

OFFICE/RETAIL
BLDG FOR
SALE
OR
LEASE

**±2,376^{SF} OFFICE/RETAIL BLDG
ON ±3,360^{SF} OF LAND**

49 E HUNTINGTON DR | ARCADIA, CA 91006

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

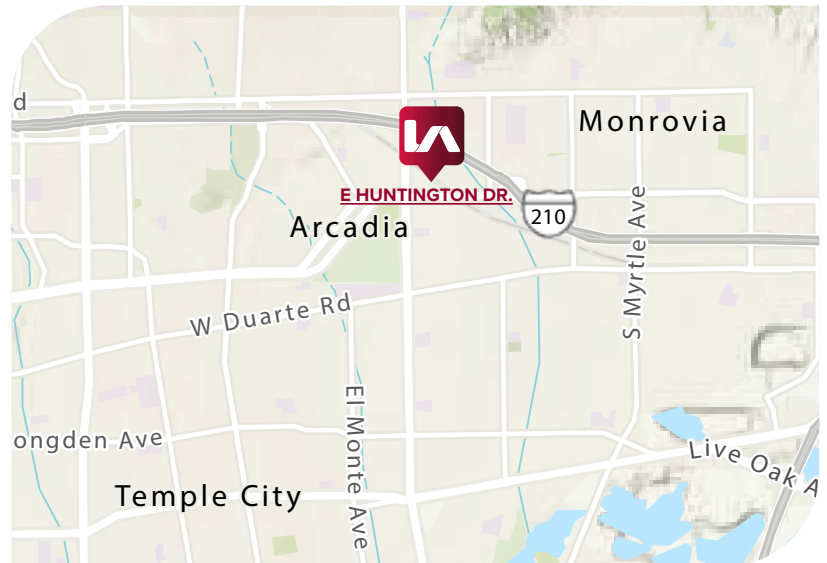


PROPERTY HIGHLIGHTS

- Prime Office/Retail Location in Downtown Arcadia
- Highly Improved and Efficient Office Building for Sale
- Centrally Located on E Huntington Drive (Route 66)
- Free Public Parking Directly Behind Bldg. (±244 Spaces)
- High-End Finishes / Excellent Maintenance
- Onsite Backup Generator / 125 Volt Power Outlet
- CAT 6 Cables for High-Speed Internet Access
- Mezzanine Storage (Not Included in Total SF)
- Vacant - Can Include Furniture

PRICING SUMMARY

| | |
|--------------|-----------------------------------|
| SALE | \$1,288,000 |
| LEASE | \$2.00/SF GRS (\$4,752/MO) |



TONY NAPLES

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MATTISON BEHR

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Lee & Associates® Los Angeles, Inc.
CORP ID 02174865

1201 North Main Street
Los Angeles, CA 90012

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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

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PROPERTY SUMMARY

| | | | |
|--------------------------|---------------------------|----------------------------|-------------------------------------|
| TOTAL BUILDING SF | ±2,376 SF | HVAC | Yes (2 Units) |
| TOTAL LAND SF | ±3,360 SF | RESTROOMS | 2 (1-ADA Compliant) |
| YEAR BUILT | 1952 | POWER | TBD - Buyer to Verify |
| APN | 5773-012-012 | SPRINKLERED | No |
| ZONING | CBD | BONUS STORAGE MEZZ | Load Bearing - File Racking/Storage |
| OCCUPANCY TYPE | Single Tenant | ADA ACCESSIBILITY | Wheelchair Lift |
| NUMBER OF FLOORS | 1 (w/ Bonus Mezz Storage) | FREE PUBLIC PARKING | ±244 Spaces - Public |
| ADDRESSES (2) | 47 & 49 E Huntington Dr | OTHER | Backup Generator / 125 Volt Outlet |
| SALE | \$1,288,000 | LEASE | \$2.00/SF GRS (\$4,752/Mo) |



NOTE: Drawing not to scale. All measurements and sizes are approximate.

FOR MORE INFORMATION, PLEASE CONTACT



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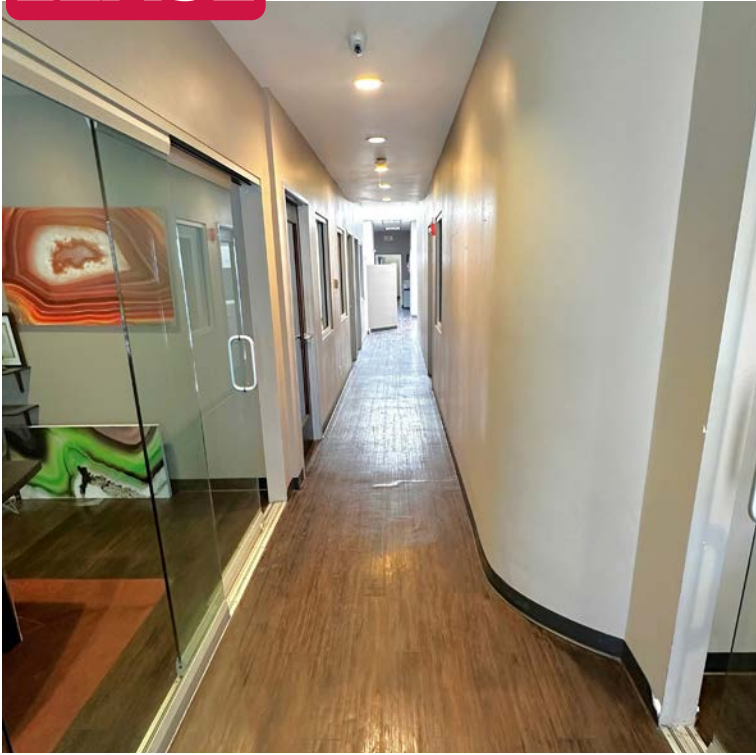
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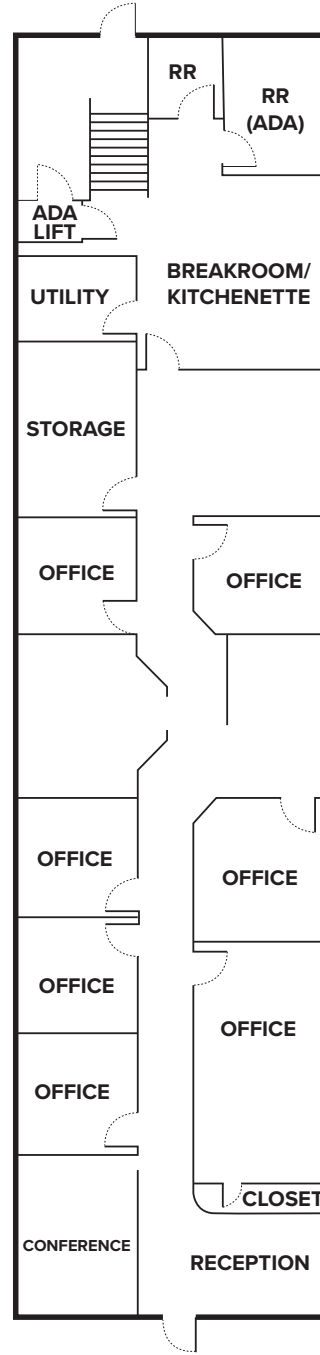
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E HUNTINGTON DR

FLOOR PLAN



E HUNTINGTON DR



*NOT TO SCALE

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FREE & UNRESERVED**

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