

FOR LEASE



COLDWELL BANKER
COMMERCIAL
REALTY



Medical Office / Professional Office Space Available

623 W. Duarte Rd. Arcadia, CA 91007

THE SPACE

Available for lease are exceptional office/medical spaces of 657 - 950 sq ft, located on the ground floor of a beautiful interior courtyard professional office building. It is accessible by both an elevator and stairs. Conveniently located near various retail amenities, this space ensures accessibility. Abundant parking, well-maintained surroundings, and versatile usage possibilities enhancing its appeal. Elevate your business presence in this prime location, where convenience, affordability, and quality converge seamlessly.



Robert Ip
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CalDRE # 01876261



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
24,619	185,463	480,940



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$127,516	\$141,825	\$126,889



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,778	64,824	162,558

OFFERING SUMMARY

Location: 623 W. Duarte Rd. Suite B & C
Arcadia, CA 91007

Rental Rate: \$2.75 - \$3.00 PSF / Month (FSG)

Available SF: 657 - 950 SF

Lot Size: 33,179 SF

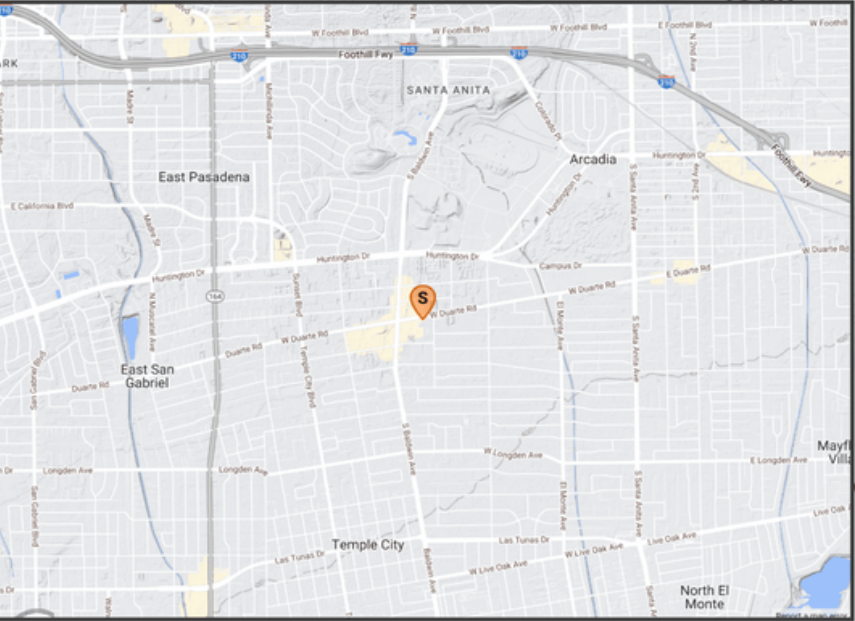
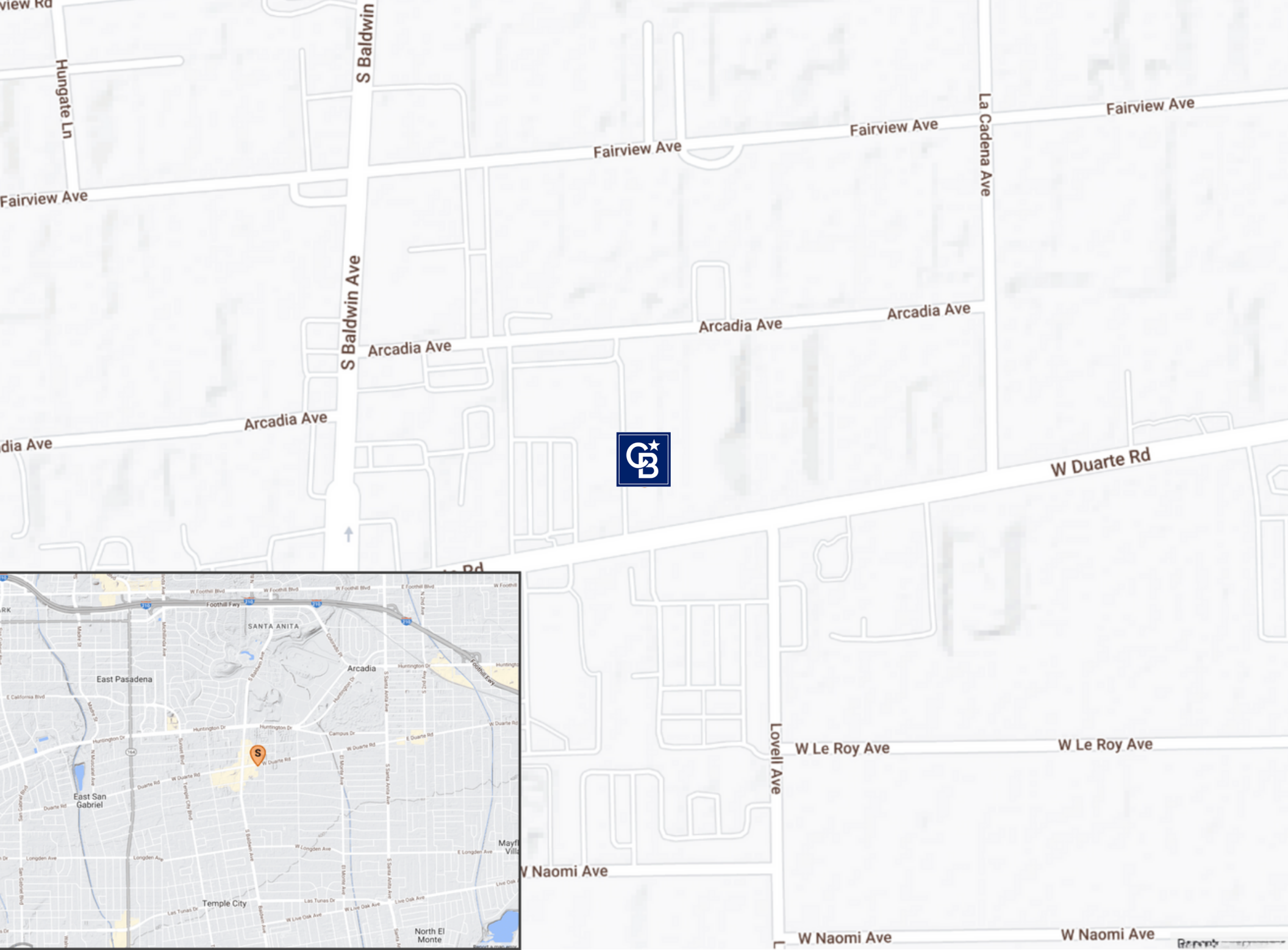
Building Size: 11,370 SF

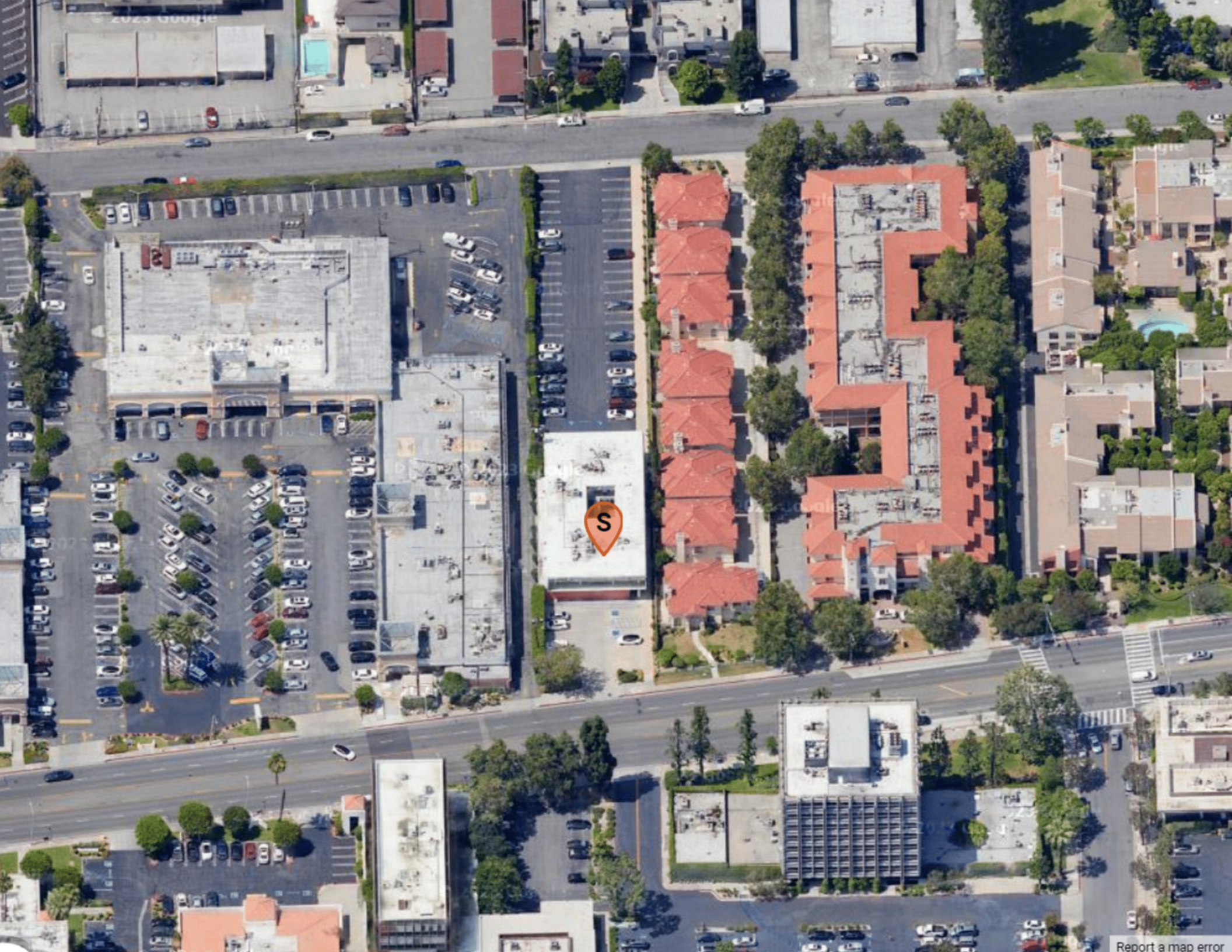
Zoning: C2

APN: 5778-007-014









POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,125	176,824	480,140
2010 Population	23,944	184,597	488,168
2022 Population	24,619	185,463	480,940
2027 Population	24,281	185,781	481,202
2022 African American	546	3,904	10,908
2022 American Indian	130	1,508	5,749
2022 Asian	16,012	96,313	205,547
2022 Hispanic	3,709	44,460	170,546
2022 Other Race	1,769	20,696	89,511
2022 White	4,313	43,273	109,324
2022 Multiracial	1,819	19,625	59,518
2022-2027: Population: Growth Rate	-1.40 %	0.15 %	0.05 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	792	4,999	14,015
\$15,000-\$24,999	298	2,884	9,507
\$25,000-\$34,999	548	3,371	9,675
\$35,000-\$49,999	706	4,809	13,999
\$50,000-\$74,999	1,262	8,185	23,476
\$75,000-\$99,999	1,110	8,190	20,566
\$100,000-\$149,999	1,691	11,814	28,447
\$150,000-\$199,999	984	8,267	18,185
\$200,000 or greater	1,387	12,305	24,688
Median HH Income	\$91,192	\$99,898	\$86,208
Average HH Income	\$127,516	\$141,825	\$126,889

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,054	65,488	160,340
2010 Total Households	9,020	64,596	159,204
2022 Total Households	8,778	64,824	162,558
2027 Total Households	8,708	65,479	164,132
2022 Average Household Size	2.73	2.83	2.92
2000 Owner Occupied Housing	4,224	37,977	82,559
2000 Renter Occupied Housing	4,456	25,210	72,572
2022 Owner Occupied Housing	4,171	37,795	84,074
2022 Renter Occupied Housing	4,607	27,029	78,484
2022 Vacant Housing	525	3,451	8,022
2022 Total Housing	9,303	68,275	170,580
2027 Owner Occupied Housing	4,240	38,234	85,086
2027 Renter Occupied Housing	4,468	27,245	79,046
2027 Vacant Housing	623	4,021	9,170
2027 Total Housing	9,331	69,500	173,302
2022-2027: Households: Growth Rate	-0.80 %	1.00 %	0.95 %

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Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,557	12,110	35,133
2022 Population Age 35-39	1,533	12,138	33,453
2022 Population Age 40-44	1,508	11,975	31,869
2022 Population Age 45-49	1,652	11,700	29,945
2022 Population Age 50-54	1,864	12,947	31,616
2022 Population Age 55-59	1,776	13,116	30,702
2022 Population Age 60-64	1,706	13,019	30,553
2022 Population Age 65-69	1,476	11,793	27,386
2022 Population Age 70-74	1,197	10,000	22,672
2022 Population Age 75-79	976	7,198	16,299
2022 Population Age 80-84	683	4,638	10,366
2022 Population Age 85+	831	4,746	10,670
2022 Population Age 18+	20,435	151,365	384,126
2022 Median Age	45	44	40

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,400	\$92,047	\$81,953
Average Household Income 25-34	\$111,808	\$125,211	\$110,339
Median Household Income 35-44	\$101,748	\$117,523	\$101,284
Average Household Income 35-44	\$137,878	\$159,511	\$140,427
Median Household Income 45-54	\$117,946	\$132,701	\$111,650
Average Household Income 45-54	\$155,500	\$176,034	\$155,300
Median Household Income 55-64	\$112,593	\$121,158	\$103,389
Average Household Income 55-64	\$151,368	\$167,210	\$147,369
Median Household Income 65-74	\$80,068	\$82,036	\$73,573
Average Household Income 65-74	\$113,803	\$120,383	\$111,500
Average Household Income 75+	\$80,887	\$82,781	\$79,251

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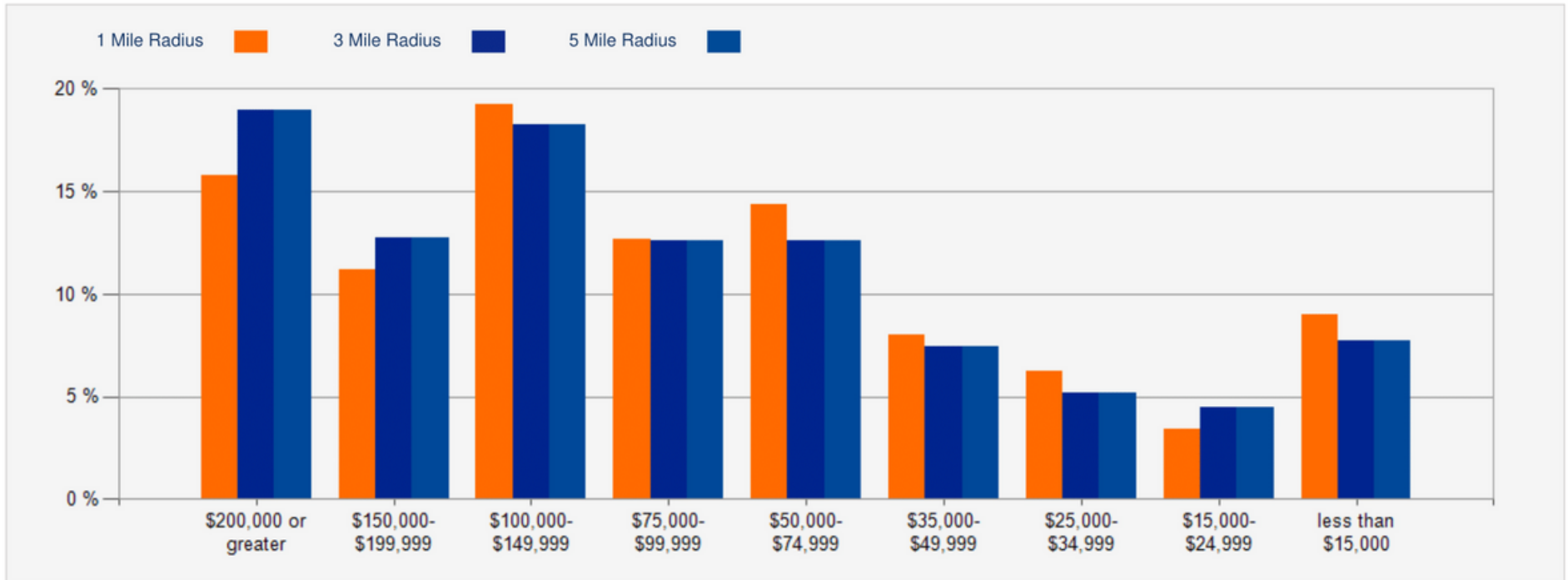
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2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,628	11,931	33,144
2027 Population Age 35-39	1,589	12,914	35,362
2027 Population Age 40-44	1,550	12,682	33,732
2027 Population Age 45-49	1,510	12,104	31,482
2027 Population Age 50-54	1,647	11,800	29,494
2027 Population Age 55-59	1,800	12,626	30,564
2027 Population Age 60-64	1,663	12,164	28,533
2027 Population Age 65-69	1,529	11,762	27,394
2027 Population Age 70-74	1,320	10,633	24,430
2027 Population Age 75-79	1,021	8,402	19,228
2027 Population Age 80-84	798	5,836	13,287
2027 Population Age 85+	910	5,546	12,469
2027 Population Age 18+	20,431	153,494	389,114
2027 Median Age	45	44	42

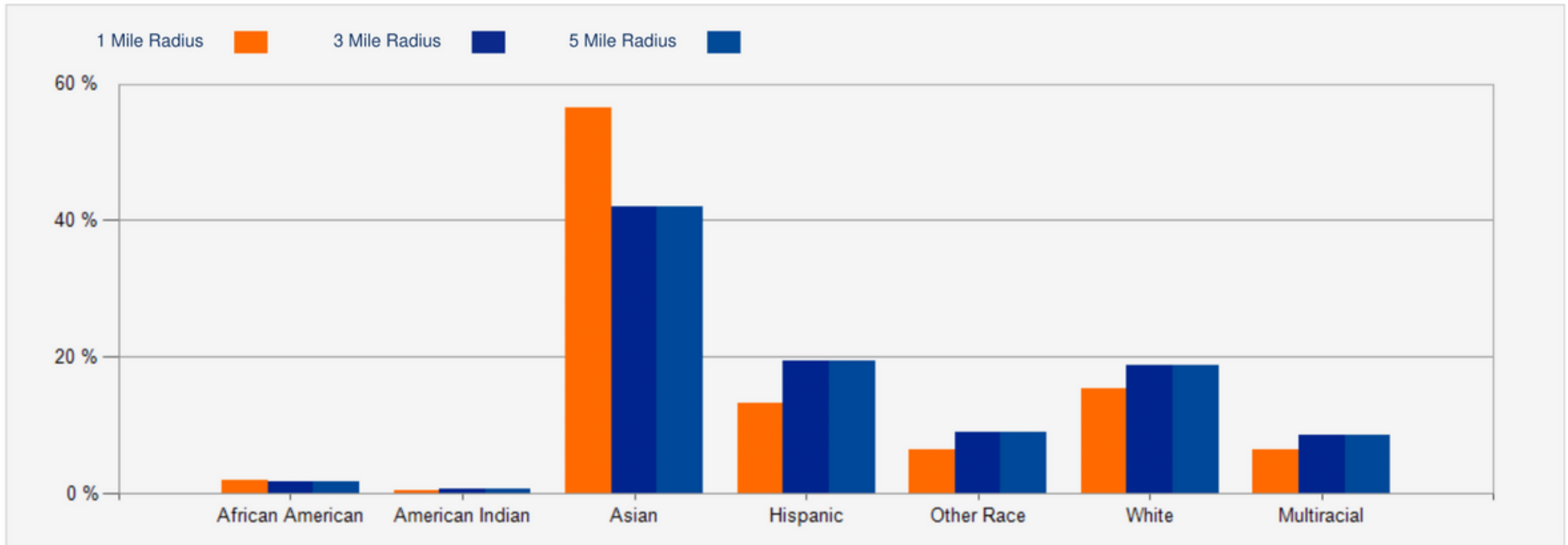
2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,382	\$103,570	\$93,597
Average Household Income 25-34	\$129,479	\$145,458	\$129,421
Median Household Income 35-44	\$121,895	\$140,071	\$116,057
Average Household Income 35-44	\$167,789	\$186,934	\$163,303
Median Household Income 45-54	\$138,291	\$152,294	\$125,585
Average Household Income 45-54	\$181,530	\$200,589	\$176,296
Median Household Income 55-64	\$132,132	\$144,559	\$118,096
Average Household Income 55-64	\$176,415	\$193,182	\$168,978
Median Household Income 65-74	\$96,337	\$99,037	\$87,152
Average Household Income 65-74	\$137,264	\$144,766	\$132,733
Average Household Income 75+	\$100,114	\$103,178	\$98,318



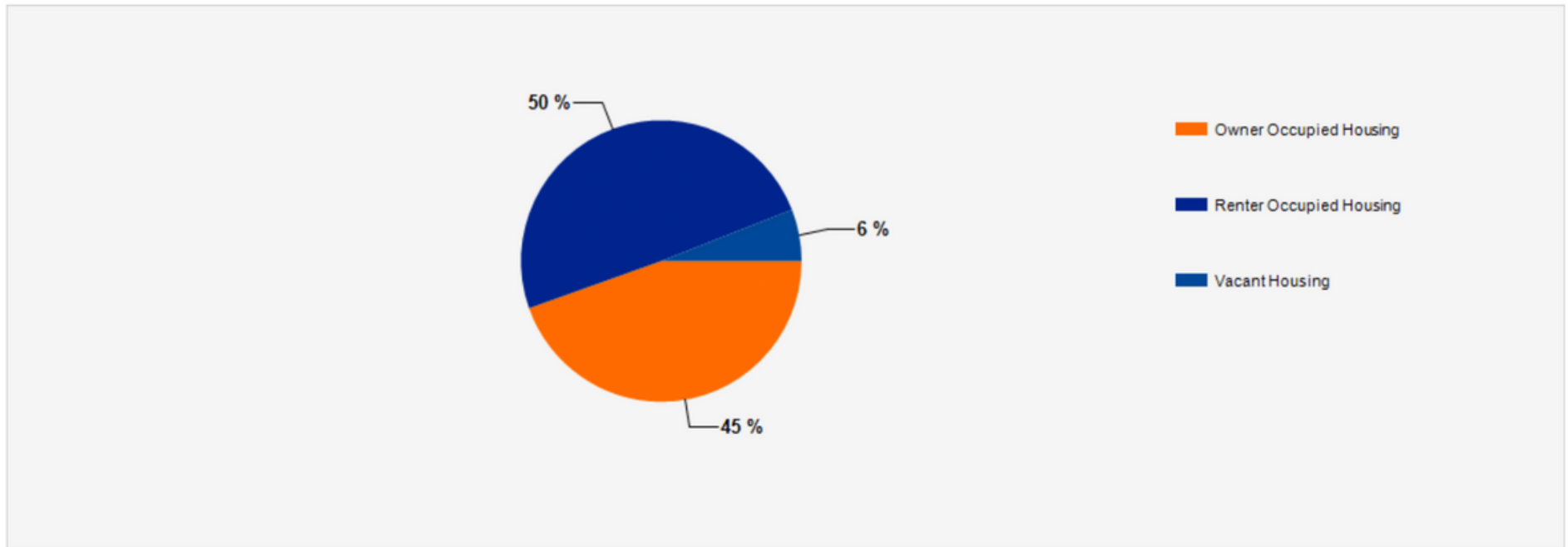
2022 Household Income



2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median

