



ADVISORS TEAM **ARCHIBALD & OLAIZ**

Lic.# 01929798

FOR SALE - Development Opportunity in Arcadia, Residential and/or Commercial.

1150 W. Colorado Blvd., Arcadia, CA 91007



1150
W. COLORADO
BOULEVARD



Foothill Fwy

Colorado Blvd



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CONFIDENTIALITY AGREEMENT

Coldwell Banker Commercial Advisors (hereinafter “CBC Advisors”) has been retained as the exclusive advisor and broker regarding the sale of the Property located at 1150 West Colorado Boulevard, Arcadia, California 91007-6023.

This Offering has been prepared by CBC Advisors for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by CBC Advisors, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by CBC Advisors or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, CBC Advisors, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and CBC Advisors each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property

unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. CBC Advisors is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or CBC Advisors, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or CBC Advisors, and (v) to return it to CBC Advisors immediately upon request of CBC Advisors or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

**PLEASE CONSULT A COLDWELL BANKER COMMERCIAL
MARKETING REPRESENTATIVE FOR MORE DETAILS.**

Investment Specialists:

JOHN S. ARCHIBALD, MCR
Senior Vice President

📞 626.696.1208 | 📠 818.649.3987
John.Archibald@cbcadvisors.com
CalBRE Broker Lic.# 00996775

GUILLERMO OLAIZ
Senior Vice President

📞 626.696.1018 | 📠 818.649.3997
Guillermo.Olaiz@cbcadvisors.com
CalBRE Broker Lic.# 01778986

INVESTMENT SUMMARY

1150 West Colorado Boulevard, Arcadia, CA 91007-6023

CURRENT LEASE:

Expires on July 31, 2021
Annual Rent: \$91,141.92 NNN



EXECUTIVE SUMMARY:

Total Project Land Area: ±2.82 Acres (±122,840 SF) 1150 West Colorado Boulevard, Arcadia, CA 91007-6023

Development Opportunities:

- 1.) Property is currently zoned CGC (Commercial General) with a FAR of 0.50. Allowing for By-Right development of Commercial Offices, Medical, and/or Retail of approximately ±61,420 square feet of usable area.
- 2.) Residential Housing - Preliminary discussions with the city of Arcadia representatives have indicated interest in allowing single family dwellings of approximately 18 to 20 units per acre (approximately 51 - 56 units).

SITE DESCRIPTION:

The Subject Property consists of approximately 122,840 square feet (2.82 AC) of prime commercial real estate located in Arcadia, California, improved by a 100% leased retail building consisting of approximately 13,088 square foot of rentable building area that was built in 1976. Great visibility, large retail signage and ease of access from a well-trafficked commercial thoroughfare. The Subject Property is located on the southeast signalized corner of W. Colorado Blvd., and Michillinda Ave. There are 370' linear feet facing W. Colorado and 264" linear feet facing Michillinda Ave. and a southern boundary of 312' and 363' to the east, both contiguous to single family dwellings.

The property has approximately 80 surface parking spaces (6.11 spaces per 1,000 square feet), which can accommodate medical (5 per 1,000 code in Arcadia under 10,000 feet), a restaurant (5 per 1,000 in Arcadia) in current zoning.

ASKING PRICE:

Entertaining Non & Entitlement Structured Offers. Price Accordingly.

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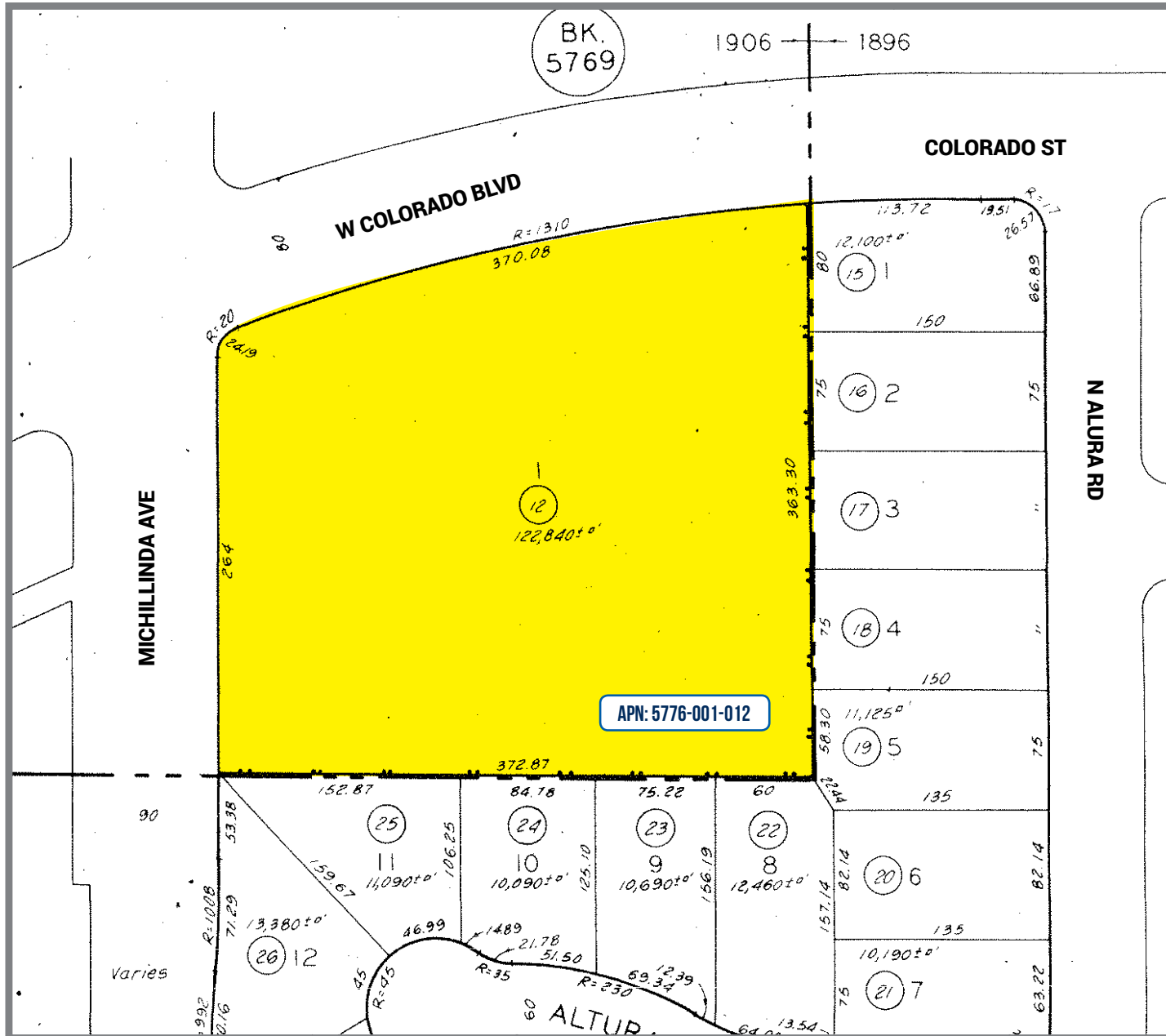
☎ 626.696.1018 | 📠 818.649.3997

Guillermo.Olaiz@cbcadvisors.com

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PARCEL MAP

1150 West Colorado Boulevard, Arcadia, CA 91007-6023



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APN	BLDG SF	LAND SF	ACRES
5776-001-012	±13,088 SF	±122,840 SF	2.82 AC

1150 West Colorado Boulevard, Arcadia, CA 91007

Property Details	
Zoning	Commercial General ("CG")
Occupancy	100%
Year Built	1976
Parking	Approx. 80 spaces (6.11 per 1,000 SF)
Description	Freestanding Restaurant Building
Building Leased to	Coco's

Commercial General (CG)

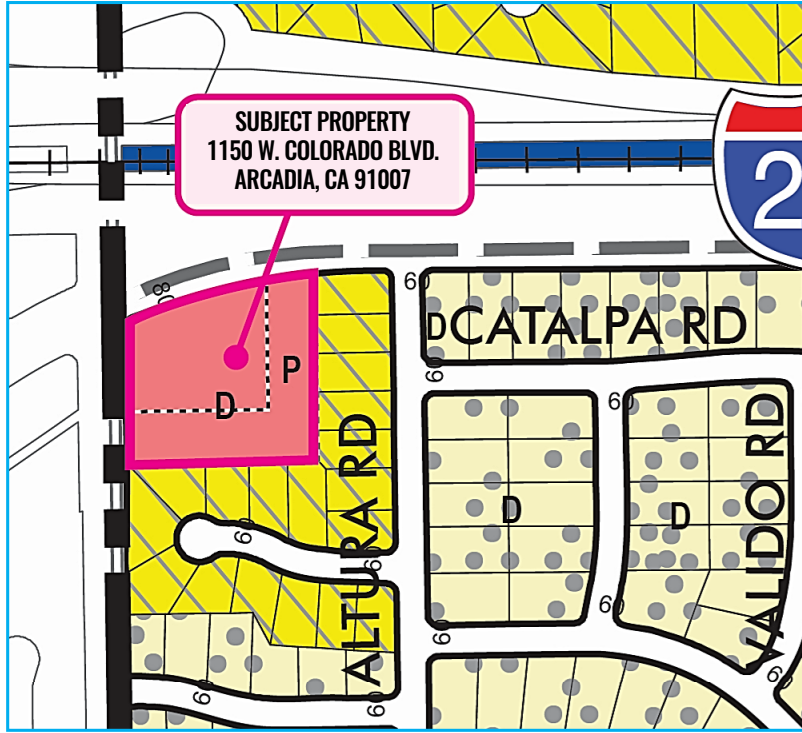
"The Commercial designation is intended to permit a wide range of commercial uses which serve both neighborhood and citywide districts. The designation allows a broad array of commercial uses, including restaurants, durable goods sales, food stores, lodging, professional offices, specialty shops, indoor and outdoor recreational facilities, and entertainment uses. Adjacent to Downtown, the Commercial designation is intended to encourage small-scale office and neighborhood-serving commercial uses that complement development in the Downtown Mixed-Use areas. While the land use designation provides the general parameters within which development must take place, the Zoning Code or other land use regulatory document specifies the type and intensity of uses that will be permitted in a specific area. In the Downtown area, for example, where properties are designated Commercial, land use regulations might specify that restaurants and cafes are permitted, but secondhand stores are not. The Zoning Code and other regulatory documents also indicate permitted building height limits for specific properties."

- Arcadia General Plan - Land and Community Design

Zoning

1150 West Colorado Boulevard, Arcadia, CA 91007-6023

Commercial General (CG)

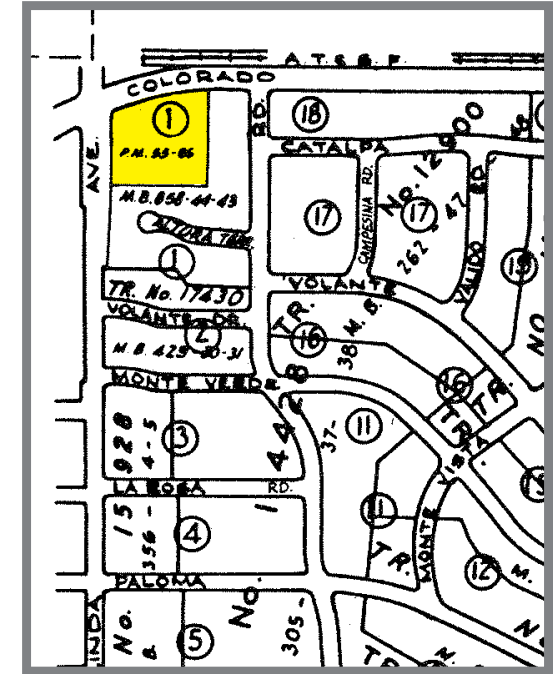


Land Use Designations

- Residential Estate (up to 2 du/ac)
- Very Low Density Residential (2-4 du/ac)
- Low Density Residential (4-6 du/ac)
- Medium Density Residential (6-12 du/ac)
- High Density Residential (12-30 du/ac)
- Commercial (0.5 FAR)
- Regional Commercial (0.5 FAR)
- Horse Racing
- Mixed Use (22-30 du/ac & 1.0 FAR)
- Downtown Mixed Use (30-50 du/ac & 1.0 FAR)

Overlay Zones

- H-"X" Special Height Overlay (H)
The number adjacent to the "H" indicates the maximum number of stories allowed.
- D Architectural Design Overlay (D)
- P Automobile Parking Overlay (P)
- Downtown Overlay
- Downtown Parking Overlay (DTP)
- Racetrack Event Overlay (RTE)
- Residential Flex Overlay (R-F)



Building SF	±13,088 SF
Land SF	±122,840 SF (2.82 AC)

1150 West Colorado Boulevard, Arcadia, CA 91007	
ZONING	CG (Commercial Plan)
Floor-to-Area Ratio ("FAR")	0.50 Equates to ±61,420 SF
Maximum Density	N/A
Typical Population Density	N/A
Maximum Height	40 ft.
Front Set Back	0 ft.
Parking	Retail: 5 per 1,000 SF Medical: 6 per 1,000 SF Office: 4 per 1,000 SF

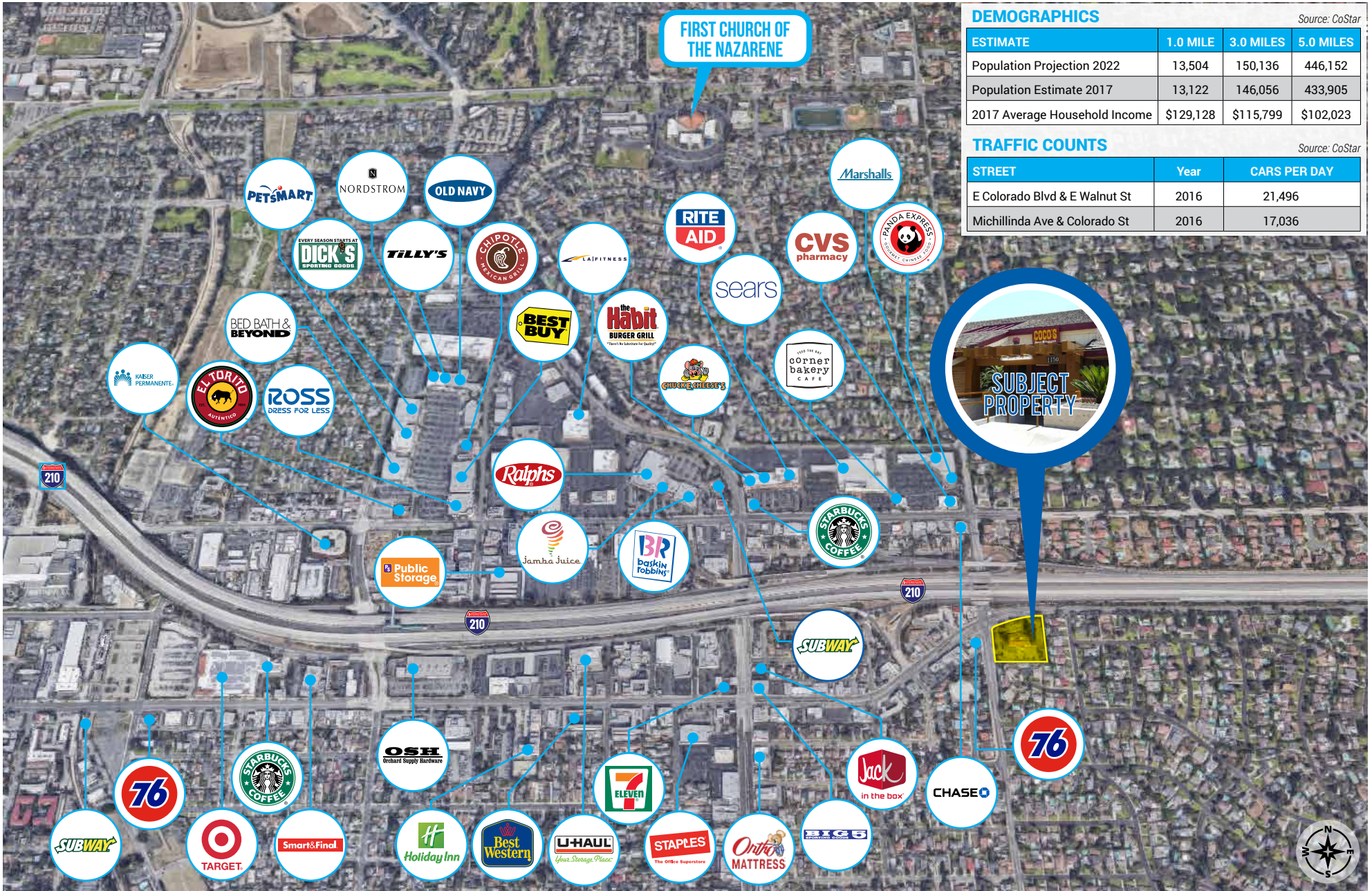
City of Arcadia Zoning Codes - Article IX:
Division and use of land.

Chapter 1: Development Codes

9102.11.010 D - Architectural Design
9102.11.070 P - Vehicle Parking Overlay Zone

AMENITIES MAP

1150 West Colorado Boulevard, Arcadia, CA 91007-6023



DEMOGRAPHICS

Source: CoStar

ESTIMATE	1.0 MILE	3.0 MILES	5.0 MILES
Population Projection 2022	13,504	150,136	446,152
Population Estimate 2017	13,122	146,056	433,905
2017 Average Household Income	\$129,128	\$115,799	\$102,023

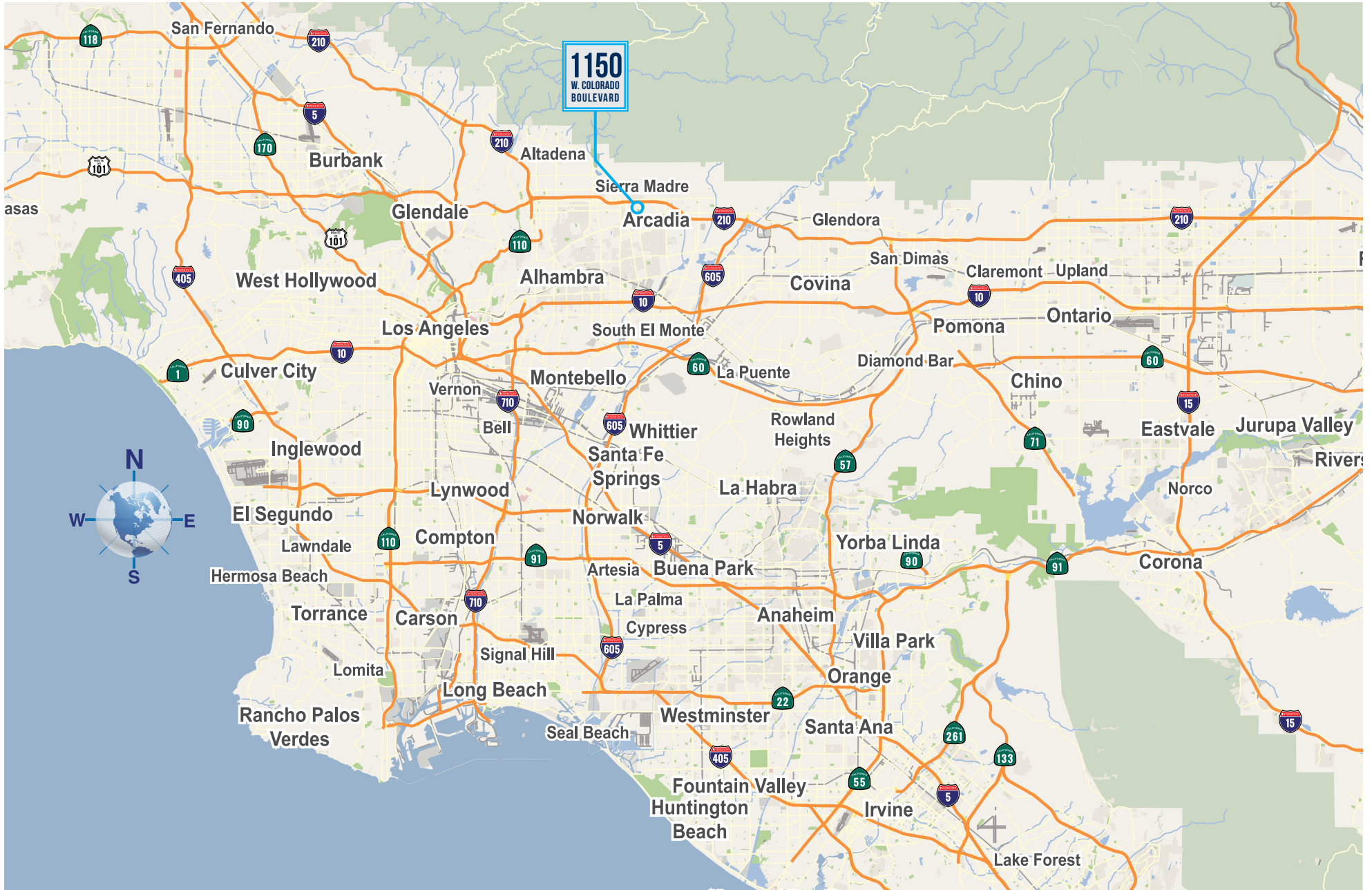
TRAFFIC COUNTS

Source: CoStar

STREET	Year	CARS PER DAY
E Colorado Blvd & E Walnut St	2016	21,496
Michillinda Ave & Colorado St	2016	17,036

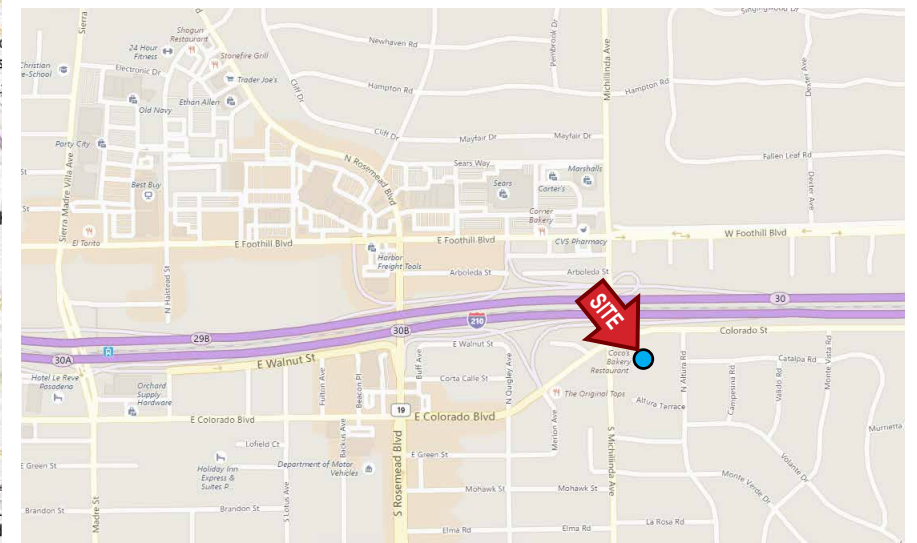
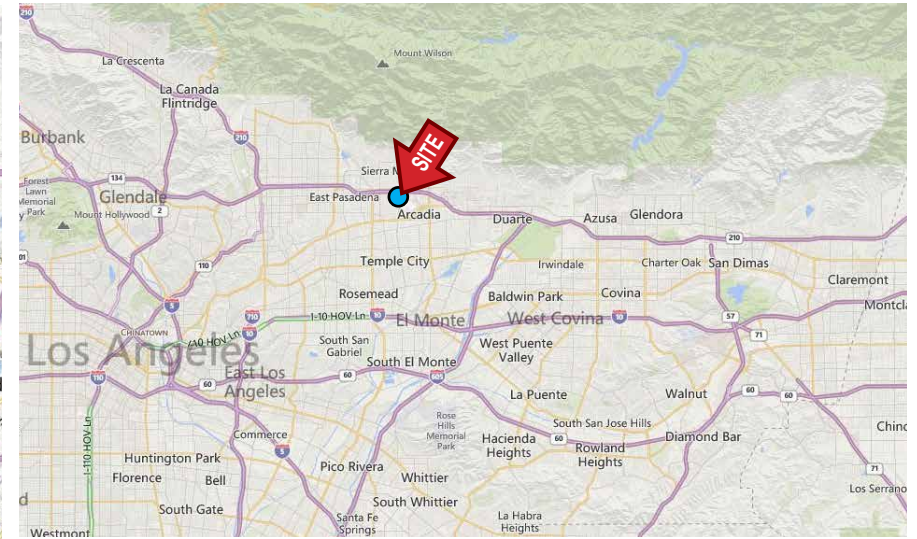
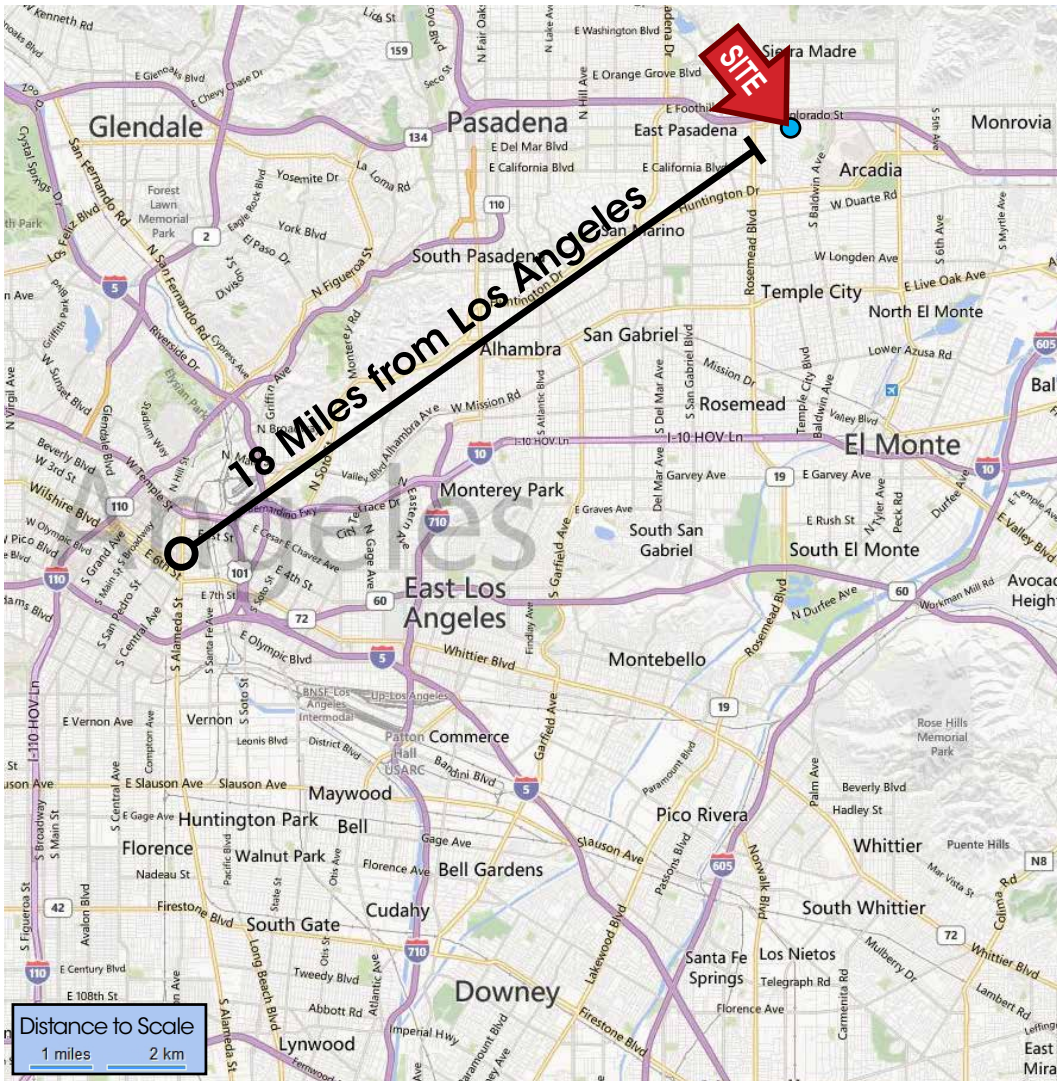
REGIONAL MAP

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AREA MAP

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L.A. COUNTY OVERVIEW

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LOS ANGELES - COUNTY ECONOMY

With over 10 million residents in 88 cities spread across nearly 4,100 square miles, Los Angeles County's population exceeds that of 43 states. In addition to its signature industries – entertainment, tourism and fashion – it's enormous and diversified economy is home to the largest port complex in the Western Hemisphere and the largest number of manufacturing jobs of any county in the country. Other significant industries include health care, education and knowledge creation, and business services. If it were a country, Los Angeles County would be the twenty-first largest economy in the world.

The county has seen significant job growth in the last few years, with nearly 100,000 jobs added last year and about the same expected this year. With a 2.5% average annual increase during the first part of 2015, the county has consistently outpaced the nation in job growth. This has driven the unemployment rate down to 7.1% in July (seasonally adjusted), a full percentage point below July 2014 and the lowest since mid-2008. Moreover, most major industries added jobs throughout the first part of this year.

The county economy benefited from broad-based growth which pushed wage and salary jobs to a record high, surpassing the county's pre-recession employment peak. Mining and logging was the only major industry to post a significant percentage decrease in jobs this year, while both the manufacturing and finance and insurance sectors experienced only slight declines. Total personal income increased by 4.2% in 2014, and is expected to grow at the same rate both this year and in 2016. With negligible inflation this year, households will experience significant gains in purchasing power. Gains will be more modest next year, with inflation expected at 2.2%. Similarly, per capita income will climb by 3.5% this year and 3.8% next year, after a 3.8% increase in 2014. Since much of the gain in income is expected to be spent, local consumption as measured by total taxable sales will rise by 4.6% this year and by 7.9% next year, following an increase of 7.1% in 2014. This means local sales and use tax revenues will continue to climb, putting local government agencies on a sounder financial footing.

Population growth is expected to slow this year and next, with the rate of growth at approximately 0.5% this year and 0.4% in 2016. Even so, the county will increase by approximately 50,000 residents over each of the next two years, equivalent to adding a city the size of Cerritos or Covina each year. Most of the recent population growth in Los Angeles County has been due to natural increase (births outnumbering deaths), while net migration was slightly negative last year. The county's high cost of living and lack of affordable housing units for low- and middle-income households are contributing to the slowdown in population growth.

1 LAEDC 2016-2020, Economic Forecast and Industry Outlook

CITY OF ARCADIA OVERVIEW

1150 West Colorado Boulevard, Arcadia, CA 91007-6023

ARCADIA: Best Places to Raise Your Kids - 2010



Arcadia is a city in Los Angeles County, California, United States located about 13 miles (21 km) northeast of downtown Los Angeles in the San Gabriel Valley and at the base of the San Gabriel Mountains. It is the site of the Santa Anita Park racetrack and home to the Los Angeles County Arboretum and Botanic Garden. The city had a population of 56,364 at the 2010 census, up from 53,248 at the 2000 census. The city is named after Arcadia, Greece.

In 2016, Arcadia was ranked the 5th most expensive housing market in the United States by Business Insider, with an average list of \$1,748,680 for a four-bedroom home.

In 2012, Arcadia was ranked 7th in the nation on CNN Money magazine's list of towns with highest median home costs.

Arcadia's Upper Rancho neighborhood was ranked the 23rd richest neighborhood in Southern California by Business Insider in 2014, with a mean household income of \$310,779.

In 2010, Bloomberg Businessweek named Arcadia as one of the "Best Places to Raise Your Kids: 2010" for the second year in a row.

Located northeast of downtown Los Angeles, Arcadia is bordered by six other communities: Pasadena, Sierra Madre, El Monte, San Marino, Monrovia, and Temple City.

Arcadia's economy is driven by wholesale trade, retail trade, manufacturing, health care and social assistance, arts, entertainment, and recreation. Revenue from the Santa Anita Racetrack has long supported capital improvements for the City of Arcadia, resulting in the City having very little bonded indebtedness.

The Westfield Santa Anita mall (formerly the Santa Anita Fashion Park) is a major shopping center in the city. In 2005, the Westfield Santa Anita completed its first phase of expansion featuring a new food court, Sport Chalet, Dave & Busters, numerous smaller retailers, various full-service eateries in an area known as Restaurant Square, and a 16-screen AMC Theatres. In 2008, expansion of the mall continued as the Promenade outdoor structure was completed, with new high-end retailers such as Coach and Talbots.

The proposal by Caruso Affiliated and Magna Entertainment to build a second large shopping mall adjacent to Westfield Santa Anita on the grounds of the Santa Anita Park racetrack will not be coming into fruition anytime soon. The controversial project, known as "The Shops at Santa Anita", had prompted heated debate among some residents in the community and enormous spending by corporate interests in favor and against the project. If the second mall had been built, the combined size of the two malls will make Arcadia the largest retail shopping district in Los Angeles County. "The Shops at Santa Anita", which require City Council approval, would have included signature retail, restaurants, and landscaping featuring a large decorative water display, all situated in what is the race track's southern parking area, severely curtailing race track parking property.



Offering Memorandum

Residential and/or Commercial Development Opportunity

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John.Archibald@cbcadvisors.com

CalBRE Broker Lic.# 00996775

GUILLERMO OLAIZ

☎ 626.696.1018 | 📠 818.649.3997

Guillermo.Olaiz@cbcadvisors.com

CalBRE Broker Lic.# 01778986

COLDWELL BANKER COMMERCIAL ADVISORS

701 North Brand Boulevard, Suite 800

Glendale, CA 91203-3279

☎ 818.334.1916 | 📠 818.649.3983 | www.cbcadvisors.com

