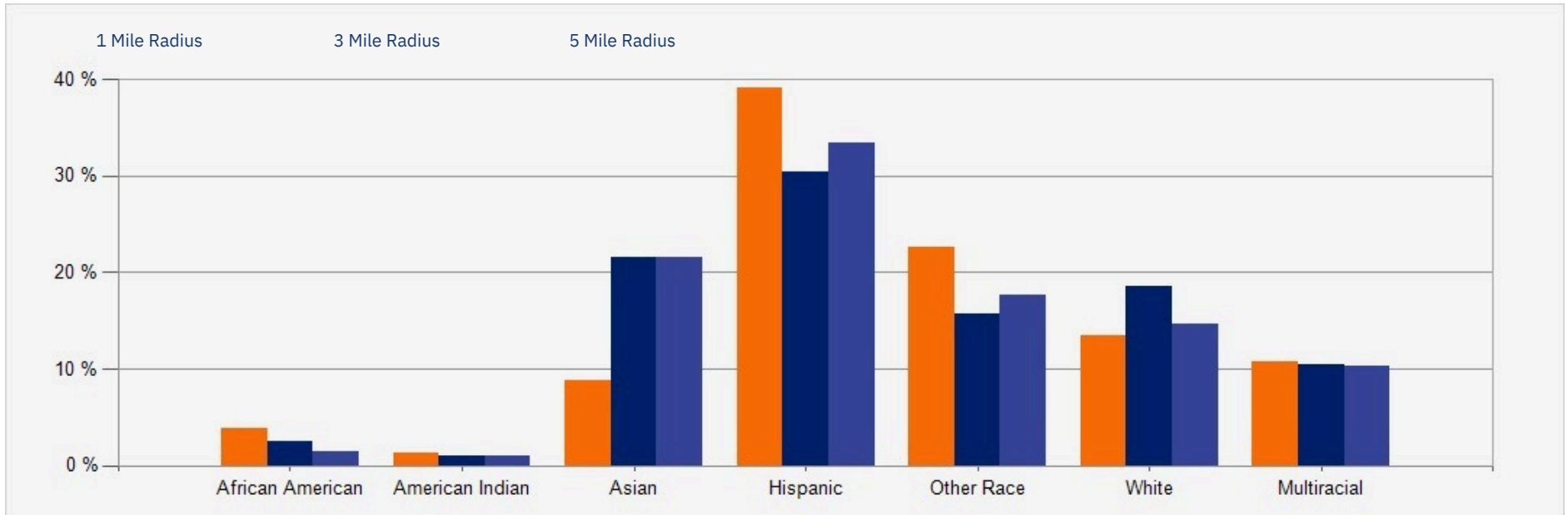
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,535	8,606	26,462
2028 Population Age 35-39	1,653	9,193	28,562
2028 Population Age 40-44	1,366	8,373	25,926
2028 Population Age 45-49	1,286	7,901	23,899
2028 Population Age 50-54	1,182	7,242	22,103
2028 Population Age 55-59	1,189	7,608	22,940
2028 Population Age 60-64	1,053	7,213	20,856
2028 Population Age 65-69	952	6,842	19,765
2028 Population Age 70-74	852	6,166	17,601
2028 Population Age 75-79	673	4,810	13,518
2028 Population Age 80-84	508	3,343	9,204
2028 Population Age 85+	488	3,027	8,433
2028 Population Age 18+	15,915	97,866	295,792
2028 Median Age	38	41	39

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,126	\$101,712	\$93,483
Average Household Income 25-34	\$116,923	\$134,491	\$125,185
Median Household Income 35-44	\$115,308	\$126,074	\$112,065
Average Household Income 35-44	\$146,214	\$169,487	\$154,833
Median Household Income 45-54	\$113,062	\$132,212	\$118,515
Average Household Income 45-54	\$141,286	\$176,109	\$163,604
Median Household Income 55-64	\$103,183	\$121,454	\$110,580
Average Household Income 55-64	\$123,722	\$166,307	\$155,370
Median Household Income 65-74	\$69,581	\$87,909	\$83,616
Average Household Income 65-74	\$99,286	\$125,749	\$121,697
Average Household Income 75+	\$65,747	\$90,316	\$91,195

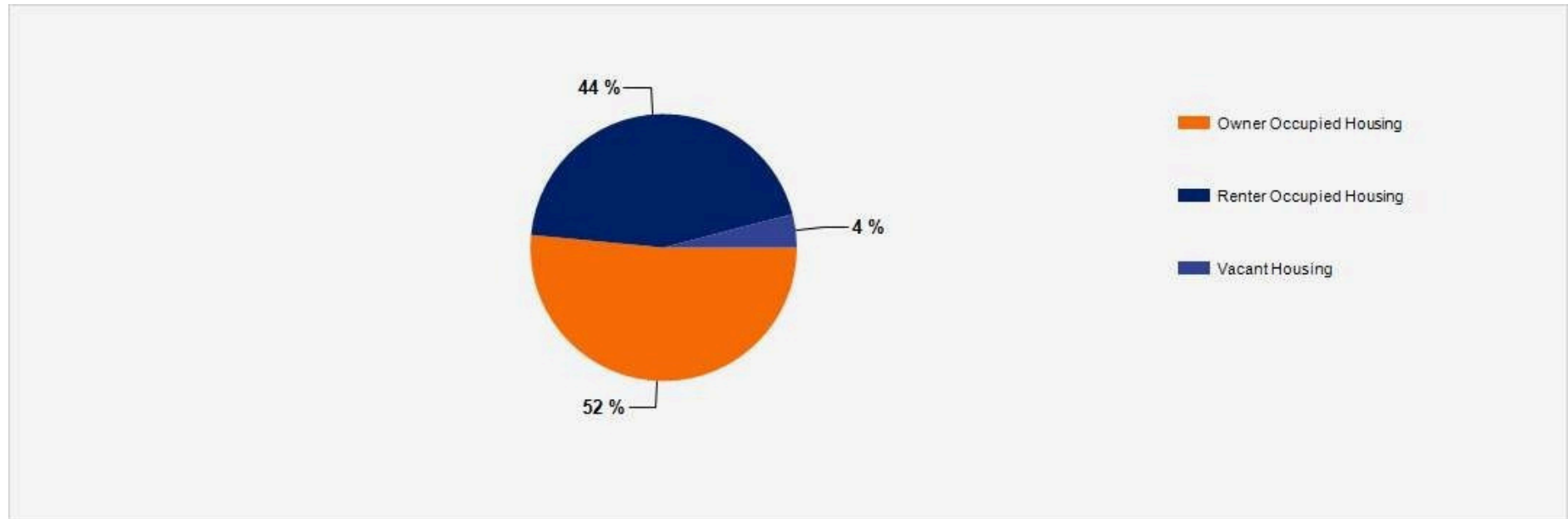
2023 Household Income



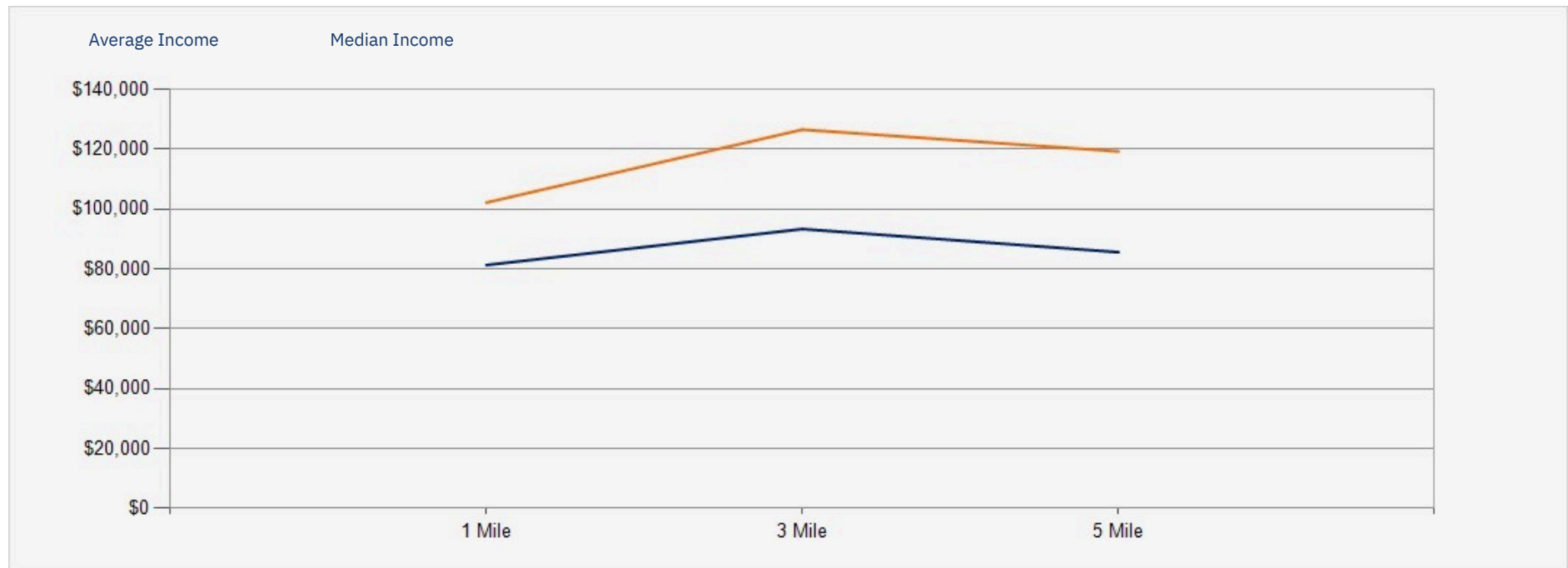
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



PRIME OFFICE/RETAIL SPACE AVAILABLE IN ARCADIA, CA

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