

LEASE

WORLD HARVEST CENTER

301 E Foothill Blvd, Arcadia, CA Arcadia, CA 91006



LEASE RATE

\$1.82 SF/month

AVAILABLE SPACE

5,900 SF

Robert Ip

626 394 2527

robert.ip@cbcnrt.com

CaDRE #01876261

Bill Ukropina

626 844 2200

Bill.Ukropina@cbcnrt.com

CaDRE #00820557



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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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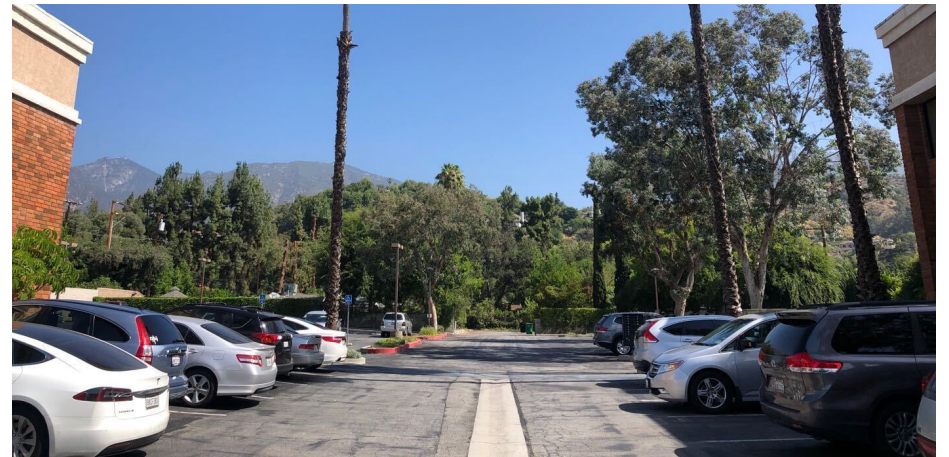
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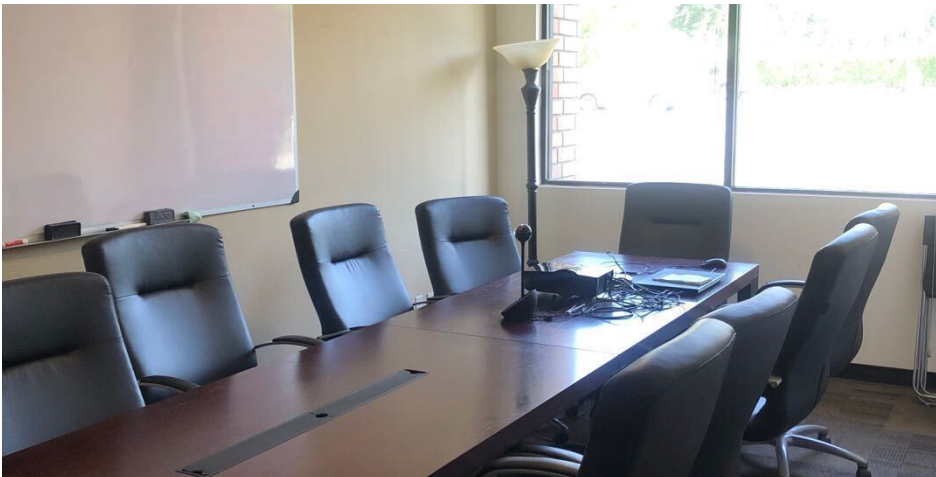
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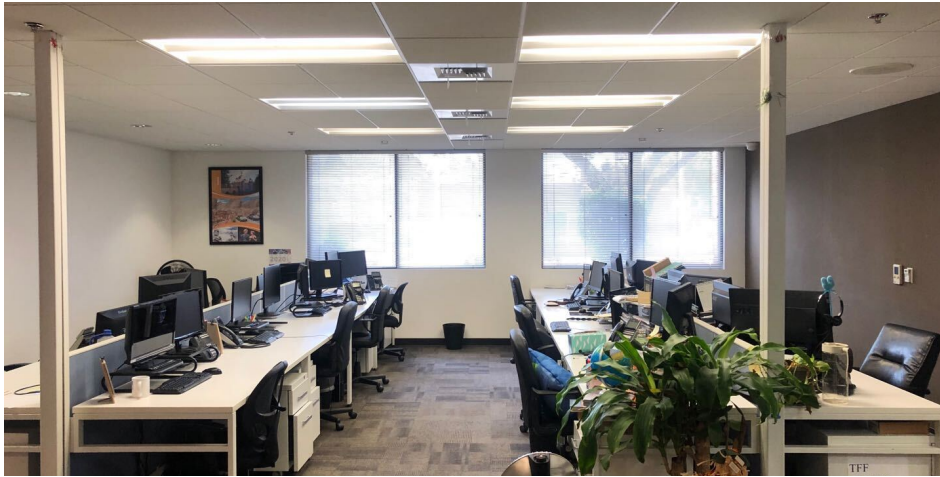
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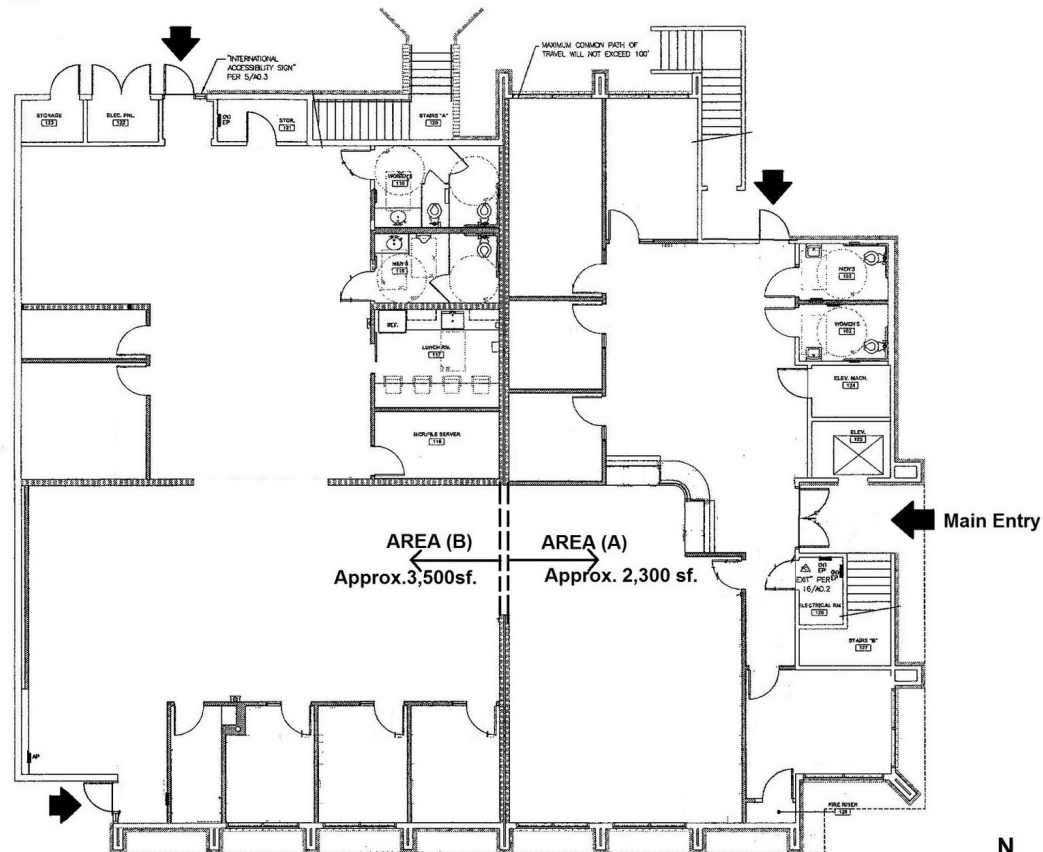


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301 E. Foothill Blvd. Arcadia, CA 91006



1st Floor, Floor Plan

(Approx. 5,793 S.F.)



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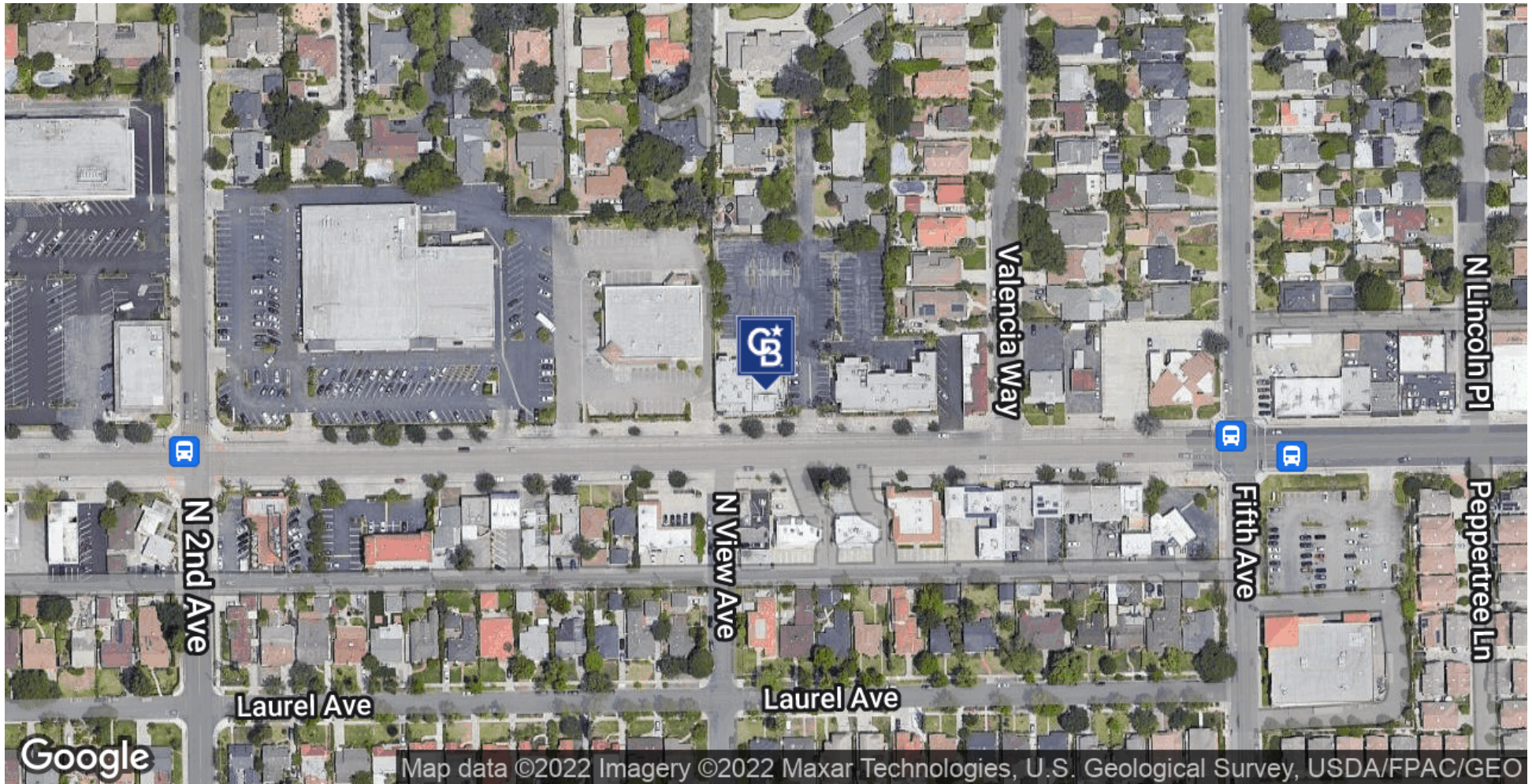


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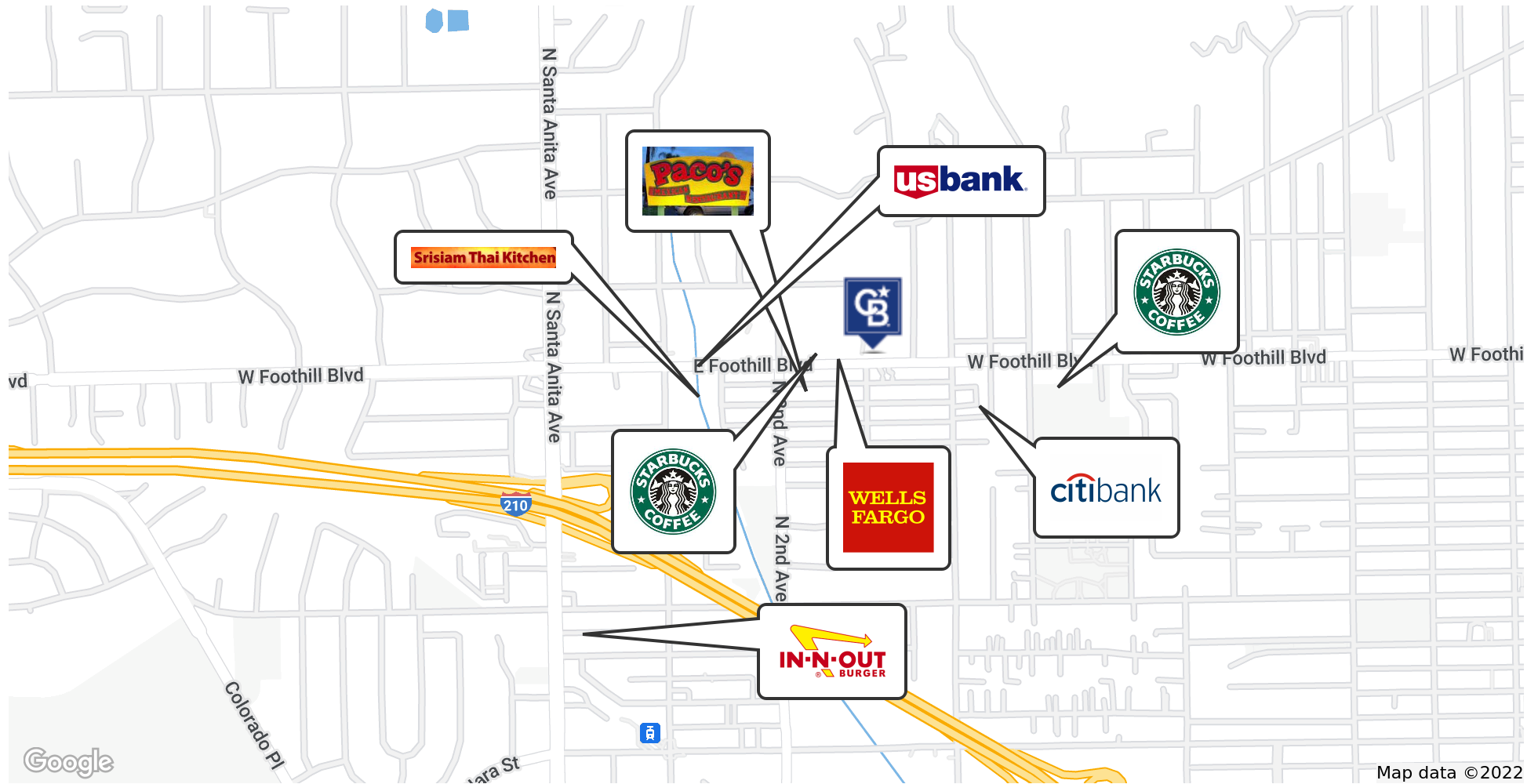


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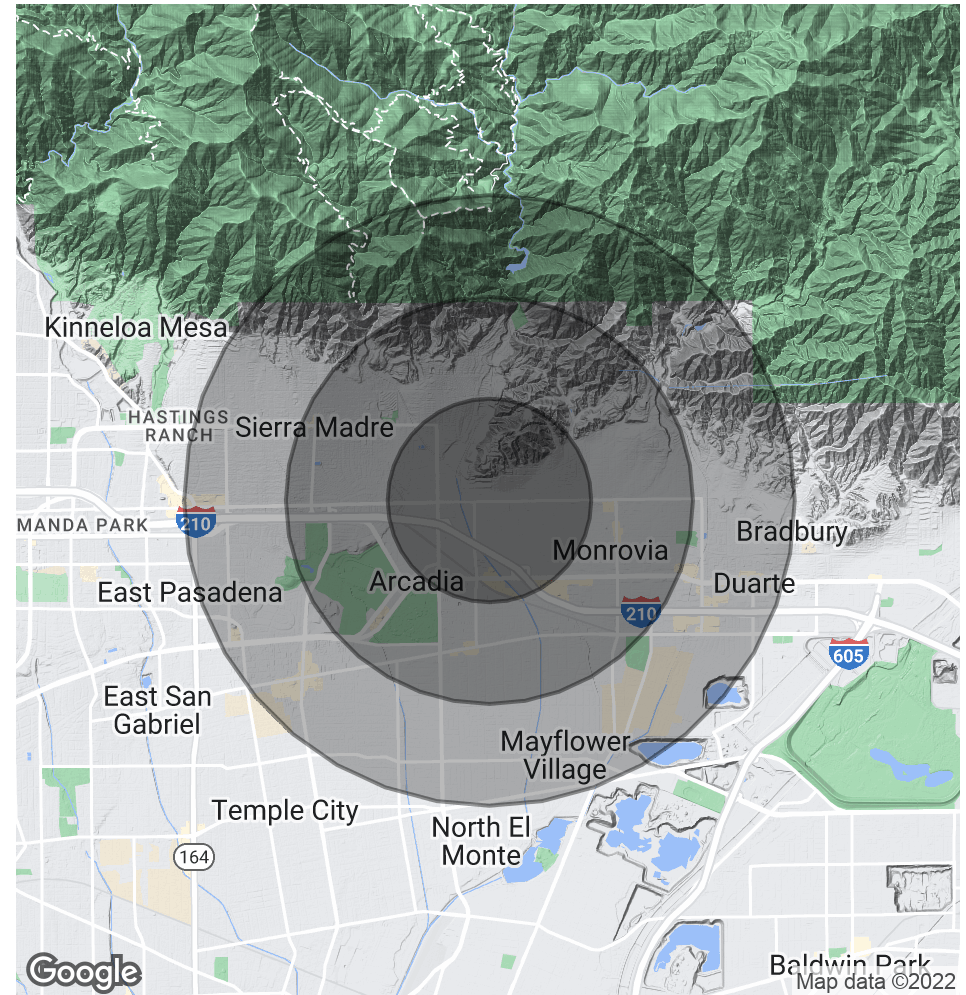
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	12,022	50,807	102,021
Average Age	42.0	40.7	42.6
Average Age (Male)	42.0	39.7	40.4
Average Age (Female)	41.3	41.0	43.9

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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