

OFFERING MEMORANDUM



**2,858 SF OF OFFICE SPACE AVAILABLE IN ARCADIA**

**51 N 5TH AVENUE, SUITE #303**  
ARCADIA, CA 91006



**COLDWELL BANKER  
COMMERCIAL  
REALTY**



# SUBLEASE

Location	51 N 5th Avenue, Arcadia, CA 91006
Building Size	30,000 SF
APN	5773-009-080
Available Space	2,858 SF
Lease Rate	\$30.00 /SF/YR MG

## PROPERTY DESCRIPTION

A 2,858 SF office space is available for sublease in the heart of Arcadia at a lease rate of \$30.00 MG. The sublease term is for 2 years, offering a flexible option for businesses seeking a prime professional location. This is a sublease opportunity, not a direct lease. Contact now for more details and to schedule a tour!

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
26,016	138,782	335,338

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$132,005	\$146,076	\$136,910

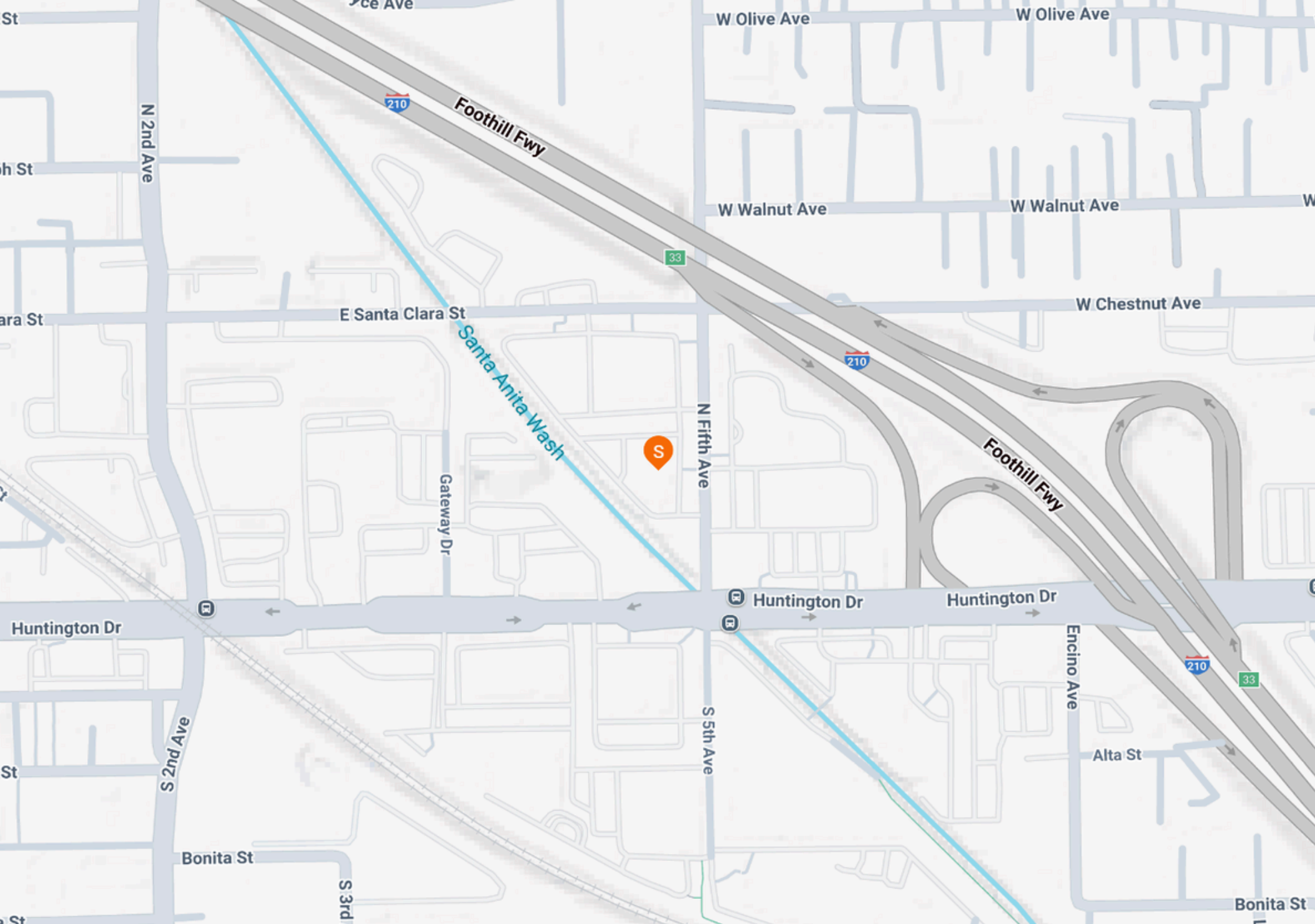
### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,658	50,200	113,057

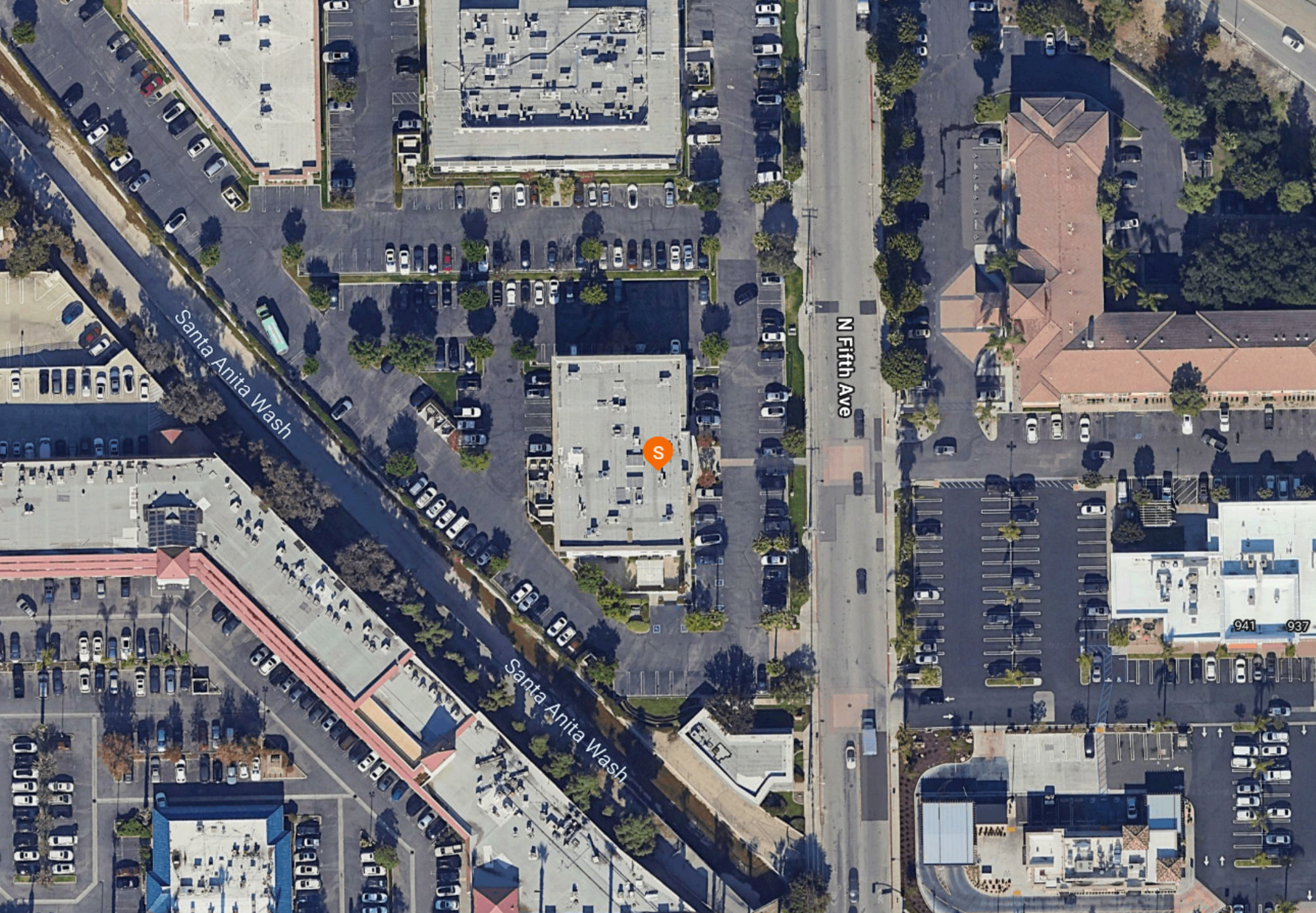
### Available Suite:

SUITE #303	2,858 SF	\$30.00 /SF/YR MG
------------	----------	-------------------



















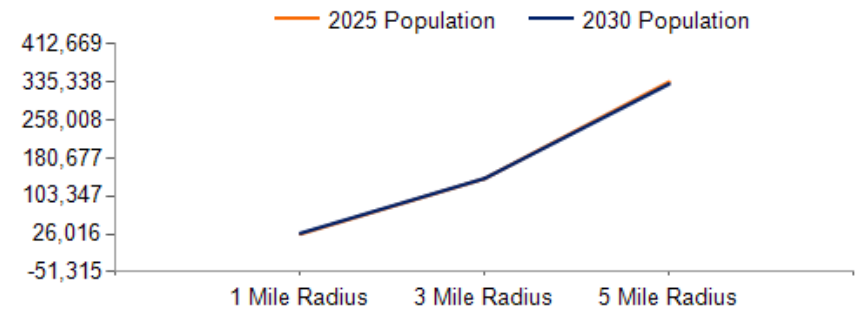




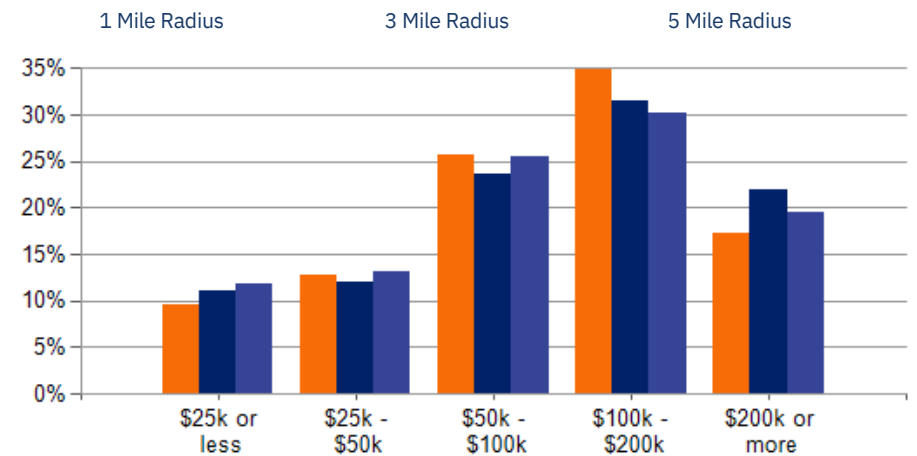
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,985	135,940	337,398
2010 Population	25,828	140,468	345,776
2025 Population	26,016	138,782	335,338
2030 Population	27,578	139,104	331,111
2025-2030: Population: Growth Rate	5.85%	0.25%	-1.25%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	549	3,213	7,778
\$15,000-\$24,999	375	2,314	5,505
\$25,000-\$34,999	475	2,282	5,894
\$35,000-\$49,999	747	3,737	8,918
\$50,000-\$74,999	1,355	6,378	14,985
\$75,000-\$99,999	1,119	5,470	13,799
\$100,000-\$149,999	2,088	9,583	20,589
\$150,000-\$199,999	1,284	6,255	13,576
\$200,000 or greater	1,667	10,968	22,015
Median HH Income	\$103,270	\$106,212	\$99,191
Average HH Income	\$132,005	\$146,076	\$136,910

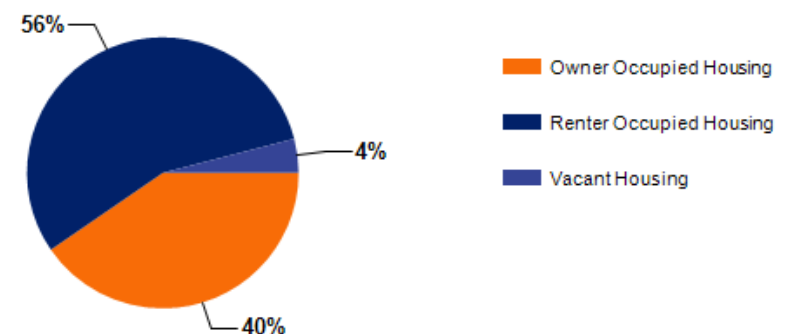
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,477	49,913	111,351
2010 Total Households	9,205	49,336	111,063
2025 Total Households	9,658	50,200	113,057
2030 Total Households	10,528	51,693	115,022
2025 Average Household Size	2.68	2.73	2.93
2025-2030: Households: Growth Rate	8.70%	2.95%	1.75%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

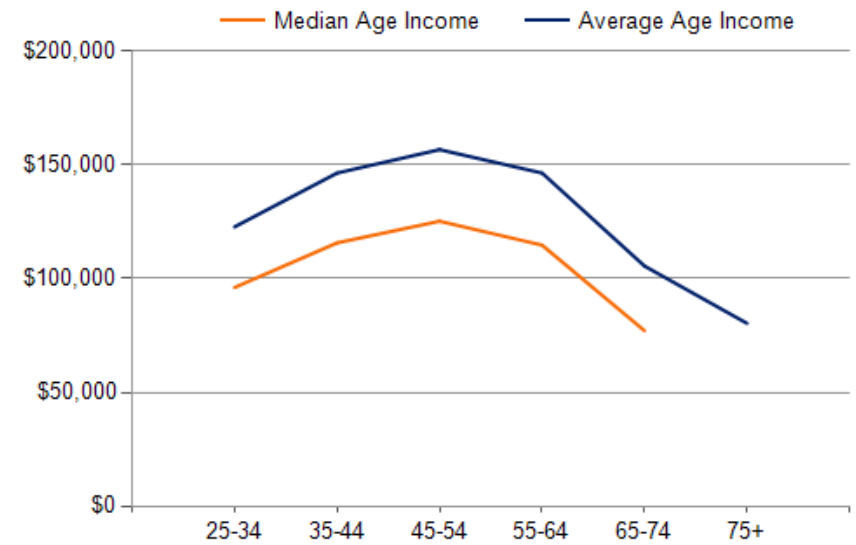
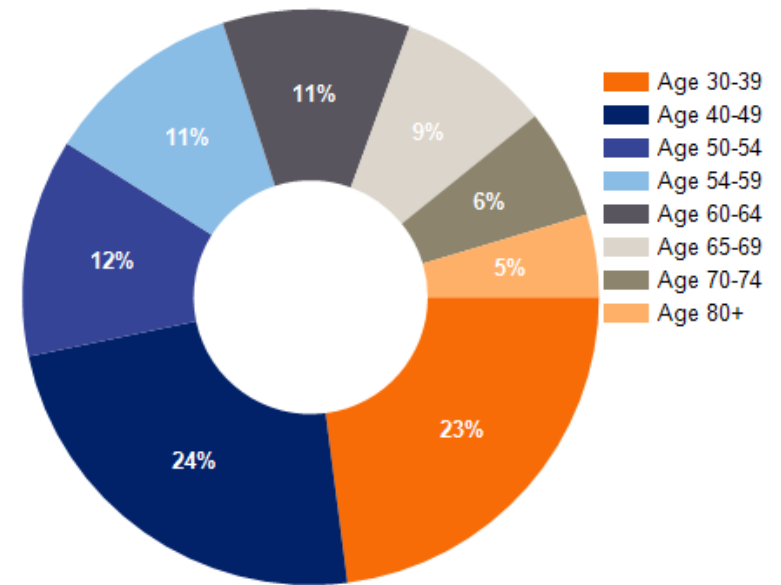


Source: esri



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,793	8,663	22,361
2025 Population Age 35-39	1,956	9,052	21,884
2025 Population Age 40-44	1,958	9,659	22,750
2025 Population Age 45-49	1,916	9,130	21,773
2025 Population Age 50-54	2,003	10,296	24,226
2025 Population Age 55-59	1,812	9,560	22,574
2025 Population Age 60-64	1,715	9,506	22,224
2025 Population Age 65-69	1,406	8,547	20,034
2025 Population Age 70-74	1,008	6,965	16,438
2025 Population Age 75-79	757	5,315	12,317
2025 Population Age 80-84	418	3,414	7,913
2025 Population Age 85+	440	4,005	9,117
2025 Population Age 18+	21,179	113,960	274,066
2025 Median Age	41	44	43
2030 Median Age	42	45	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,095	\$100,641	\$94,320
Average Household Income 25-34	\$122,754	\$134,314	\$127,348
Median Household Income 35-44	\$115,720	\$126,231	\$118,205
Average Household Income 35-44	\$146,445	\$165,306	\$156,619
Median Household Income 45-54	\$125,255	\$141,966	\$128,413
Average Household Income 45-54	\$156,742	\$181,372	\$168,324
Median Household Income 55-64	\$114,742	\$126,777	\$114,755
Average Household Income 55-64	\$146,448	\$167,982	\$155,027
Median Household Income 65-74	\$77,083	\$84,625	\$80,317
Average Household Income 65-74	\$105,544	\$121,949	\$115,763
Average Household Income 75+	\$80,342	\$85,212	\$80,097





## 2,858 SF OF OFFICE SPACE AVAILABLE FOR SUBLEASE

### CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Coldwell Banker Commercial and it should not be made available to any other person or entity without the written consent of Coldwell Banker Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Coldwell Banker Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Coldwell Banker Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Coldwell Banker Commercial has not verified, and will not verify, any of the information contained herein, nor has Coldwell Banker Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

**ROBERT IP**

626.394.2527

Robert.Ip@cbcnrt.com

CalRE# 01876261



**COLDWELL BANKER  
COMMERCIAL  
REALTY**