FOR LEASE

30 E LIVE OAK AVE, ARCADIA, CA 91006

This Brochure is owned by Robert Ip

BUILDING SIZE:	+/- 11,400 SF	**LEASE RATE:**	$1.95 NNN (NNN is $0.40 PSF)
AVAILABLE SIZES:	+/- 1,600 SF - +/- 2,000 SF	**TERM:**	Term 3 to 5 years
APN:	8573-023-009		

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COLDWELL BANKER COMMERCIAL REALTY

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OFFERING SUMMARY

ADDRESS	30 E Live Oak Avenue, Arcadia, CA 91006
BUILDING SF	+/- 11,400 SF
AVAILABLE SF	+/- 1,600 SF - +/- 2,000 SF
YEAR BUILT	1950
APN	8573-023-009
AVAILABLE SPACES	Unit 30 – 2,000 SF
	Unit 34B – 1,600 SF

FINANCIAL SUMMARY

LEASE RATE	$1.95 NNN (NNN is $0.40 PSF)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	20,105	204,402	512,308
2026 Average HH Income	$146,461	$126,592	$129,818
2026 Number of Households	6,760	66,376	162,087

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PROPERTY DESCRIPTION

High-Visibility Retail / Office Space in Arcadia

Discover an exceptional leasing opportunity at 30 E Live Oak Ave, Arcadia, CA 91006, featuring Unit 30 (2,000 SF) and Unit 34B (1,600 SF). This prime location offers excellent exposure on a busy corridor, with easy access for both customers and employees. The lease is competitively priced at $1.95 NNN with NNN charges of $0.40 per SF and flexible terms from 3 to 5 years, making it ideal for retail, office, or professional services seeking a strategic foothold in Arcadia.

The building provides a polished, professional environment with modern finishes, ensuring your business stands out. Surrounded by a mix of thriving local businesses and high-traffic areas, this property offers maximum visibility and strong customer access. Don't miss the chance to position your business in one of Arcadia's most desirable commercial corridors.

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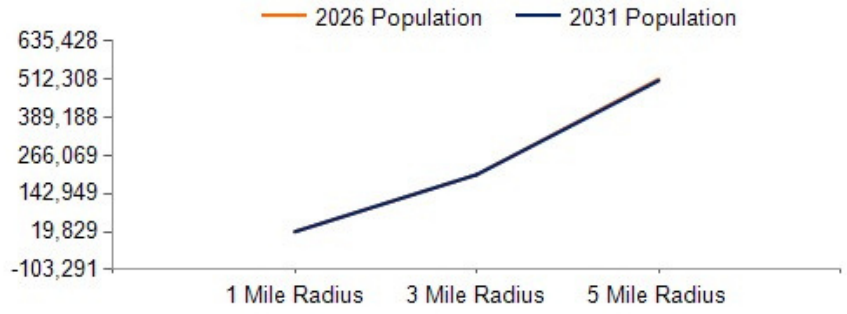
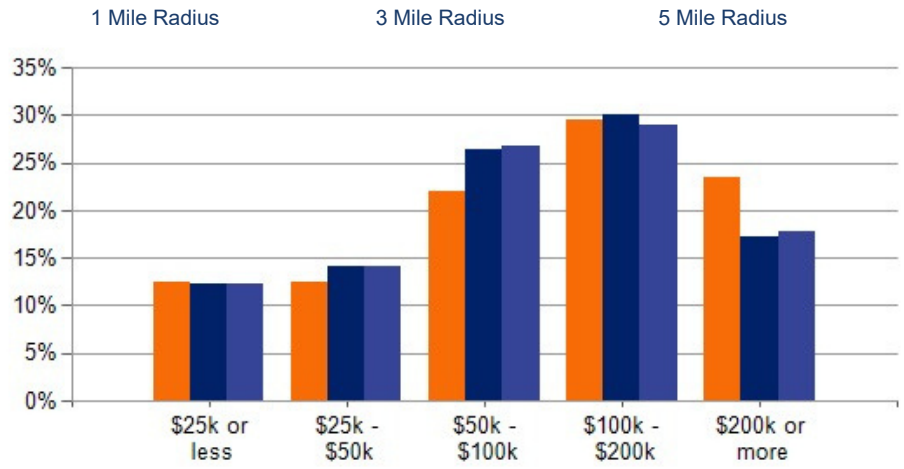
*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,140	205,554	534,938
2010 Population	21,142	211,291	538,951
2026 Population	20,105	204,402	512,308
2031 Population	19,829	204,085	507,366
2026 African American	221	3,746	8,616
2026 American Indian	143	2,646	7,696
2026 Asian	11,974	97,085	198,479
2026 Hispanic	4,601	77,796	236,493
2026 Other Race	2,332	43,232	130,092
2026 White	3,619	33,528	95,256
2026 Multiracial	1,808	24,018	71,745
2026-2031: Population: Growth Rate	-1.40%	-0.15%	-0.95%

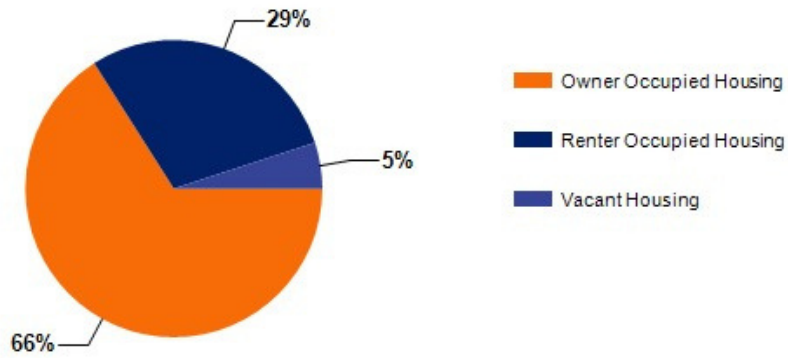
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	425	4,634	10,928
$15,000-$24,999	414	3,449	8,923
$25,000-$34,999	331	3,934	9,383
$35,000-$49,999	514	5,454	13,513
$50,000-$74,999	824	9,811	23,244
$75,000-$99,999	668	7,756	20,213
$100,000-$149,999	1,185	12,322	29,139
$150,000-$199,999	814	7,613	17,940
$200,000 or greater	1,584	11,404	28,805
Median HH Income	$106,008	$92,815	$92,298
Average HH Income	$146,461	$126,592	$129,818



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

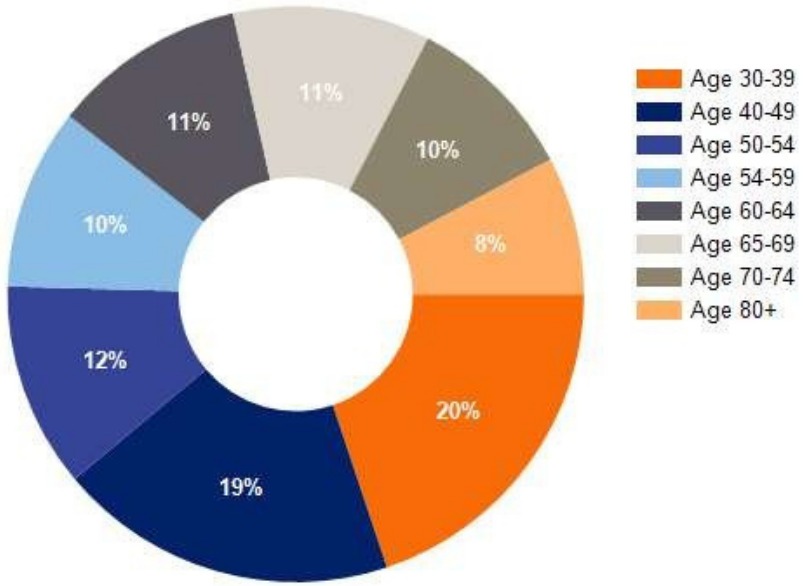


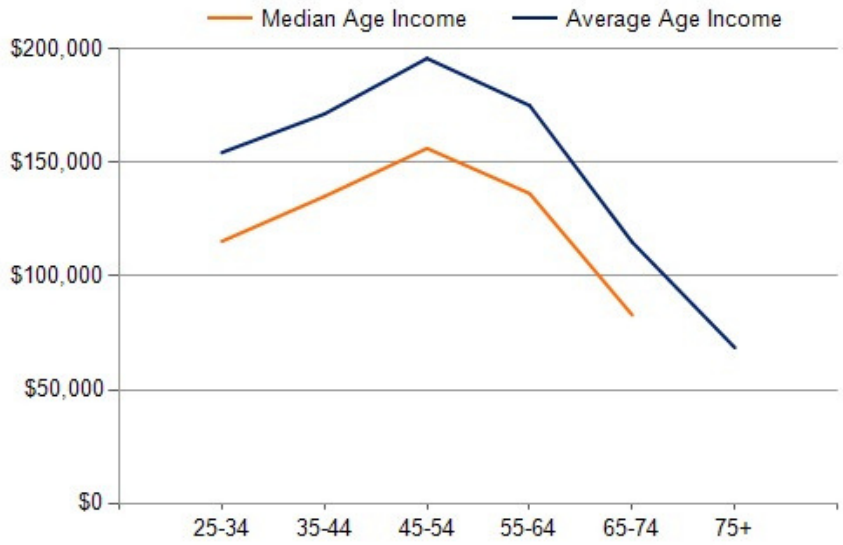
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,351	14,831	38,270
2026 Population Age 35-39	1,187	13,781	34,685
2026 Population Age 40-44	1,268	13,324	32,702
2026 Population Age 45-49	1,162	12,788	31,851
2026 Population Age 50-54	1,473	14,193	34,913
2026 Population Age 55-59	1,301	13,536	33,847
2026 Population Age 60-64	1,390	12,914	32,536
2026 Population Age 65-69	1,415	11,757	29,103
2026 Population Age 70-74	1,236	10,058	24,741
2026 Population Age 75-79	988	7,342	18,303
2026 Population Age 80-84	644	4,657	11,303
2026 Population Age 85+	763	4,872	11,738
2026 Population Age 18+	16,778	165,934	414,987
2026 Median Age	46	41	41
2031 Median Age	47	42	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$115,306	$89,688	$92,279
Average Household Income 25-34	$154,436	$118,209	$121,890
Median Household Income 35-44	$135,099	$111,718	$110,689
Average Household Income 35-44	$171,451	$145,011	$148,660
Median Household Income 45-54	$156,290	$119,896	$117,234
Average Household Income 45-54	$195,910	$156,143	$158,231
Median Household Income 55-64	$136,414	$110,022	$107,283
Average Household Income 55-64	$175,160	$145,399	$147,364
Median Household Income 65-74	$82,882	$74,658	$75,184
Average Household Income 65-74	$114,960	$104,659	$109,220
Average Household Income 75+	$68,460	$70,719	$76,786

Population By Age





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Exclusively Marketed by:

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