



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

**YOUR SIGN
HERE**

±5,430 RETAIL SPACE FOR LEASE

1045 W. Huntington Drive, Arcadia, CA 91007



STEFAN SIEGEL
(818) 697-9372 | stefan@illicre.com
DRE#01356621



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACE
ARCADIA, CA



EXCLUSIVELY LISTED BY

STEFAN SIEGEL
SENIOR ASSOCIATE

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DRE#01356621

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

1045 W. Huntington Drive, Arcadia, CA 91007



APPROX. 5,430 SF

FORMER BANK RETAIL SPACE AVAILABLE





- ✓ 40 parking spaces
- ✓ Perfect for medical / urgent care

AREA AMENITIES

- ✓ Hard corner
- ✓ Population over 28,000 within 1 mile
- ✓ Diverse range of industries including healthcare, education and technology
- ✓ Close proximity to major transportations and freeways
- ✓ Near attractions such as Los Angeles County Arboretum, Santa Anita Park and The Shops at Santa Anita

RENT RATE

\$6.00 PSF per month NNN ± \$0.53 PSF

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	28,444	174,158	487,197
 Med HH Income	\$82,368	\$96,043	\$82,291
 Daytime Pop	23,775	146,371	404,542
 Traffic Count	± 48,812 CPD ON STREET		

RETAIL SPACE
ARCADIA, CA

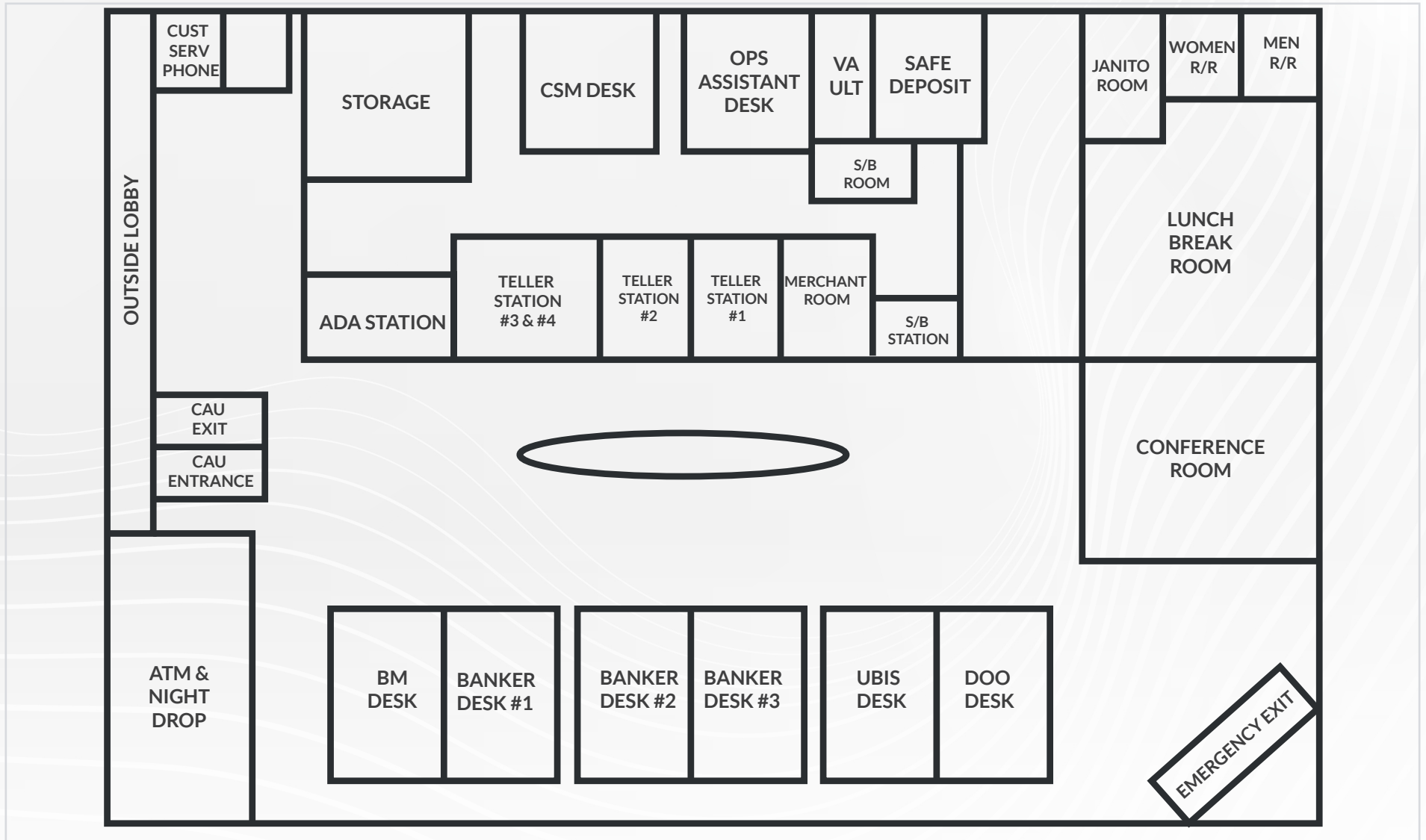
INTERIOR PHOTOS

1045 W. Huntington Drive, Arcadia, CA 91007



FLOOR PLAN

1045 W. Huntington Drive, Arcadia, CA 91007



Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE



ROSEMEAD BLVD

SUNSET BLVD

HUNTINGTON DR

SUNSET BLVD

DUARTE RD

DUARTE RD

Google



AERIAL MAP



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