

# ARCADIA LAND CORNER PROPERTY

± 16,800 SQFT OF LAND FOR SALE

TEAM  
**ARCHIBALD  
& OLAIZ**

**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## 220 North 1st Avenue

Arcadia, CA 91006



Should you have any questions or wish to discuss this Offering, please feel free to give us a call.

**ASKING PRICE: \$3,360,000**

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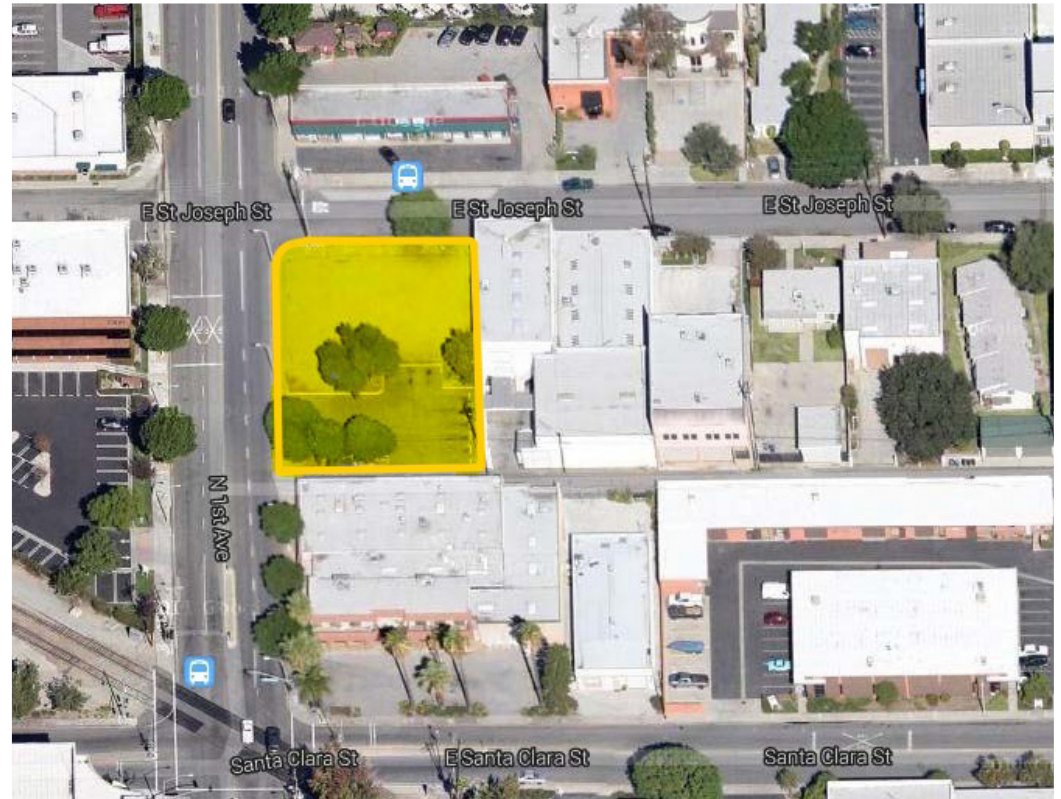
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# PROPERTY DESCRIPTION

220 North 1st Avenue  
Arcadia, CA 91006

<b>Address</b>	220 North 1st Ave, Arcadia, CA
<b>Asking price</b>	\$3,360,000
<b>Land SF</b>	±16,800 SF (0.3857 AC)
<b>Zoning</b>	C-M Offices

- Southeast Corner of 1st Avenue & St. Joseph.
- Recently opened Gold Line Stop one block away.
- Permitted uses: Retail, Offices, Manufacturing, R&D, and warehousing and distribution.
- 105 feet of frontage on E. Saint Joseph St.
- 160 feet of frontage on N. 1st street
- 2 blocks south from 210 Foothill Fwy

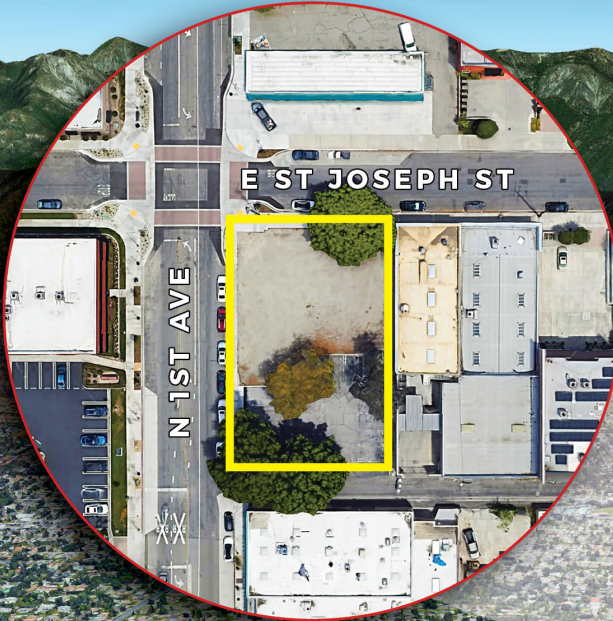


DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Est. Population (2021)	18,579	147,329	342,262
Est. Households (2021)	6,927	53,630	115,877
Est. Avg. HH Income (2021)	\$115,791	\$122,177	\$116,844

TRAFFIC COUNT	Daily Volume
Colorado Blvd	11.5k
Huntington Dr	34.4k
Santa Anita Ave	37.1k

# AMENITIES MAP

220 North 1st Avenue  
Arcadia, CA 91006



MONROVIA

ARCADIA



**Food King's Car Wash**  
ALL SOFT CLOTH

**IN-N-OUT**  
BURGER

**24 FITNESS**  
57 Wheeler  
Mixed Use Project

W COLORADO BLVD

W HUNTINGTON DR

**Westfield**  
SANTA ANITA

**Le MERIDIEN**

Acuity  
Eye  
Group

**KREI**  
www.rei.com

Mercedes-Benz

Bank of America

Alexan Mixed  
Use Project

**Denny's**

**CHASE**  
Huntington Plaza  
Mixed Use Project

**OUTBACK**  
STEAKHOUSE  
NO RULES. JUST RIGHT.

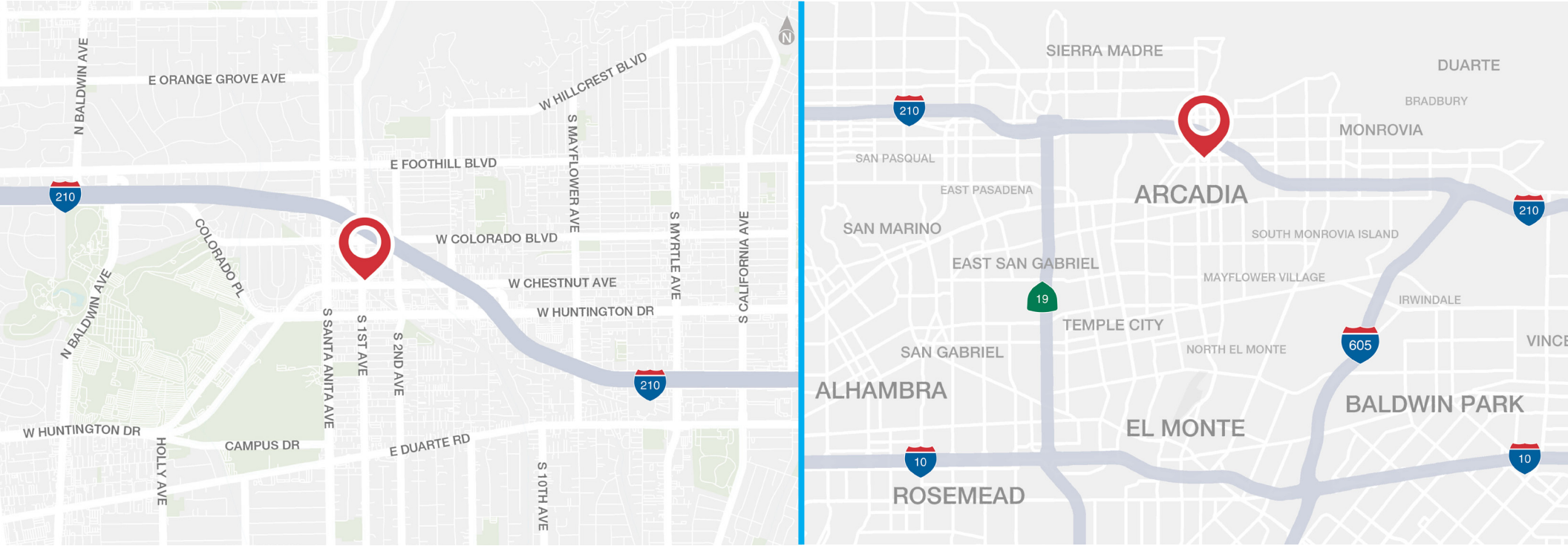
**EXTENDED**  
STAYAMERICA

**METHODIST HOSPITAL**  
of Southern California

Google Earth

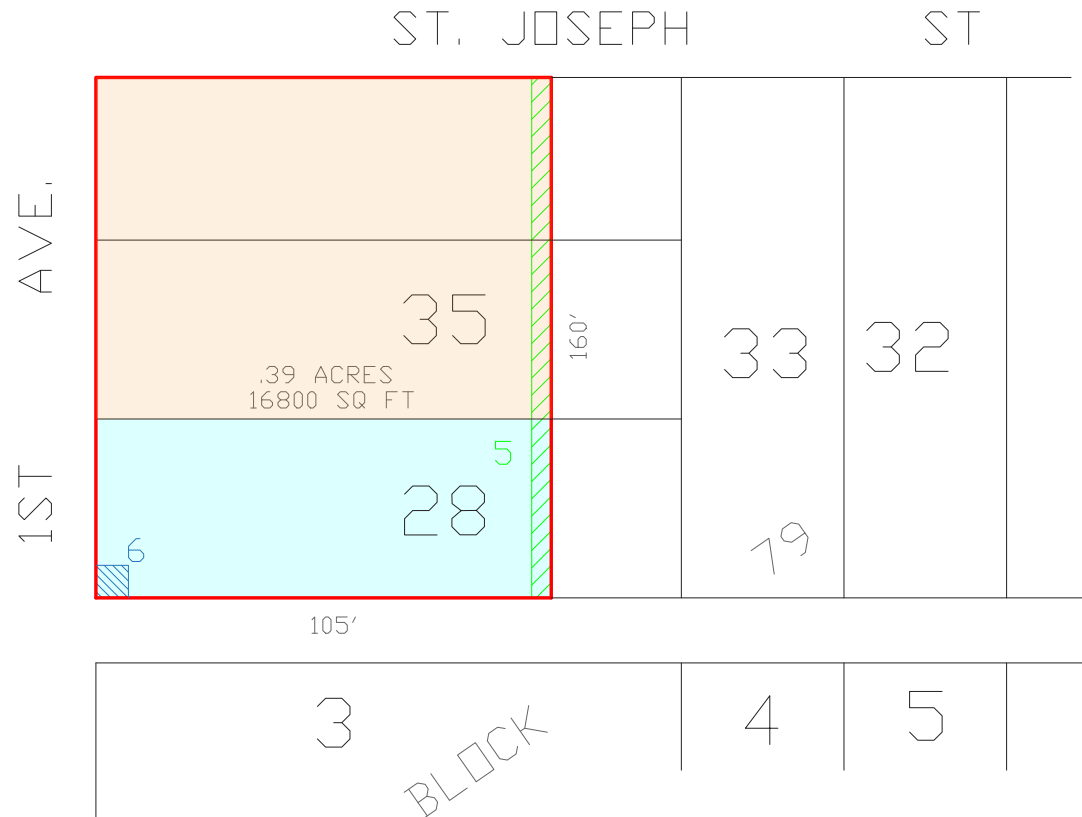
# LOCATION MAP

220 North 1st Avenue  
Arcadia, CA 91006



# PLOTTED EASEMENT MAP

220 North 1st Avenue  
Arcadia, CA 91006



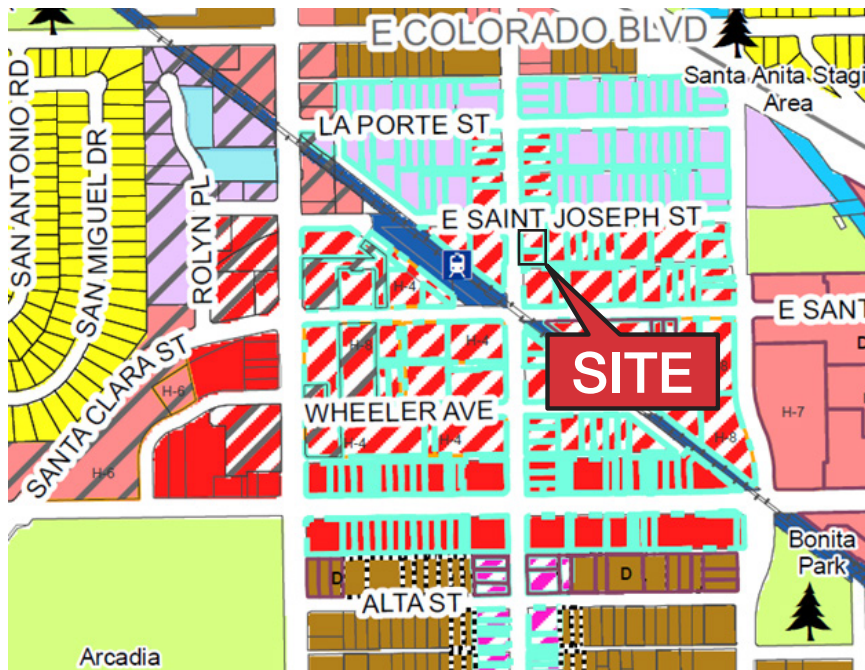
APNs		Lots SF
5773-007-028		5,775
5773-007-035		11,025
<b>Total Land SF</b>		<b>± 16,800</b>



NOT TO SCALE  
ACRES AND SQUARE FOOTAGE  
ARE APPROXIMATE ONLY

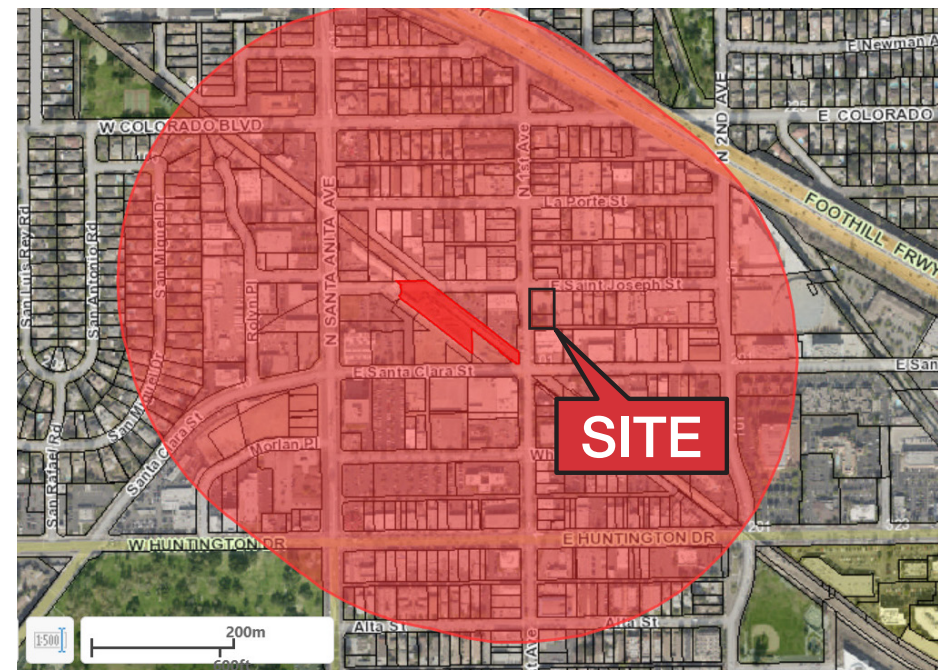
- P. I. Q.
- (5) 40035/341 DEEDS (6' WIDE)
- (6) D-4978/490 O.R. (10'x10')

### ARCADIA ZONING MAP



 Downtown Mixed Use (DMU)

### TRANSIT ORIENTED DEVELOPMENT MAP



### DMU Downtown Mixed Use Zone

The Downtown Mixed Use zone is intended to provide opportunities for complementary service and retail commercial businesses, professional offices, and residential uses located within the City's downtown. A wide range of commercial and residential uses are appropriate, oriented towards pedestrians to encourage shared use of parking, public open space, and interaction of uses within the zone. Residential uses are permitted above ground floor commercial or adjacent to a commercial development. Both uses must be located on the same lot or on the same project site, and exclusive residential structures are not allowed. This zone implements the General Plan Downtown Mixed Use designation.

# DEVELOPMENT STANDARDS

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Arcadia, CA 91006

<b>ADDRESS:</b>	220 North 1st Ave Arcadia, CA 91006
<b>LOT SIZE:</b>	±16,800 SF (0.3857 AC)
<b>SPECIFIC PLAN ZONING:</b>	DMU
<b>MAXIMUM FAR:</b>	1.0 for Non-Residential component. No FAR for the Residential component.
<b>HOUSING:</b>	Mixed-Use Requirement
<b>RESIDENTIAL DWELLINGS PER ACRE:</b>	80 DU/A
<b>MULTIFAMILY DWELLING:</b>	Minor Use Permit
<b>PERMITTED BY RIGHT:</b>	Office Uses: <ul style="list-style-type: none"><li>• Offices - Business and Professional</li></ul> Retail Uses: <ul style="list-style-type: none"><li>• Retail Sales - General</li><li>• Restaurant (no alcohol)</li></ul> Medical Related Uses: <ul style="list-style-type: none"><li>• Medical and Dental Offices</li></ul>
<b>MINOR USE PERMIT:</b>	<ul style="list-style-type: none"><li>• Brewery and Alcohol Production</li><li>• Financial Institutions</li><li>• Restaurant Serving Alcohol</li></ul>
<b>CONDITIONALLY PERMITTED USES (CUP):</b>	<ul style="list-style-type: none"><li>• Government Facilities</li><li>• Bars, Lounges, Nightclubs and Taverns</li><li>• Health/Fitness Facilities, Large</li><li>• Hotels and Motels</li><li>• Trade and Vocational Schools</li><li>• Commercial Recreation</li><li>• Off-Street Parking Facilities (not associated with a primary use)</li></ul>
<b>BUILDING HEIGHT:</b>	Maximum 60 feet

**DISCLAIMER:** All zoning information and user permit requirements should be thoroughly verified with the City of Arcadia's Planning Department. Brokers make no zoning and/or permit requirement recommendations.

# FOR SALE

# ARCADIA LAND

# CORNER PROPERTY

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