

OFFERING MEMORANDUM

16 N 1ST AVE

LIST PRICE: \$2,500,000

*Flexible Mixed-Use Opportunity
with Growth Potential in Downtown
Arcadia, CA.*



ARCADIA, CA 91006

km Kidder
Mathews

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

FINANCIAL
ANALYSIS

03

COMPARABLES

04

AREA
OVERVIEW

Exclusively listed by

DARIN SPILLMAN

Senior Vice President

310.592.8269

darin.spillman@kidder.com

LIC N° 01366902

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a series of overlapping planes. It is positioned on the left side of the page, extending from the bottom towards the top.

EXECUTIVE SUMMARY

Section 01

FLEXIBLE MIXED-USE OPPORTUNITY WITH GROWTH POTENTIAL IN DOWNTOWN ARCADIA, CA

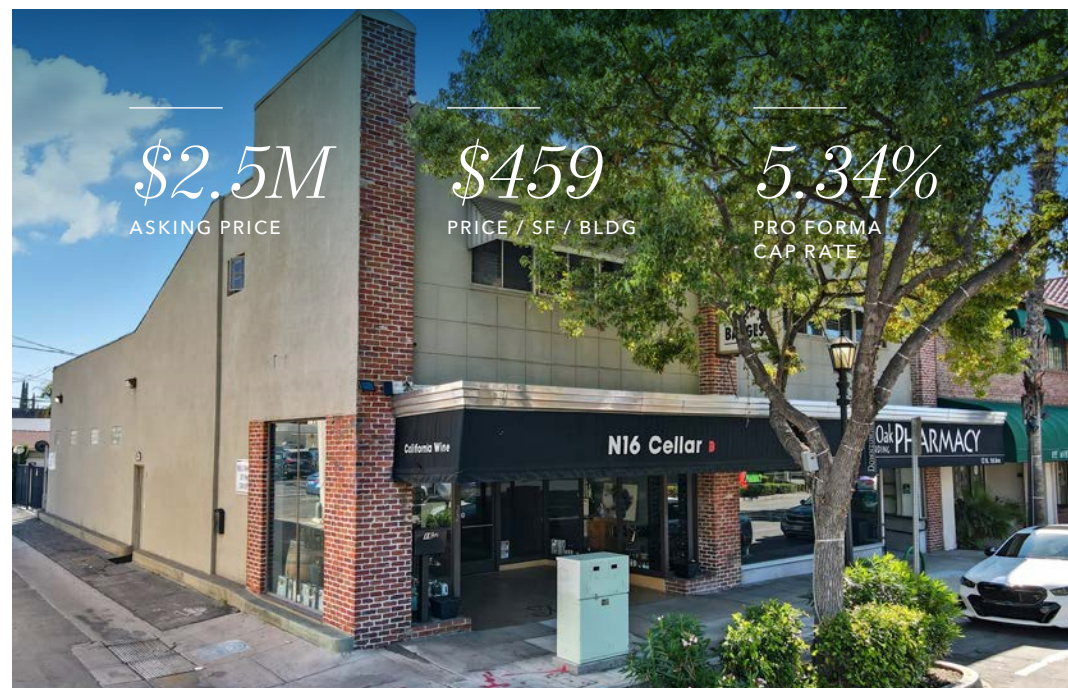
The offering presents a rare opportunity to acquire a mixed-use property in the highly desirable Downtown Arcadia corridor. The asset features **renovated ground-floor retail space** with a **one-bedroom, one-bath apartment above**, combining income diversity and long-term stability.

Strategically positioned within Arcadia's **Central Business District (CBD)**, the property benefits from **flexible zoning** that supports **higher-density development** and a wide range of commercial uses, providing strong upside potential for both investors and owner-users.

Surrounded by **several new multifamily and mixed-use developments**, the property is ideally situated in one of Arcadia's most active growth areas. **Recent retail renovations** enhance curb appeal and tenant retention, while secured gated parking, alley access, and a combination of garage and surface spaces offer superior functionality for tenants and visitors alike.

Located just minutes from **The Shops at Santa Anita**, the property enjoys proximity to major retail, dining, and entertainment amenities. The **strong local demographics**, with a median household income exceeding \$100,000, further underscore the area's economic strength and desirability.

For qualified owner-users, **SBA financing up to 90%** is available, offering an exceptional opportunity to own a turn-key asset in one of the San Gabriel Valley's most sought-after commercial districts.



ADDRESS	16 N 1st St, Arcadia, CA 91006
BUILDING SIZE	±5,445 SF
LOT SIZE	±7,332 SF
YEAR BUILT	1949
PARCEL NO.	5773-010-004
ZONING	ARC2H
PARKING	±6 spaces (±1.10 / 1,000 SF)

INVESTMENT HIGHLIGHTS

Desirable Downtown Arcadia location

Mixed-use: ground floor retail + 1 bed / 1 bath apartment upstairs

Central Business District zoning allows for higher density development and a variety of commercial uses

Located close to several large multifamily + mixed-use development projects

Retail units extensively renovated

Ample garage and uncovered parking

Alley access

Secured, gated parking lot

Up to 90% SBA financing for owner-users

Minutes from The Shops at Santa Anita

Strong area demographics, medium household income \$100K



EXECUTIVE SUMMARY



EXECUTIVE SUMMARY



APARTMENT FLOORPLAN



1,074 SF

TOTAL FLOOR SIZE



TAKE VIRTUAL TOUR

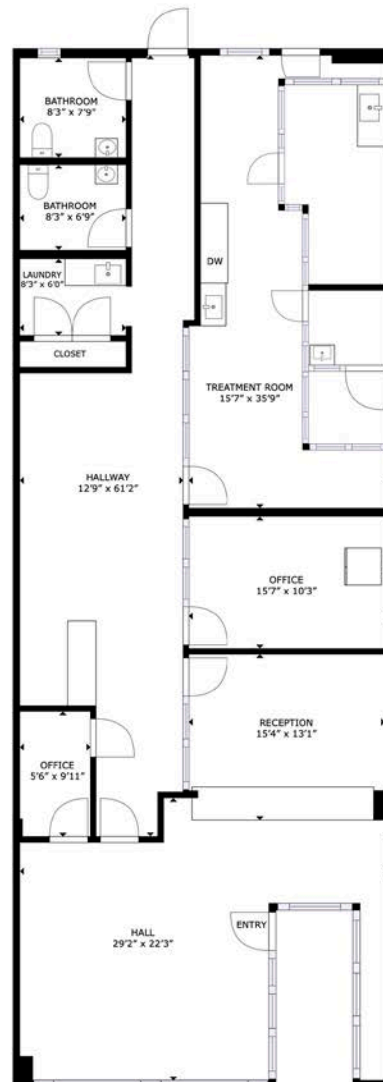
PHARMACY FLOORPLAN

2,221 SF

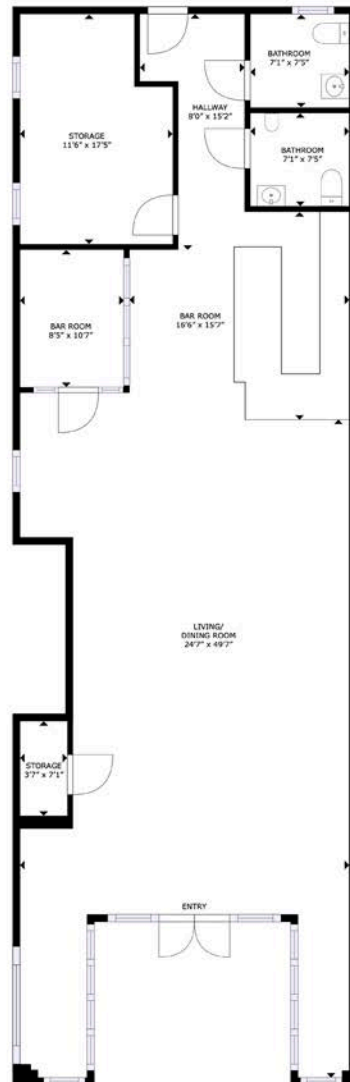
TOTAL FLOOR SIZE



TAKE VIRTUAL TOUR



WINE STORE FLOORPLAN



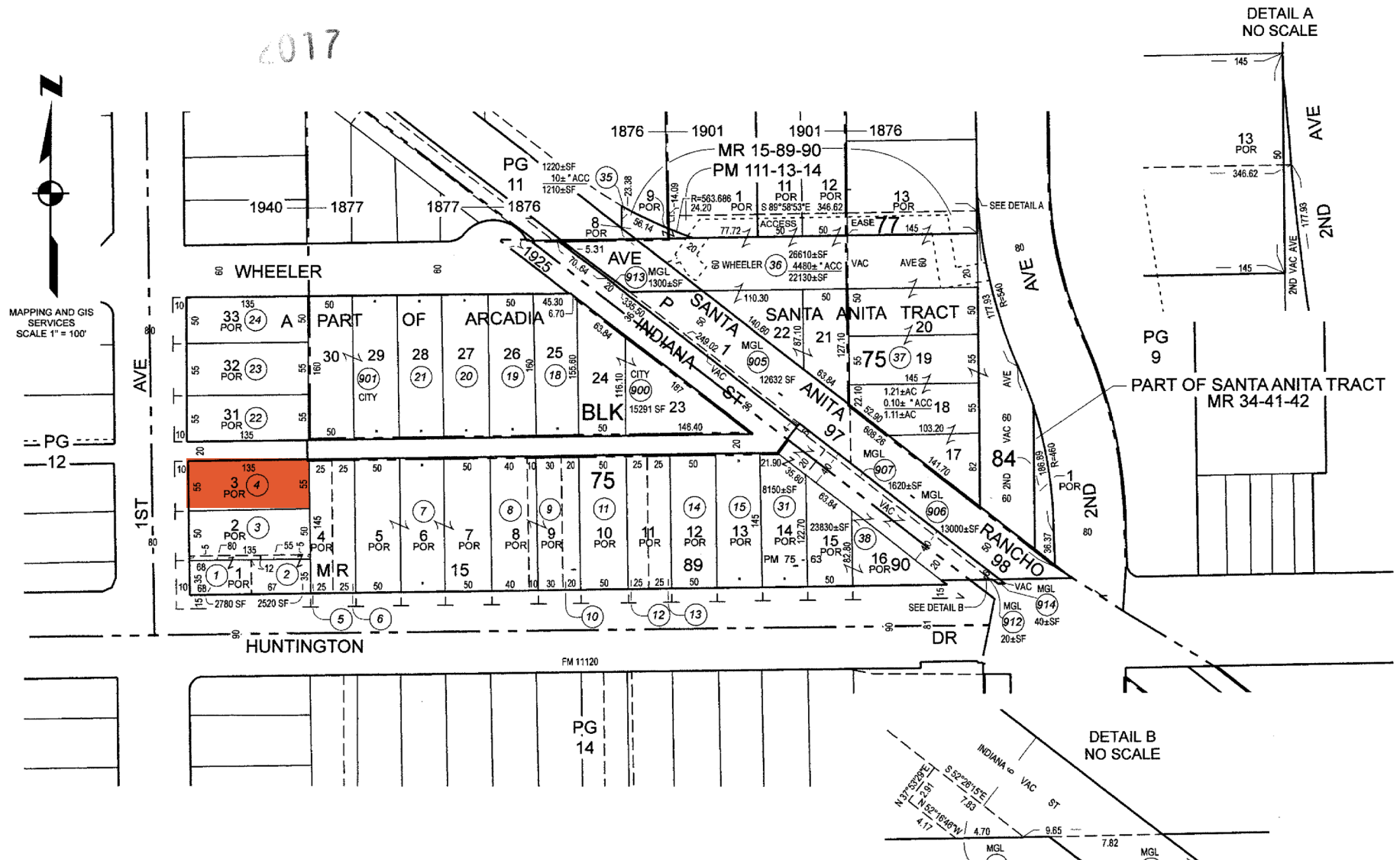
1,733 SF

TOTAL FLOOR SIZE



TAKE VIRTUAL TOUR

PLAT MAP



ZONING

Section 9102.05 – Downtown Zones

Subsections:

9102.05.010 Purpose and Intent
 9102.05.020 Land Use Regulations and Allowable Uses in Downtown Zones
 9102.05.030 Development Standards in Downtown Zones
 9102.05.040 Additional Development Standards in Downtown Zones
 9102.05.050 Mixed-Use Lot Consolidation Incentive Program
 9102.05.060 Site Plan and Design Review
 9102.05.070 Other Applicable Regulations

9102.05.010 Purpose and Intent Amended by Ord. No. 2356

The purposes of the Downtown zones are to:

1. Promote mixed use residential, retail, and office development at locations that will support transit use; and
 2. Promote commercial and mixed-use development that will foster and enhance surrounding residential neighborhoods by improving access to a greater range of facilities and services.
- A. CBD Commercial Business District Zone.** The Commercial Business District zone is intended to promote a strong pedestrian-oriented environment and to serve community and regional needs for retail and service uses, professional offices, restaurants, public uses, and other similar and compatible uses. 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. This zone implements the General Plan Commercial designation.
- B. MU Mixed Use Zone.** The Mixed Use zone is intended to provide opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to employment centers, and encourages pedestrian activity. A wide range of integrated commercial and residential uses are appropriate. 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 Mixed Use designation.
- C. 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.
- D. C-M Commercial Manufacturing Zone.** The C-M zone is intended to provide areas for a complementary mix of light manufacturing businesses, minor vehicle service and repairs, and support office and retail uses. A wide range of small-scale industrial and quasi-industrial uses with minimal impact to surrounding uses are appropriate. Retail uses are limited to business services, food service, and convenience goods for those who work in the area. Residential uses are not permitted in this zone. This zone implements the General Plan Commercial/Light Industrial designation.

9102.05.020 Land Use Regulations and Allowable Uses in Downtown Zones Amended by Ord. No. 2348 & 2356 Amended by Ord. No. 2369 & 2370 Amended by Ord. No. 2375

- A. Allowed Uses.** Table 2-10 (Allowed Uses and Permit Requirements for Downtown Zones) indicates the land use regulations for the Downtown zones and any permits required to establish the use, pursuant to Division 7

(Permit Processing Procedures). The regulations for each zone are established by letter designations as follows:

"P" represents permitted (allowed) uses.

"A" represents accessory uses.

"M" designates uses that require the approval of a Minor Use Permit subject to requirements of Section 9107.09 (Conditional Use Permits and Minor Use Permits) of this Development Code.

"C" designates uses that require the approval of a Conditional Use Permit subject to requirements of Section 9107.09.09 (Conditional Use Permits and Minor Use Permits) of this Development Code.

"UF" designates uses that are permitted on upper floors only, and are not allowed on the ground floor of a structure.

"--" designates uses that are not permitted.

- B. Director Determination.** Land uses are defined in Division 9 (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the land uses below are prohibited.
- C. Specific Use Regulations.** Where the last column in Table 2-10 (Allowed Uses and Permit Requirements for Downtown Zones) includes a Section, Subsection, or Division number, the regulations in the referenced Section, Subsection, or Division shall apply to the use.

Table 2-10 Allowed Uses and Permit Requirements for Downtown Zones	P A C M -- (UF)	Permitted by Right Permitted as an Accessory Use Conditional Use Permit Minor Use Permit Not Allowed Upper Floor Permitted, Not Allowed on Ground Floor			
	CBD	MU	DMU	CM	Specific Use Regulations
Business, Financial, and Professional					
Automated Teller Machines (ATMs)	P	P	P	P	
Check Cashing and/or Payday Loans	--	--	--	-	
Financial Institutions and Related Services	M	M	M	-	
Government Facilities	C	C	C	C	
Offices, Business and Professional	P	P	P	P	
Eating and Drinking Establishments					
Accessory Food Service	A	A	A	A	
Alcohol Sales (On-site, Accessory Only)	M	M	M	M	
Bars, Lounges, Nightclubs, and Taverns	C	C	C	C	
Outdoor Dining (Incidental and on Public Property) – 12 seats or fewer	P	P	P	P	See Subsections 9104.02.230 (Outdoor Dining Uses on Public Property) and 9104.02.240 (Outdoor Dining – Incidental)
Outdoor Dining (Incidental and on Public Property) – more than 12 seats	M	M	M	M	See Subsections 9104.02.230 (Outdoor Dining Uses on Public Property) and 9104.02.240 (Outdoor Dining – Incidental)
Restaurant – Small (with no Alcohol Sales)	P	P	P	P	
Restaurant – Large (with no Alcohol Sales)	P	P	P	P	

EXECUTIVE SUMMARY

Table 2-10 Allowed Uses and Permit Requirements for Downtown Zones		Permitted by Right Permitted as an Accessory Use Conditional Use Permit Minor Use Permit Not Allowed Upper Floor Permitted, Not Allowed on Ground Floor			
Land Use	CBD (UF)	MU	DMU	CM	Specific Use Regulations
Restaurant – Small or Large With late hours – open between midnight and 6:00 A.M.)	M	C	M	C	See Subsection 9104.02.150 (Extended Hours Uses)
Restaurant – Small or Large Serving Alcohol, within 150 ft of residential zone	M	M	M	M	See Subsection 9104.02.040 (Alcoholic Beverage Sales)
Restaurant – Small or Large Serving Alcohol, not within 150 ft of residential zone	P	M	P	M	
Education					
Schools, Public and Private	--	--	--	--	
Trade and Vocational Schools	C (UF)	--	C (UF)	C	
Tutoring and Education Centers	C (UF)	--	--	C (UF)	
Industry, Manufacturing and Processing, and Warehousing Uses					
Brewery and Alcohol Production, with-onsite tasting and associated retail commercial use	M	M	M	M	
Brewery and Alcohol Production	--	--	--	P	
Data Centers	--	--	--	C	
Food Processing	--	--	--	C	
Fulfillment Centers	--	--	--	C	
Light Industrial	--	--	--	P	
Warehouse Retail (under 40,000 square feet)	--	--	--	P	
Warehouse Retail (40,000 square feet and over)	--	--	--	C	
Recycling facilities					
Heavy processing	--	--	--	--	
Large collection	--	--	--	C	
Light processing	--	--	--	--	
Reverse Vending Machine(s)	--	--	--	P	
Small collection	--	--	--	P	
Research and Development	--	M	M	P	
Storage – Accessory	A	A	A	A	
Storage – Personal	--	--	--	M	
Wholesaling	--	--	--	P	
Medical-Related and Care Uses					
Day Care, General	--	--	--	C	
Hospitals and Medical Clinics	--	--	--	C	
Medical and Dental Offices	P	P	P	P	
Recreation and Entertainment					
Arcade (Electronic Game Center)	M	M	M	M	

Table 2-10 Allowed Uses and Permit Requirements for Downtown Zones		Conditional Use Permit Minor Use Permit Not Allowed Upper Floor Permitted, Not Allowed on Ground Floor			
Land Use	CBD (UF)	MU	DMU	CM	Specific Use Regulations
Commercial Recreation	C	C	C	C	
Karaoke and/or sing-along uses	M	M	M	M	See Subsection 9104.02.190 (Karaoke and/or Sing-Along Uses)
Health/Fitness Facilities, Small	M	M	M	M	
Health/Fitness Facilities, Large	M (UF)	C	C	C	
Indoor Entertainment	M	M	M	M	
Studios – Art and Music	M	M	M	P	
Residential Uses					
Accessory Dwelling Unit	A	A	A		If the site currently has a single-family dwelling or a multifamily dwelling.
Live/Work Unit	M	M	M	--	See Subsection 9104.02.210 (Live/Work Units)
Multifamily Dwelling	M	M	M	--	Permitted only in conjunction with a commercial use. 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. See Section 9102.05.010
Supportive Housing – Housing Type	M (UF)	M (UF)	M (UF)	--	
Transitional Housing – Housing Type	M (UF)	M (UF)	M (UF)	--	
Short-Term Rental	--	--	--	--	No Person shall post, publish, circulate, broadcast, or maintain any advertisement of a Short-Term Rental in any zone allowing residential uses. See Section 9104.02.300
Home Sharing	--	--	--	--	No Person shall post, publish, circulate, broadcast, or maintain any advertisement for Home Sharing in any zone allowing residential uses. See Section 9104.02.300
Retail Uses					
Alcohol Beverage Sales					
Alcohol Sales (off-sale)	M	M	M	C	See Subsection 9104.02.040 (Alcoholic Beverage Sales)
Alcohol Sales (off-sale, accessory only)	M	M	M	M	
Building Material Sales and Services	--	--	--	--	
Pawn Shop	--	--	--	--	
Plant Nursery	--	--	--	--	
Pet Stores, with inclusive of grooming services	P	P	P	P	Animal grooming shall be limited to 50% of the business. No overnight animal keeping.
Recreational Equipment Rentals	P	P	P	P	
Retail Sales	P	P	P	P	
Retail Carts and Kiosks – Indoor	P	P	P	P	
Retail Carts and Kiosks – Outdoor	M	M	M	M	See Subsection 9104.02.110 (Displays and Retail Activities – Outdoor)

Development Standards for Downtown Zones					
Development Feature	CBD ⁽¹⁾	MU	DMU ⁽¹⁾	CM	Additional Requirements
Front or adjacent to a street	0 ft (10 ft maximum)	0 ft (10 ft maximum)	0 ft (10 ft maximum)	10 ft	
Side (Interior)					
Abutting nonresidential or mixed-use zone	0 ft	0 ft	0 ft	0 ft	
Abutting residential zone	10 ft	10 ft	10 ft	10 ft	
Side (Street side)	0 ft (10 ft maximum)	0 ft (10 ft maximum)	0 ft (10 ft maximum)	5 ft	
Rear					
Abutting Nonresidential or Downtown zone	0 ft	0 ft	0 ft	0 ft	
Abutting residential zone	20 ft	15 ft	15 ft	10 ft	
Maximum Height	60 ft	40 ft	60 ft	40 ft	
Minimum Open Space for Residential Uses	100 sf per unit	100 sf per unit	100 sf per unit	N/A	See Subsection 9102.05.040.D (Open Space Requirements for Residential Uses in CBD, MU, and DMU Zones)

Notes:

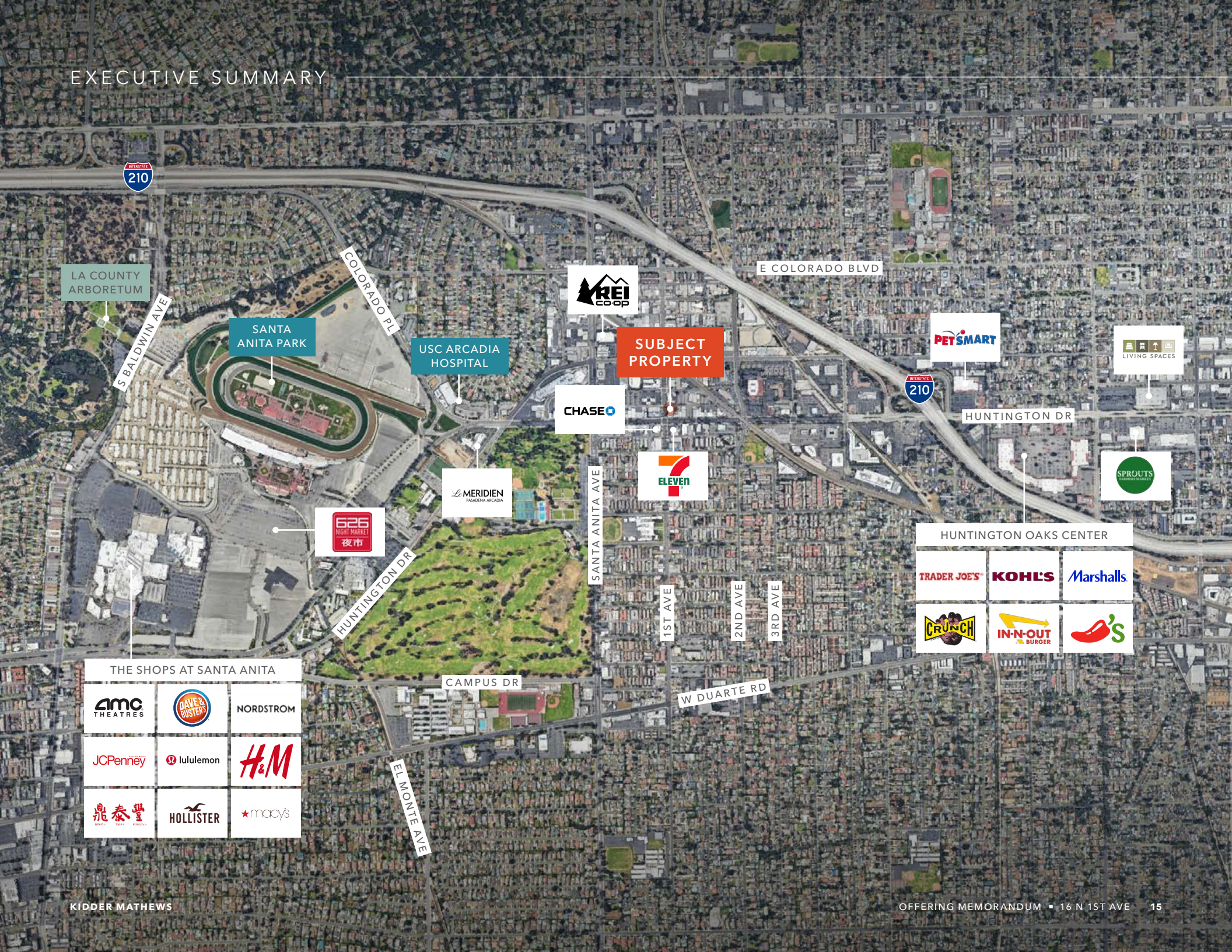
(1) See City Center Design Plan for additional design guidelines.

(2) FAR maximum is applicable only to nonresidential component of a development.

9102.05.040 Additional Development Standards in Downtown Zones Amended by Ord. No. 2356

- A. Commercial Uses along Street Frontages.** In order to maintain an active pedestrian environment within all Downtown Zones, commercial uses shall be encouraged, but not required along street frontages. Residential may be permitted above ground floor commercial or adjacent to a commercial development, where allowed per Table 2-10 and in compliance with development standards set forth in Table 2-11.
- B. Setbacks When Abutting a Residential Zone**
- When abutting a residential zone, no portion of any structure shall encroach through a plane projected from an angle of 45 degrees, as measured at the ground level along the residentially zoned abutting property line.
 - Where a property line abuts a dedicated alley which separates the property from abutting residential zoned property, the setback shall be measured from the centerline of the alley, and no portion of any structure shall encroach through a plane projected from an angle of 45 degrees, as measured at the ground level along the centerline of the alley.
- C. No Parking within Front and/or Street Side Setbacks.** No parking shall be allowed within required front and/or street side setbacks, or within any landscaped area not designated as a driveway or vehicle parking area.
- D. Minimum Ground Floor Height.** The minimum ground-floor height for structures with commercial uses on the ground floor shall be not less than 12 feet, six inches.
- E. Open Space Requirements for Residential Uses in CBD, MU and DMU Zones**

EXECUTIVE SUMMARY





FINANCIALS

Section 02

FINANCIAL ANALYSIS

PROPERTY OVERVIEW

ADDRESS	16 N 1st Ave, Arcadia, CA 91006
SUBMARKET	Western SGV Market
PROPERTY TYPE	Mixed-Use: Retail + Residential
YEAR BUILT	1949
GROSS BUILDING AREA	±5,445 SF
LOT SIZE	0.168 AC
ZONING	ARC2H
PARCEL NUMBER	5773-010-004
PARKING SPACES	±6 spaces
PARKING RATIO	±1.10 spaces/ 1,000 SF

PRICING DETAILS

List Price	\$2,500,000
PRO FORMA CAP RATE	5.34%
GROSS BUILDING AREA	±5,445 SF
BUILDING PSF	\$459.14
LOT SIZE	±7,332 SF
LAND PSF	\$340.97

OPERATING EXPENSES

	Pro Forma	PSF	Calculation
REAL ESTATE TAXES (1.25%)	\$31,250	\$5.74	1.25% of Suggested Asking Price
INSURANCE	\$2,450	\$0.45	\$0.45 Per SF (Annual)
UTILITIES	\$3,267	\$0.60	\$0.60 Per SF (Annual)
TRASH REMOVAL	\$2,178	\$0.40	\$0.40 Per SF (Annual)
GROUNDS MAINTENANCE	\$1,361	\$0.25	\$0.25 Per SF (Annual)
REPAIRS & MAINTENANCE	\$2,723	\$0.50	\$0.50 Per SF (Annual)
CAPITAL RESERVES	\$1,089	\$0.20	\$0.20 Per SF (Annual)
Total Operating Expenses	\$44,318	\$8.14	

ANNUALIZED OPERATING DATA

POTENTIAL BASE RENT	\$133,560
CAM RECOVERIES (IG)	\$44,318
GROSS POTENTIAL INCOME	\$177,878
LESS: VACANCY (0%)	(\$0)
EFFECTIVE GROSS INCOME	\$177,878
OPERATING EXPENSES	(\$44,318)
EXPENSE RATIO (EGI)	24.9%
Net Operating Income	\$133,560



RENT ROLL

TENANT DETAILS			PROFORMA			
Tenant	Space Use	SF	Base Rent	Price/SF	Lease Type	Notes
Vacant	1 Bed / 1.5 Bath Apartment	1,074 SF	\$2,000.00	\$2.52	NNN	Vacant at COE
Pacific Oak	Compounding Pharmacy	2,221 SF	\$4,500.00	\$1.17	MG	MTM
N16 Cellar	Wine Store / Tasting Room	1,733 SF	\$4,250.00	\$2.35	MG	MTM
Monthly Total		5,028 SF	\$10,750.00	\$2.14 Avg		
Annual Total			\$129,000.00	\$25.66 Avg		



LEASE VS OWN

LEASE SCENARIO

Floor Area		
Potential Lease Floor Area	5,445 SF	
	Price/SF	Amount
Lease Structure		
Lease Length (3-5 Years)		
Annual Base Rent	\$30.00	\$163,356
Monthly Base Rent	\$2.50	\$13,613
CAM Reimbursement (Triple Net)	\$0.69	\$3,781
Start-Up Costs		
Prepaid Rent & Security Deposit (2 Months)	\$5.00	\$27,225
Tenant Improvements (Out-of-Pocket)	\$0.00	\$0
Total Start-Up Costs	\$5.00	\$27,225
Gross Monthly Cash Costs		
Monthly Base Rent	\$2.50	\$6,250
Operating Expenses (CAM Reimbursement)	\$0.00	\$0
Total Gross Cash Costs	\$2.50	\$6,250
Lease Benefits/Mo		
Depreciation Tax Benefit	\$0.00	\$0
Average Principal Paydown/Equity Build	\$0.00	\$0
Rent Deduction Tax Benefit	\$0.87	\$4,764
Operating Expenses Tax Benefit	\$0.24	\$1,323
Interest on Start-Up Cost Difference	\$0.00	\$0
Total Lease Benefits	\$1.12	\$6,087
Net Cost of Lease	\$2.08	\$11,305

THIS ANALYSIS DOES NOT INCLUDE SUPPLEMENTAL INCOME STREAM FROM POTENTIAL TENANTS - LOWERING OCCUPANCY COSTS SIGNIFICANTLY.

Disclaimer: This sample analysis is based on a series of assumptions, including loan interest rates and annual appreciation rates, and is meant only to be illustrative in nature. The analysis is not a guarantee of any actual results of any loan or purchase transaction or ownership of any real property, all of which are subject to risks, uncertainties and assumptions that are difficult to predict and beyond our control. No warranties or representations, express or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, withdrawal without notice, prior sale, lease or financing. We include projections, opinions, assumptions or estimates for example only, and they may not represent future performance of the property. You and your financial and legal advisors should conduct your own evaluation of the property and transaction economics.

OWN SCENARIO

	Price/SF	Amount
Floor Area		
Gross Building Area	5,445 SF	100.0%
Owner-Occupancy Floor Area	5,445 SF	100.0%
Lease-Out Floor Area	0 SF	0.0%
Investment Structure		
Acquisition Price	\$459.14	\$2,500,000
Total Capital Investment	\$459.14	\$2,500,000
Start-Up Costs		
Down Payment (20%)	\$91.83	\$500,000
Tenant Improvements	\$0.00	\$0
Loan Origination Fees (1%)	\$3.67	\$20,000
Due Dilligence & Closing Costs	\$2.24	\$12,175
Total Start-Up Costs	\$97.74	\$532,175
Gross Monthly Cash Costs		
Debt Service	\$2.45	\$13,317
Operating Expenses	\$0.68	\$3,693
Gross Monthly Cash Cost	\$3.12	\$17,010
Ownership Benefits		
Depreciation Tax Benefit	\$0.83	\$4,541
Average Principal Paydown/Equity Build	\$0.53	\$2,897
Interest Deduction Tax Benefit	\$0.68	\$3,704
Operating Expenses Tax Benefit	\$0.24	\$1,293
Interest on Start-Up Cost Difference	(\$0.30)	(\$1,641)
Total Ownership Benefits	\$1.98	\$10,794
Net Cost of Ownership	\$1.14	\$6,217

ANALYSIS ASSUMPTIONS

- *Asset Appreciation is not calculated into the Analysis, but should be considered as an Additional Ownership Benefit
- *Tax Benefits are estimated at 35% for Depreciation, Rent Deduction, Interest Deduction, and Operating Costs
- *Depreciable Life of the Asset is assumed at 39 years
- *Due Diligence includes Appraisal Reports, Environmental Reports, etc.
- *Financing is estimated with 6.35% Interest Rates and 25-Year Amortization

An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a series of overlapping planes. It is positioned on the left side of the page, extending from the bottom edge upwards and towards the center.

AREA OVERVIEW

Section 03



Arcadia is an affluent and established city situated in the San Gabriel Valley of Los Angeles County, approximately 13 miles northeast of Downtown Los Angeles and at the base of the San Gabriel Mountains.

Known for its high quality of life, excellent school districts, and stately residential areas, Arcadia is primarily an upper middle-class suburb that serves as a highly desirable residential base for regional professionals. Its strategic position offers immediate connectivity to the wider Southern California market via the Interstate 210 (Foothill Freeway), which bisects the city and provides direct access to Pasadena, Downtown LA, and the Inland Empire.

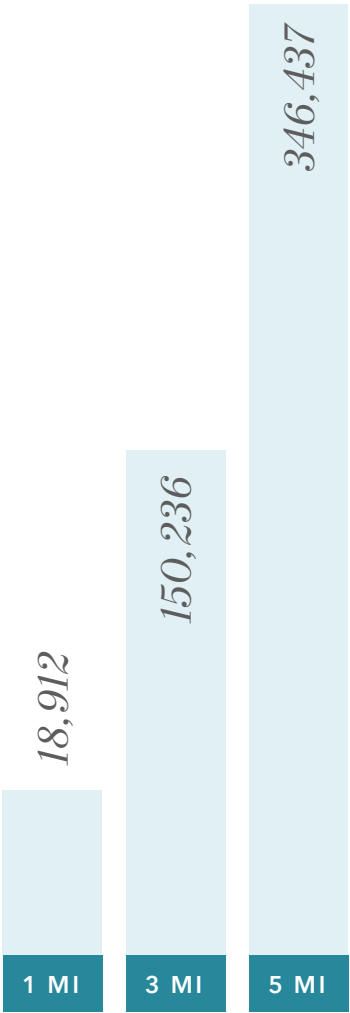
The local economy of Arcadia is highly concentrated, with a strong emphasis on high-end retail, healthcare, professional services, and entertainment. The city's primary economic pillars are major institutions such as Methodist Hospital of Southern California, Santa Anita Park, and the Westfield Santa Anita regional mall. The local economy is further bolstered by a highly educated and skilled workforce, with a concentration of residents employed in management, business, financial operations, and technical/scientific professional services, supported by a median household income significantly higher than the national average.

The city is a key part of the larger San Gabriel Valley real estate market, with most activity concentrated in smaller-footprint warehouse and flex spaces near the I-210 corridor. The presence of the Metro A Line (Gold Line) Station in Downtown Arcadia is a catalyst for continued transit-oriented mixed-use and commercial development, demonstrating the city's focus on maintaining its tax base through strategic, high-value commercial and retail projects.

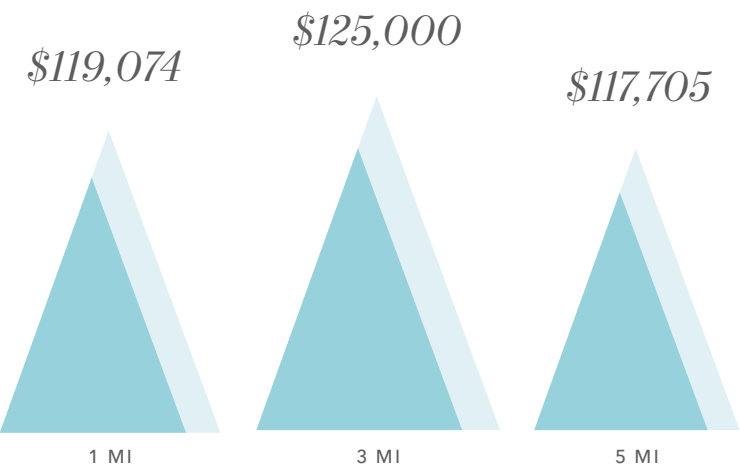
Source: USC

DEMOGRAPHICS

ESTIMATED POPULATION



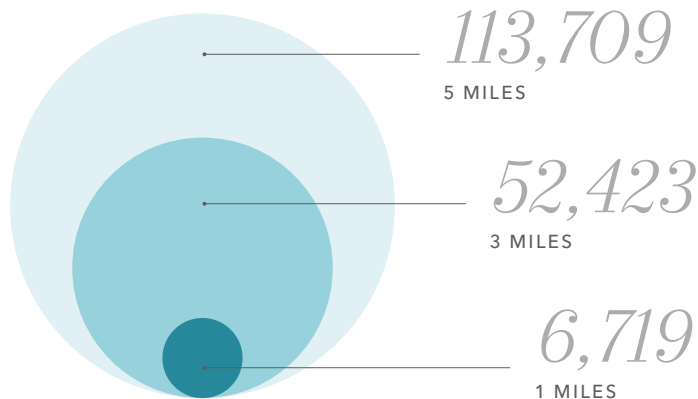
AVERAGE HOUSEHOLD INCOME



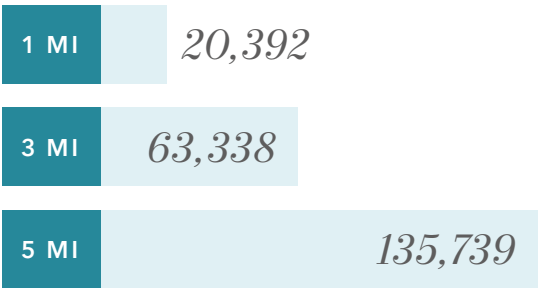
MEDIAN AGE



ESTIMATED HOUSEHOLDS








DAYTIME EMPLOYEES



Data Source: ©2024, CoStar

NEARBY DEVELOPMENTS

#	Photo	Project Name	Units	Program Status	Distance from Subject
01		ARCADIA TOWN CENTER 5-19 W Huntington Dr & 25-75 N Santa Anita Ave, Arcadia, CA 91006	181 residential units, ±13,130 SF ground-floor commercial	In entitlement/CEQA phase	±0.1–0.2 mi
02		ALEXAN AZALEA 150 N Santa Anita Ave, Arcadia, CA 91006	319 units (26 affordable)	Under construction/approved	±0.2 –0.3 mi
03		ALEXAN ARROYO 325 N Santa Anita Ave, Arcadia, CA 91006	359 units (315 market, 35 VLI, 9 live/work)	Proposed/environmental review stage	±0.3 –0.4 mi
04		THE DERBY MIXED-USE PROJECT 233 & 301 E Huntington Dr, Arcadia, CA 91006	214 units (incl. 9 senior affordable) + restaurant/café	FEIR published	±0.4 –0.5 mi
05		HUNTINGTON VILLAGE SPECIFIC PLAN 618 S Michillinda Ave & 1101 W Huntington Dr, Arcadia, CA 91007	263 residential units (237 market + 26 affordable), ±5,800 SF commercial	Specific Plan/NOP filed Jan 2024	±0.5 –0.6 mi

NEARBY DEVELOPMENTS





Exclusively listed by

DARIN SPILLMAN

Senior Vice President

310.592.8269

darin.spillman@kidder.com

LIC N° 01366902

KIDDER.COM

