

LEASE

WORLD HARVEST CENTER

301 E Foothill Blvd, Arcadia, CA 91006



LEASE RATE \$1.82 SF/month

AVAILABLE SPACE 5,900 SF

Robert Ip
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CalDRE #01876261

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**COLDWELL BANKER
COMMERCIAL** | REALTY

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PROPERTY DESCRIPTION

This professional office building with plentiful parking has great presence. Located on the main thoroughfare of Foothill Blvd, with convenient access to the the 210 freeway, and surrounded by numerous retail amenities, this is a great space for all types of businesses.

OFFERING SUMMARY

| | |
|---------------------|--------------------------------|
| Lease Rate: | \$1.82 SF/month (Full Service) |
| Available SF: | 5,900 SF |
| Building Size: | 11,586 SF |
| Year Built: | 1986 |
| Typical Floor Size: | 5,793 SF |
| Parking: | 25 Surface Parking Spaces |

| SPACES | LEASE RATE | SPACE SIZE |
|----------------------|-----------------|------------|
| 1st Floor, Suite 100 | \$1.82 SF/month | 5,900 SF |

| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 4,239 | 19,308 | 38,094 |
| Total Population | 12,022 | 50,807 | 102,021 |
| Average HH Income | \$133,131 | \$115,978 | \$116,209 |

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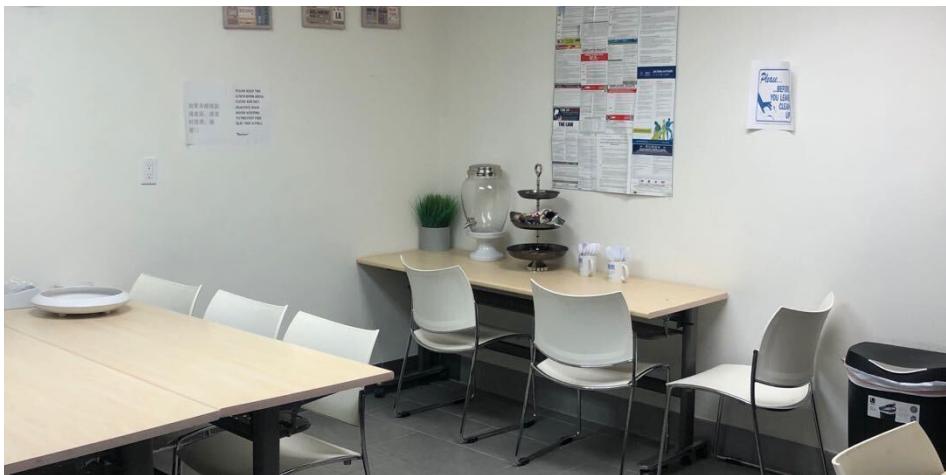
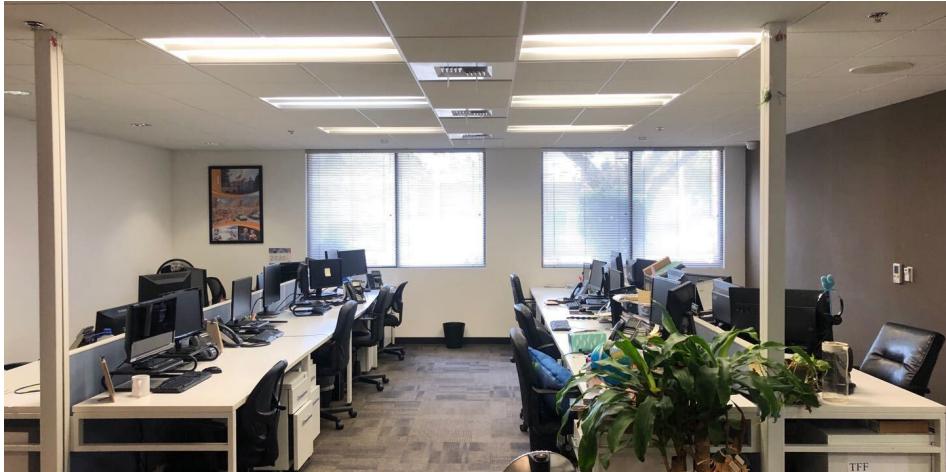


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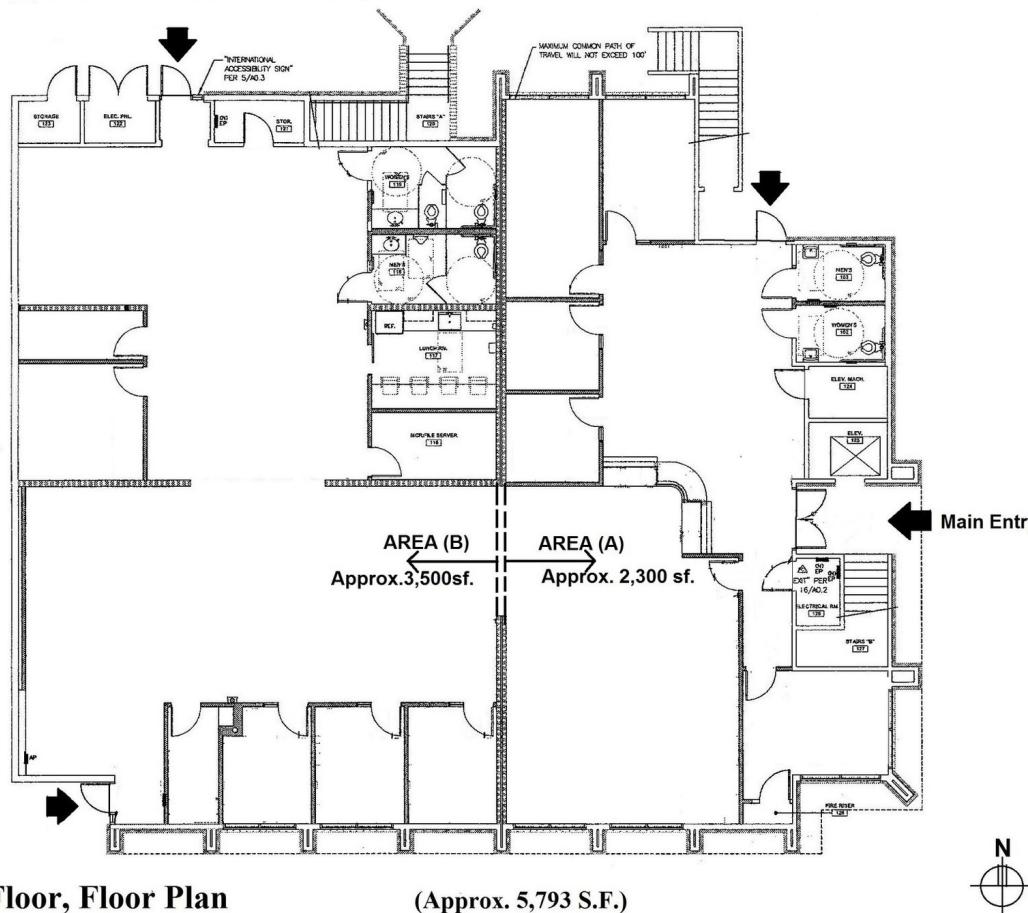
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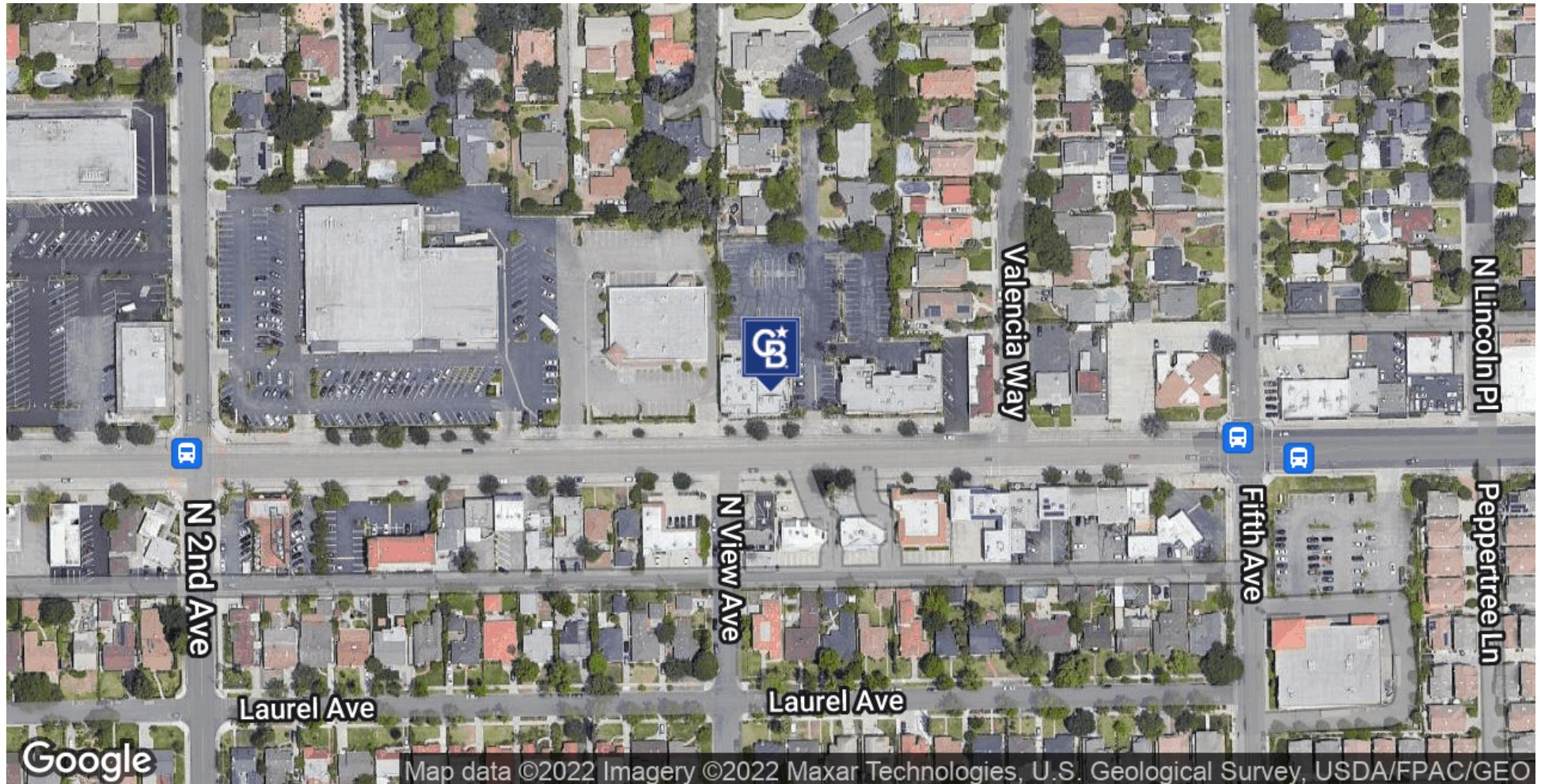


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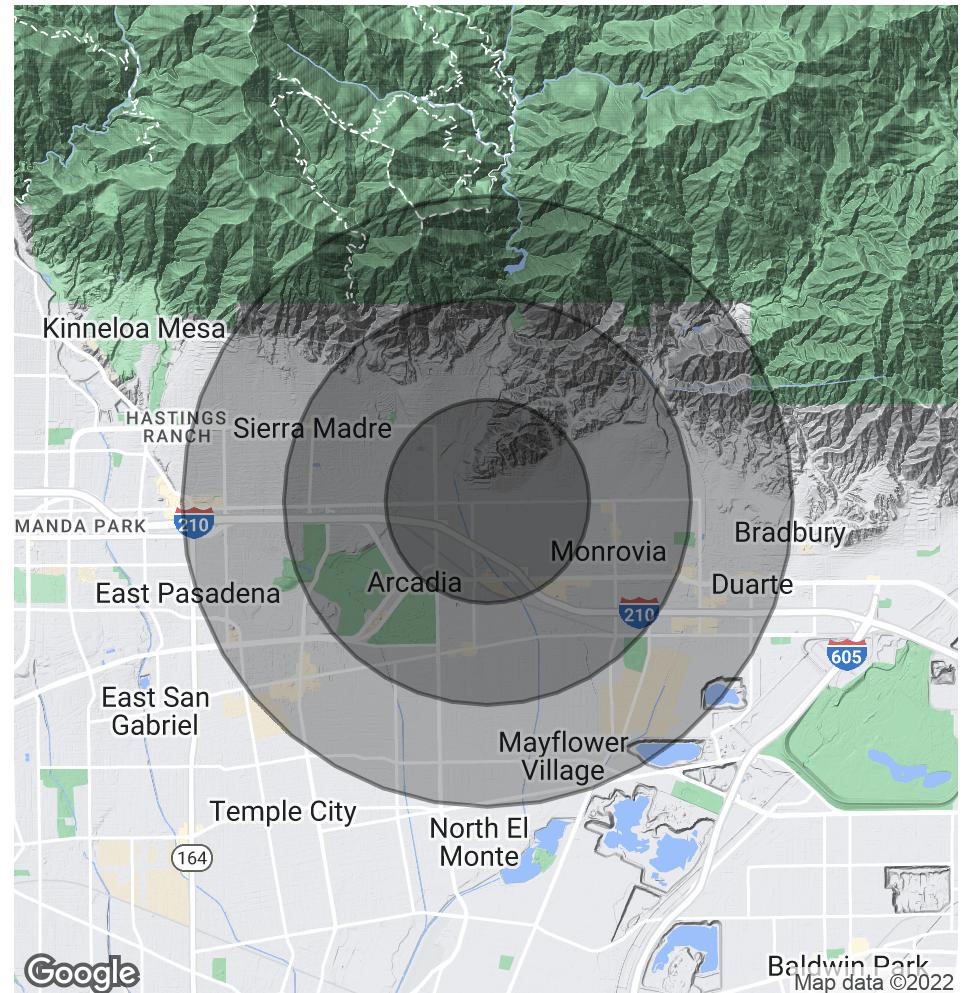
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 12,022 | 50,807 | 102,021 |
| Average Age | 42.0 | 40.7 | 42.6 |
| Average Age (Male) | 42.0 | 39.7 | 40.4 |
| Average Age (Female) | 41.3 | 41.0 | 43.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-------------|-----------|-----------|
| Total Households | 4,239 | 19,308 | 38,094 |
| # of Persons per HH | 2.8 | 2.6 | 2.7 |
| Average HH Income | \$133,131 | \$115,978 | \$116,209 |
| Average House Value | \$1,094,201 | \$998,765 | \$969,344 |

* Demographic data derived from 2020 ACS - US Census



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