



SHOPS AT
the **8** eighty


AMBER ROCK
PROPERTIES



PROPERTY SUMMARY

LOT SIZE:

±0.71 AC (30,928 SF)

BUILDING SIZE:

Building 1: 2,844 SF

Building 2: 5,800 SF

TOTAL SF:

8,645 SF

PARKING SPACES:

44 spaces

LOCATION:

7-9 Las Tunas Dr, Arcadia, CA 91007

PROPERTY HIGHLIGHTS

- Two recently constructed, high profile retail buildings in Arcadia surrounded by 80 recently constructed homes
- 44 parking spaces (5.23 spaces per 1,000 SF of building area)
- Streetfront visibility with signage opportunities

DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION:	18,034	209,821	543,367
AVG HHI:	\$98,341	\$83,700	\$85,208



N

NOT TO SCALE

TORRANCE

MANHATTAN BEACH

DOWNTOWN
LOS ANGELES

ROSEMEAD

SHOPS AT
the
8eigthy

THE 8EIGHTY
(80 SINGLE FAMILY
RESIDENTIAL UNITS)

LASTUNIA DR. (±19,220 VPD)

LIVE OAK AVE. (±26,322 VPD)

SANTA ANITA AVE. (±23,130 VPD)

savers

KUMON



TJ-maxx SALLY BEAUTY

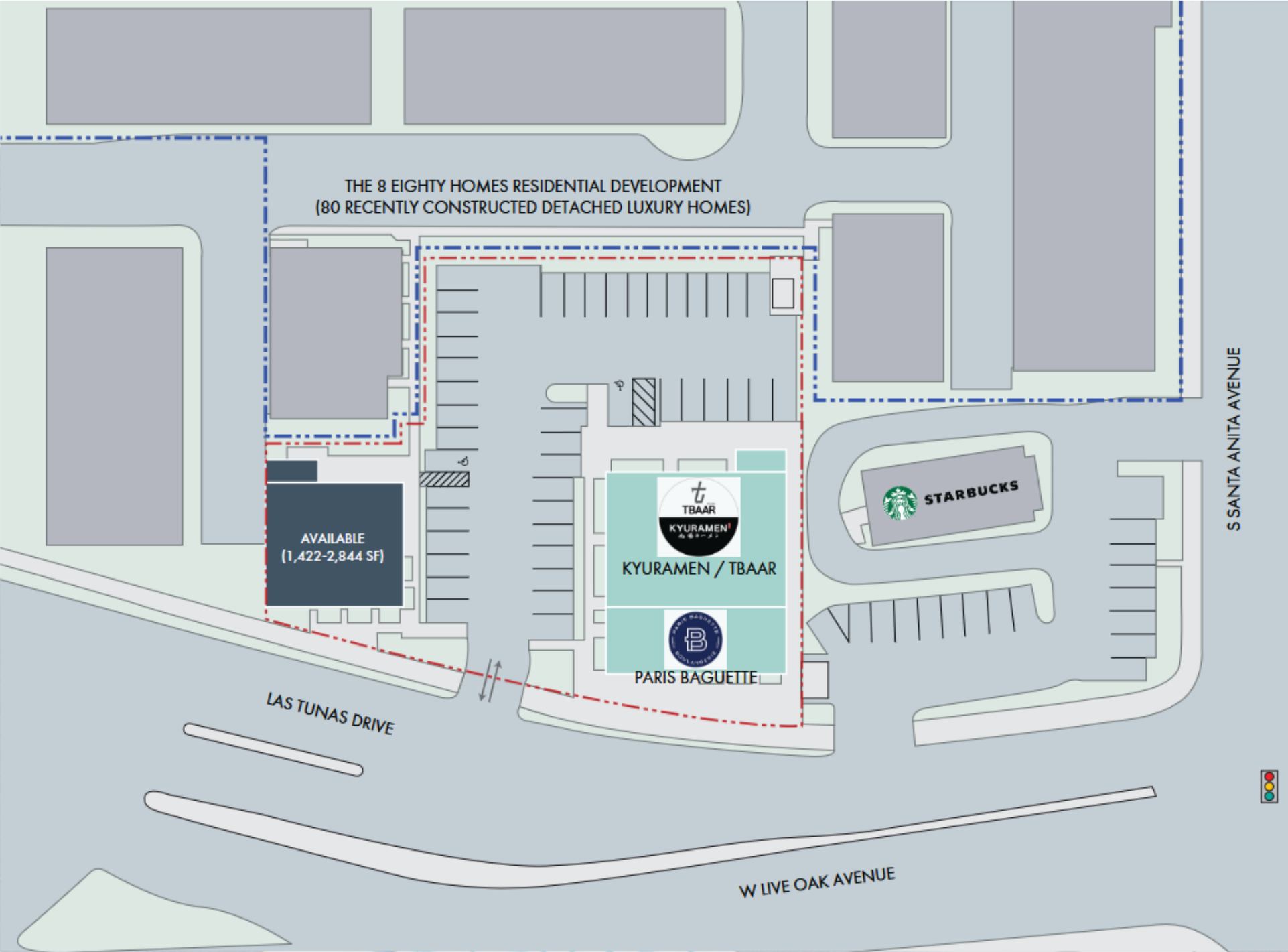
DAISO JAPAN CHASE

Ono Hawaii 590 CHIPOTLE

Ralphs RITE AID

CVS

SITE PLAN



EXCLUSIVE LEASE ADVISOR:

FREDERICK KUO

Lic No 01783211

Amber Rock Properties

949-307-3018

fred@amber-rock.com



The information contained has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. The receiving party must verify the information and bears all risk for any inaccuracies.