



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# 150 N SANTA ANITA AVENUE

ARCADIA, CA 91006

## AVAILABLE SPACE

+/- 403 SF - 11,039 SF

## LEASE RATE

\$2.85 - \$3.50/SF/month (Full Service)



FOR LEASE

CBCWORLDWIDE.COM

## OFFICE

### **BILL UKROPINA, CRE**

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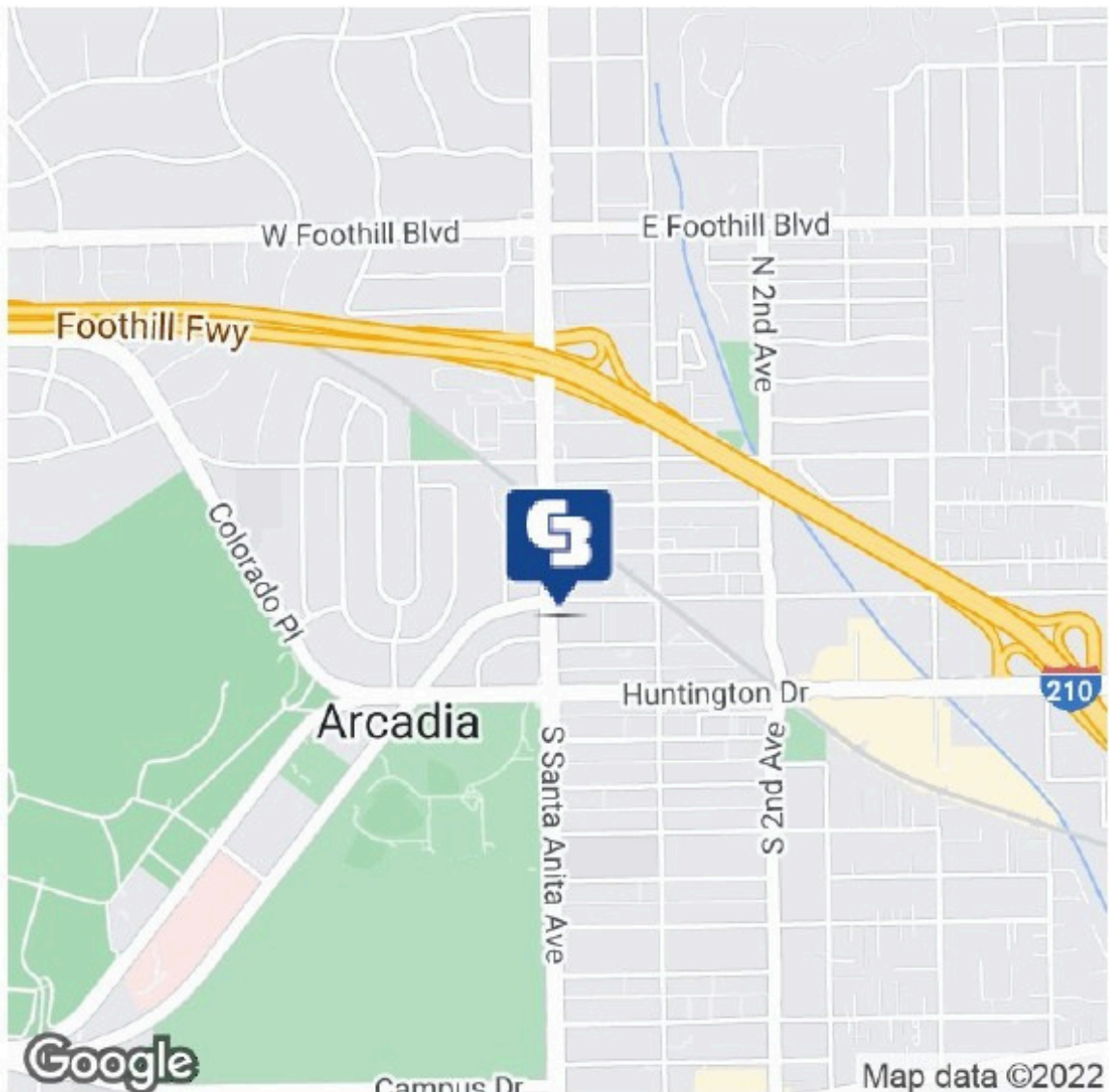




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LEASE



## OFFERING SUMMARY

Available SF: +/- 403 SF - 11,039 SF

Lease Rate: \$2.85 - \$3.50 /SF/month (FS)

Lot Size: 2.18 Acres

Year Built: 1978

Building Size: 83,252 SF

## PROPERTY OVERVIEW

Newly renovated 8 story high rise situated in the heart of Arcadia with new lobby and coffee bar to come.

150 N Santa Anita is the Crown Jewel of Arcadia, the only high rise in the city that offers floor to ceiling windows in all offices, displaying beautiful views of Arcadia in all directions. Well located, amenity rich, well parked and architecturally focused larger offices. Great easy-to-access location 0.4 miles from the 210 Freeway, 0.1 miles from the Arcadia Metro Gold Line, and just short of 2 miles from the Westfield Santa Anita Mall. Immediate amenities include 24 Hour Fitness, In-N-Out, and Claro's Market

Safety is our number 1 priority, the building features high-level safety features with security cameras and automatic exterior and elevator locking system.

- Floor to ceiling windows
- Natural light
- Great access to 210 Freeway, Metro Gold Line and numerous retail amenities
- High level security
- Landlord will build to suit on the ground floor!

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## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Minimum term is 3 years
Total Space:	+/- 403 SF - 11,039 SF	Lease Rate:	\$2.85 - \$3.50 /SF/month (FS)

## AVAILABLE SPACE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
150 N Santa Anita Avenue #100	Available	403 SF	Full Service	\$2.85 SF/month	Coffee shop located on the first floor Rent includes utilities, building services and property expenses
150 N Santa Anita Avenue #180	Available	11,039 SF	Full Service	\$3.50 SF/month	Bank space for lease Available Immediately Rent includes utilities, building services and property expenses

## PROPOSED SUITES AVAILABLE FOR PRE - LEASING ON THE FIRST FLOOR

### GROUND FLOOR

UNIT 1	863 USF	Full Service	\$3.50 SF/month	Proposed plan will commence construction after March 30, 2026  Landlord will build to suit on the ground floor
UNIT 2	792 USF	Full Service	\$3.50 SF/month	
UNIT 3	998 USF	Full Service	\$3.50 SF/month	
UNIT 4	1,075 USF	Full Service	\$3.50 SF/month	
UNIT 5	992 USF	Full Service	\$3.50 SF/month	
UNIT 6	1,467 USF	Full Service	\$3.50 SF/month	



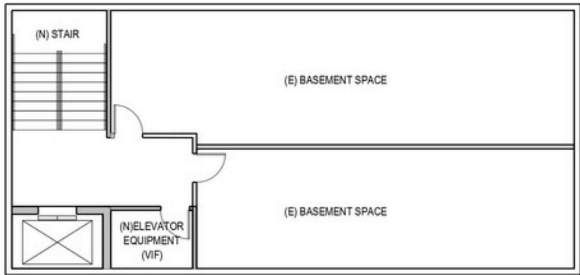


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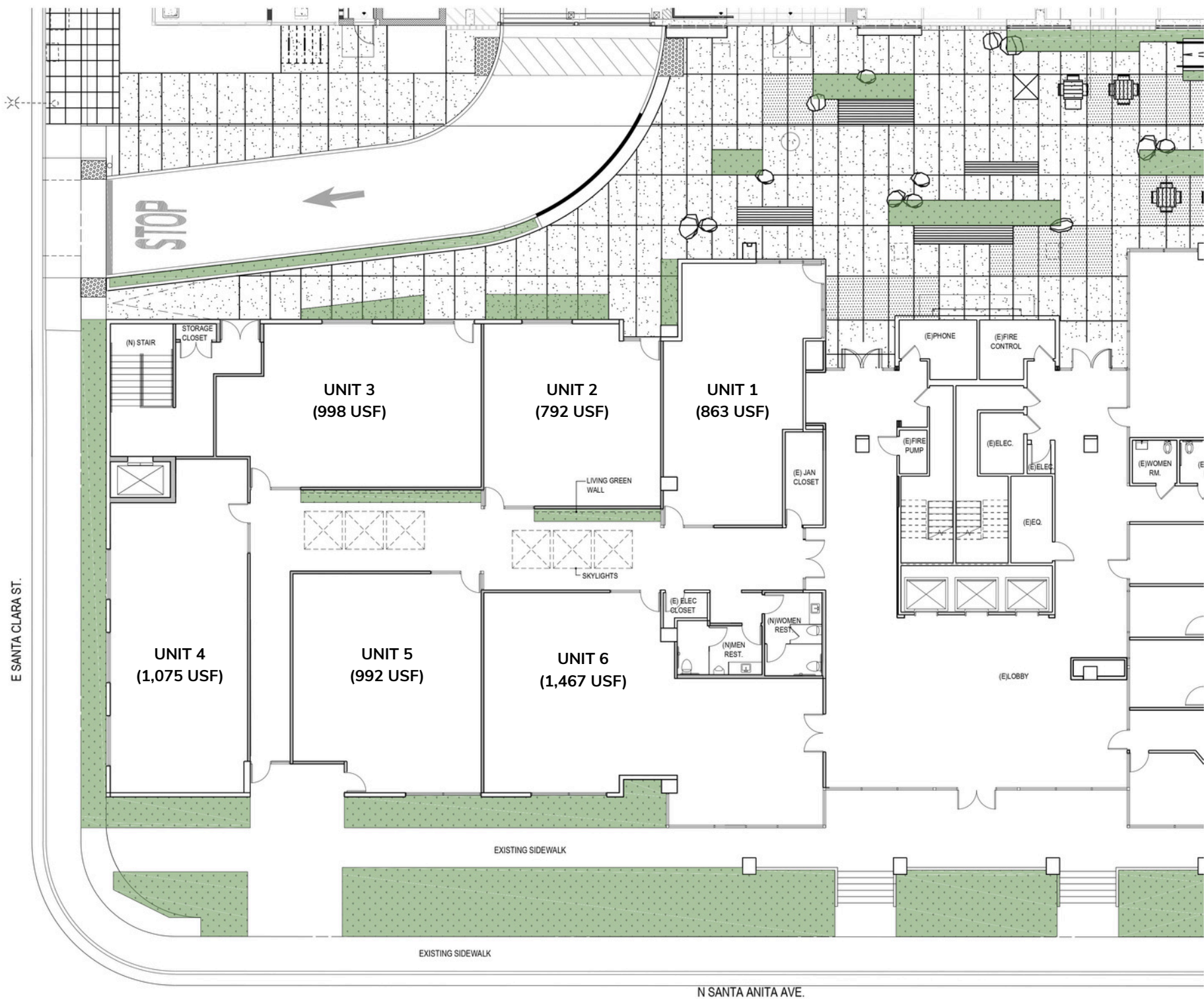
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## PROPOSED FLOOR PLAN PRE - LEASING



SUITE 180 BASEMENT SPACE PLAN

3/16" = 1'-0"



SUITE 180 GROUND FLOOR SPACE PLAN

- **PROPOSED PLAN WILL COMMENCE CONSTRUCTION AFTER MARCH 30, 2026**
- **LANDLORD WILL BUILD TO SUIT ON THE GROUND FLOOR**

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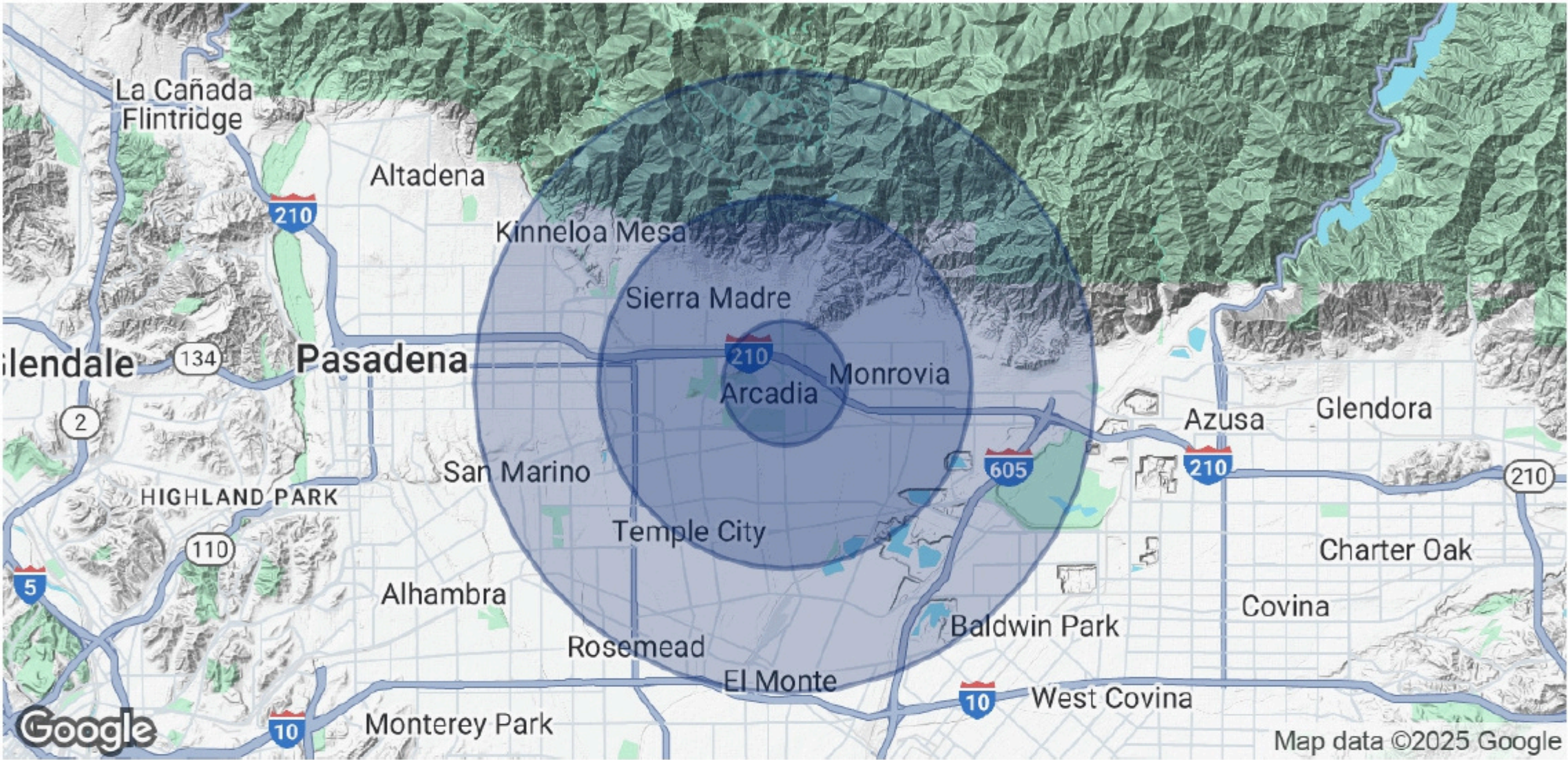




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,059	148,726	357,592
Average Age	42	43	43
Average Age (Male)	41	42	41
Average Age (Female)	43	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,781	53,190	118,226
# of Persons per HH	2.8	2.8	3
Average HH Income	\$140,643	\$144,986	\$129,886
Average House Value	\$1,259,236	\$1,231,894	\$1,058,283

Demographics data derived from AlphaMap

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