

VERY ACTIVE SHOPPING CENTER WITH GREAT TENANCY FOR LEASE



1023 S BALDWIN AVE (1019 TO 1033 S BALDWIN AVE)
ARCADIA, CA 91007



COLDWELL BANKER
COMMERCIAL
REALTY

OFFERING SUMMARY

ADDRESS	1023 S Baldwin Avenue, Arcadia, CA 91007
AVAILABLE SF	+/- 2,000 SF
LEASE RATE	\$2.50 PSF on a Modified Gross Basis

PROPERTY DESCRIPTION

Prime Retail Space Available – 1023 S. Baldwin Ave., Arcadia, CA 91006

Located in the interior corner of a well-established retail center, this versatile space offers excellent visibility and flexibility for a wide range of retail uses. The property boasts a strong, diverse tenant mix including popular restaurants and complementary retail businesses, driving consistent foot traffic to the center.

This space is an ideal fit for a variety of users, including a nail salon, insurance or real estate office, clothing retailer, gym/fitness studio, and more.

Highlights:

- Interior corner location within the center
- Strong co-tenancy with restaurants and diverse retail uses
- Flexible layout suitable for multiple retail concepts
- Located in the heart of Arcadia, CA



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POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
27,027	181,071	474,790

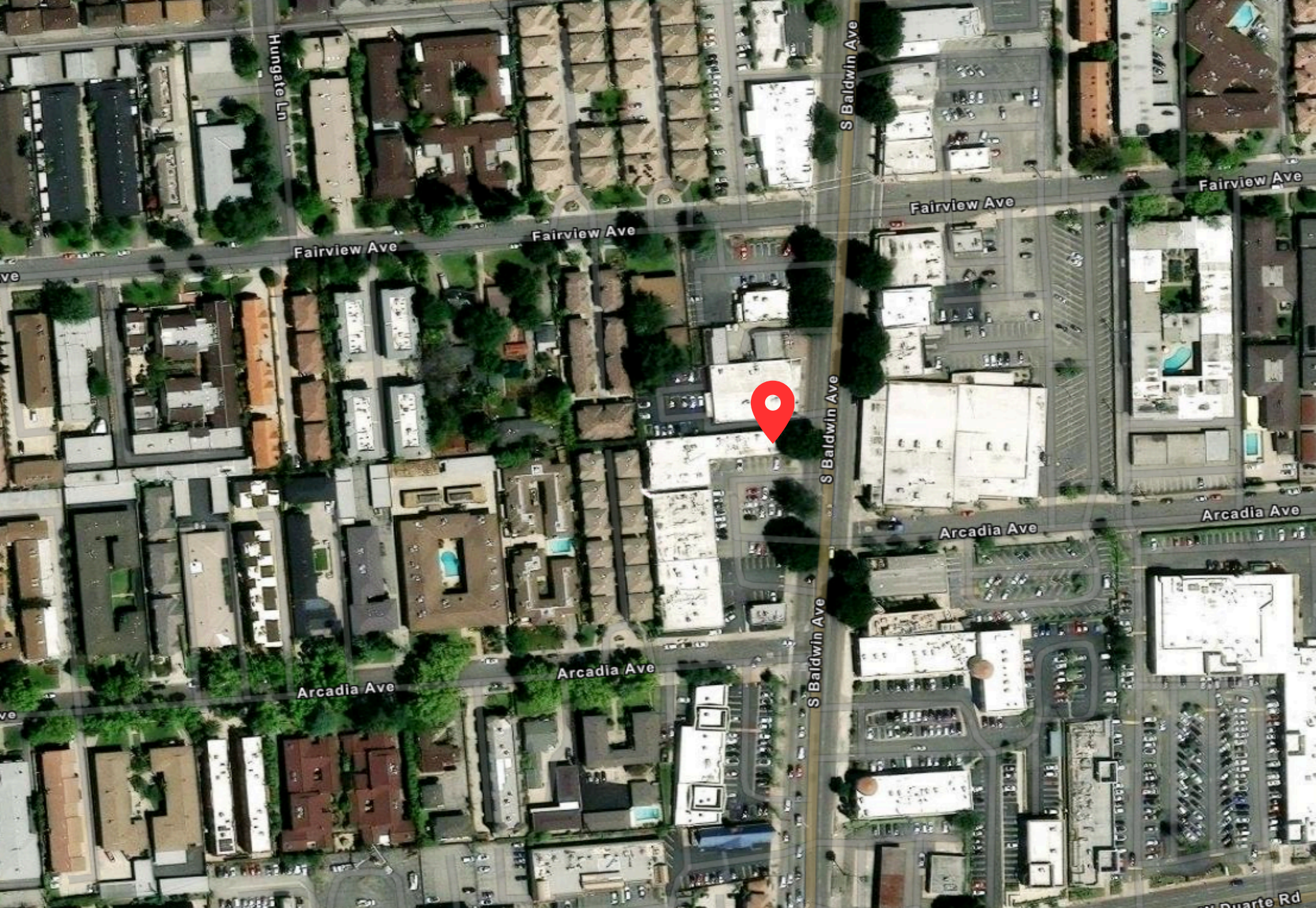
AVERAGE HOUSEHOLD INCOME

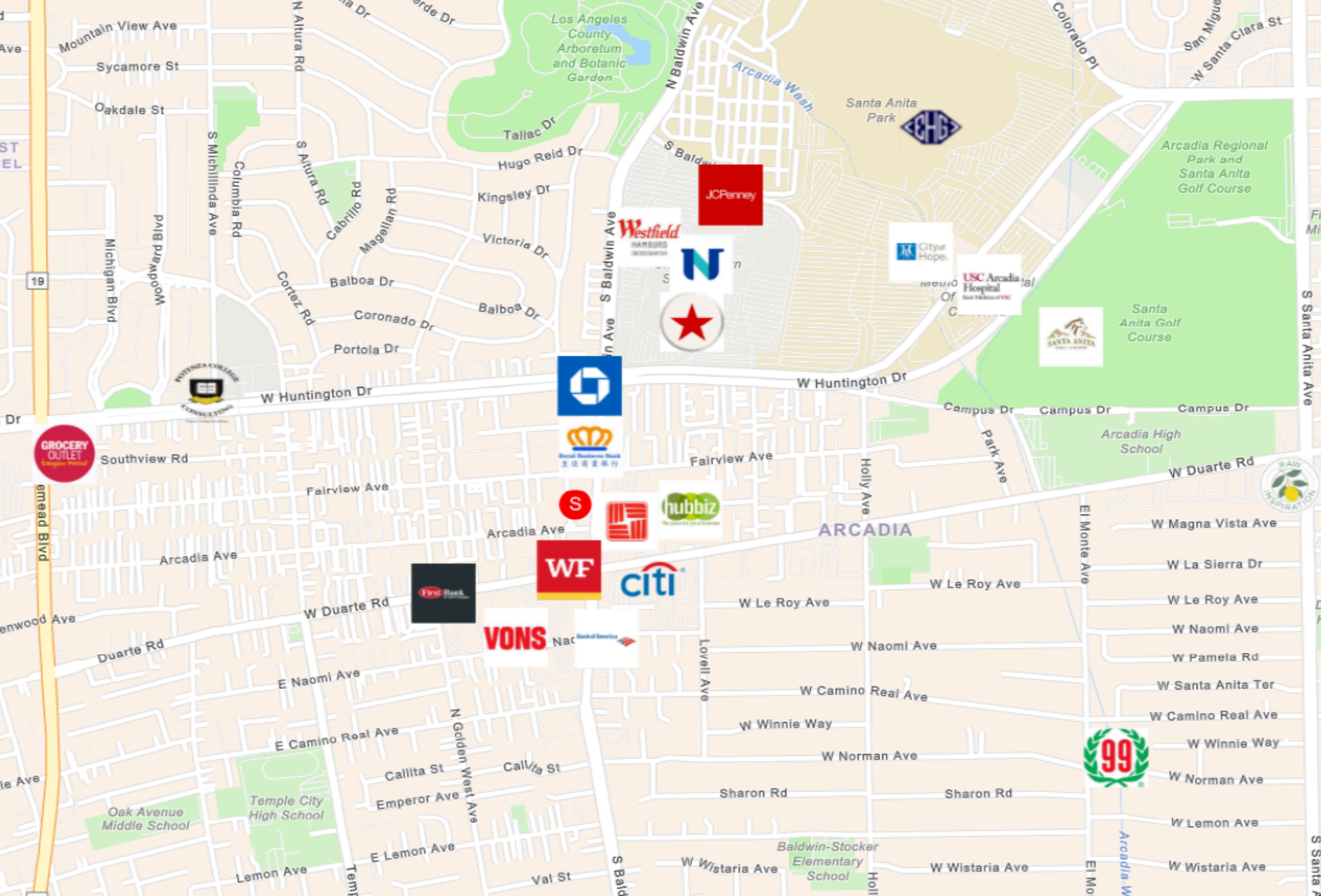
1.00 MILE	3.00 MILE	5.00 MILE
\$132,451	\$149,474	\$134,517

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,835	64,907	166,463





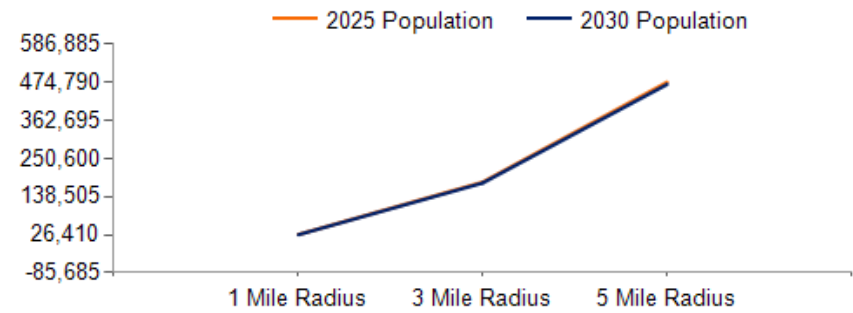




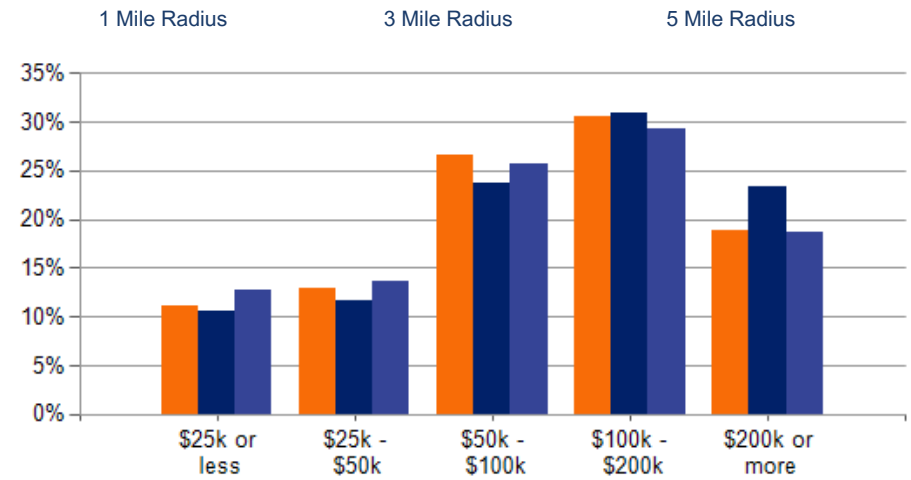
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,916	176,311	482,661
2010 Population	26,761	184,047	491,030
2025 Population	27,027	181,071	474,790
2030 Population	26,410	178,560	468,284
2025-2030: Population: Growth Rate	-2.30%	-1.40%	-1.40%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	712	4,164	12,353
\$15,000-\$24,999	375	2,703	8,788
\$25,000-\$34,999	471	2,950	9,160
\$35,000-\$49,999	799	4,585	13,650
\$50,000-\$74,999	1,445	7,845	22,660
\$75,000-\$99,999	1,174	7,476	20,167
\$100,000-\$149,999	1,835	11,678	29,353
\$150,000-\$199,999	1,171	8,343	19,273
\$200,000 or greater	1,853	15,164	31,060
Median HH Income	\$98,422	\$108,462	\$94,600
Average HH Income	\$132,451	\$149,474	\$134,517

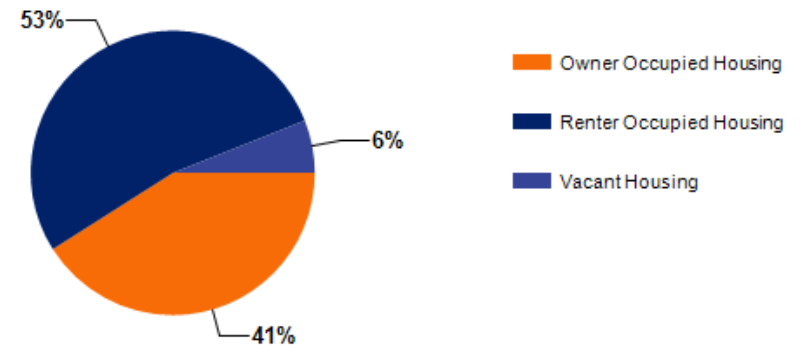
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,175	65,835	163,885
2010 Total Households	10,059	64,849	162,912
2025 Total Households	9,835	64,907	166,463
2030 Total Households	9,848	65,803	169,087
2025 Average Household Size	2.67	2.76	2.82
2025-2030: Households: Growth Rate	0.15%	1.35%	1.55%



2025 Household Income



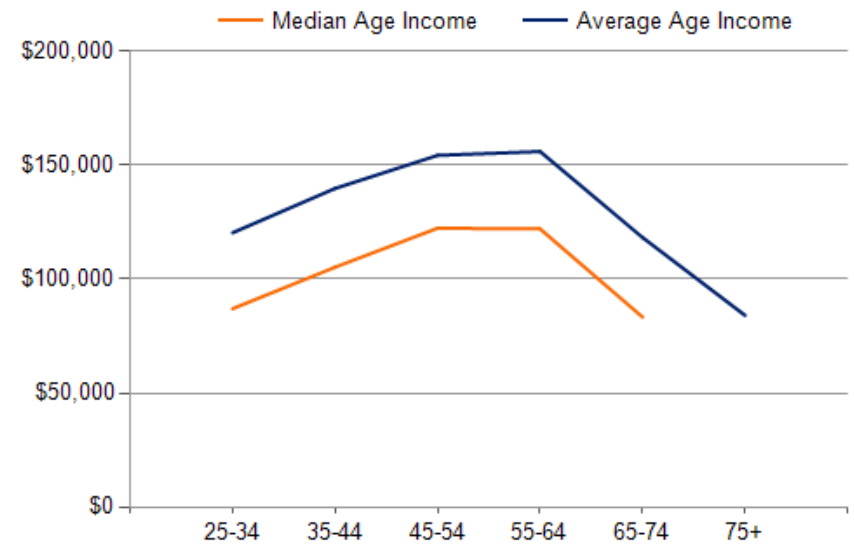
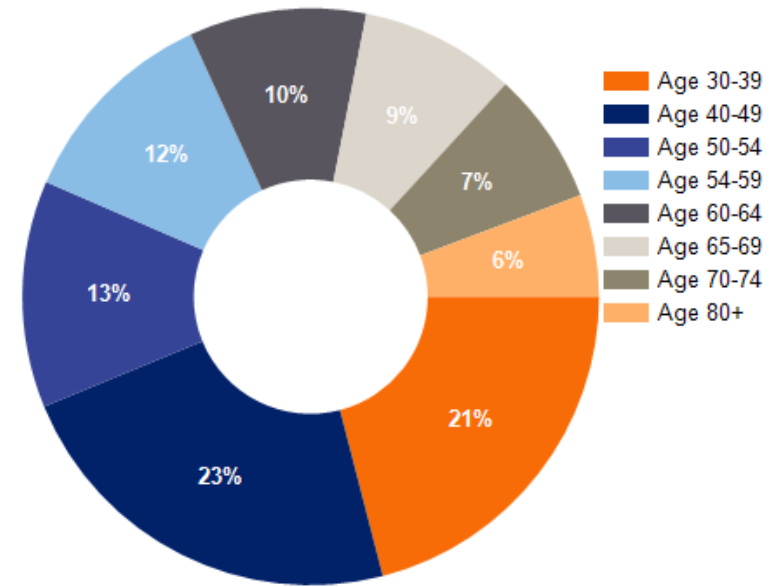
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,725	11,521	35,027
2025 Population Age 35-39	1,746	11,714	32,943
2025 Population Age 40-44	1,939	12,441	32,266
2025 Population Age 45-49	1,834	12,194	30,557
2025 Population Age 50-54	2,107	13,589	34,001
2025 Population Age 55-59	1,928	12,525	31,662
2025 Population Age 60-64	1,642	12,200	31,081
2025 Population Age 65-69	1,442	11,104	27,703
2025 Population Age 70-74	1,235	9,217	22,490
2025 Population Age 75-79	948	6,951	16,990
2025 Population Age 80-84	676	4,492	10,845
2025 Population Age 85+	960	5,283	12,829
2025 Population Age 18+	22,072	149,035	391,061
2025 Median Age	43	44	42
2030 Median Age	44	45	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,005	\$101,604	\$90,080
Average Household Income 25-34	\$120,339	\$138,079	\$122,967
Median Household Income 35-44	\$105,233	\$130,925	\$111,920
Average Household Income 35-44	\$139,807	\$168,538	\$151,949
Median Household Income 45-54	\$122,349	\$149,468	\$122,368
Average Household Income 45-54	\$154,336	\$184,863	\$164,624
Median Household Income 55-64	\$122,065	\$134,206	\$110,394
Average Household Income 55-64	\$156,039	\$172,321	\$152,560
Median Household Income 65-74	\$83,294	\$88,219	\$78,299
Average Household Income 65-74	\$118,271	\$126,085	\$116,000
Average Household Income 75+	\$84,079	\$85,716	\$82,329



**1023 S BALDWIN AVENUE,
ARCADIA, CA 91007**

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Exclusively Marketed by:

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