

INVESTMENT SUMMARY

LOT SIZE:

±0.71 AC (30,928 SF)

BUILDING SIZE:

Building 1: 2,600 SF

Building 2: 5,800 SF

TOTAL SF:

8,400 SF

PARKING SPACES:

44 spaces

LOCATION:

17 Las Tunas Dr, Arcadia, CA 91007

INVESTMENT HIGHLIGHTS

- Come lease space in one of two brand new, high profile retail buildings in Arcadia surrounded by 80 recently constructed homes
- Shell buildings offer flexibility and clean slate for tenants to build out their spaces
- 44 parking spaces (5.23 spaces per 1,000 SF of building area)
- Streetfront visibility with signage opportunities

DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION:	21,200	215,700	548,000
AVG HHI:	\$120,300	\$98,100	\$101,600





PACIFIC OCEAN

DOWNTOWN LOS ANGELES

TORRANCE

MANHATTAN BEACH

LOS ANGELES

SANTA MONICA

ROSEMEAD

ALHAMBRA

TEMPLE CITY

SHOPS AT the 8eighTy

- TJ-maxx
- SALLY BEAUTY SUPPLY
- DAISO JAPAN
- CHASE
- On the Border BBQ
- CHIPOTLE MEXICAN GRILL
- Ralphs
- RITE AID
- Super Foods
- Office DEPOT
- Kmart
- CVS Health
- BURGER KING

NORTH EL MONTE

THE 8EIGHTY
(80 SINGLE FAMILY RESIDENTIAL UNITS)

LIVE OAK AVE (+26,322 CPD)

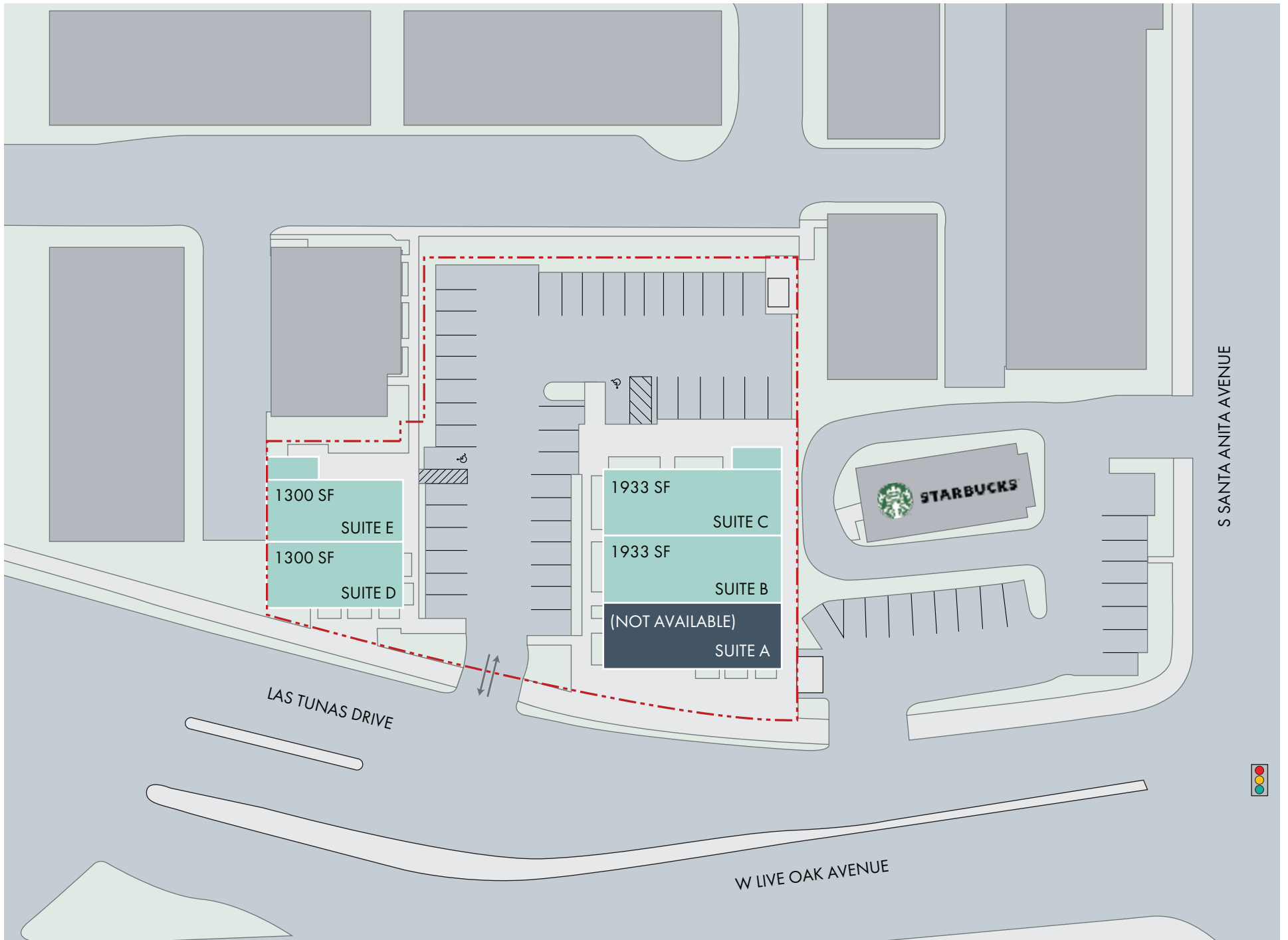
LAS TUNAS DR (+16,220 CPD)

SANTA ANITA AVE (+23,130 CPD)

ARCADIA

- GROCERY OUTLET SARGENT MARKET
- savers
- KUMON MATH, READING, WRITING
- Chevron
- STARBUCKS

SITE PLAN



EXCLUSIVE LEASE ADVISOR:

RALPH ONGKEKO

Director of Leasing
rongkeko@valuerockrealty.com
949-236-4670
License No. 02018461



18301 Von Karman Ave., Suite 850, Irvine, CA 92612 • (949) 221-1180 • valuerock.com

The information contained 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. The receiving party must verify the information and bears all risk for any inaccuracies.