

Arcadia Gateway

300-336 E HUNTINGTON DR. | ARCADIA, CA

FOR LEASE



PROPERTY HIGHLIGHTS

- Last Suite Available: 1,056 SF
- Affluent Trade Area
- Strong Retail Corridor close to Westfield Santa Anita
- Immediately Adjacent to over 160,000 SF of Office including Health Care Medical Group, City of Hope and AAA Auto Club

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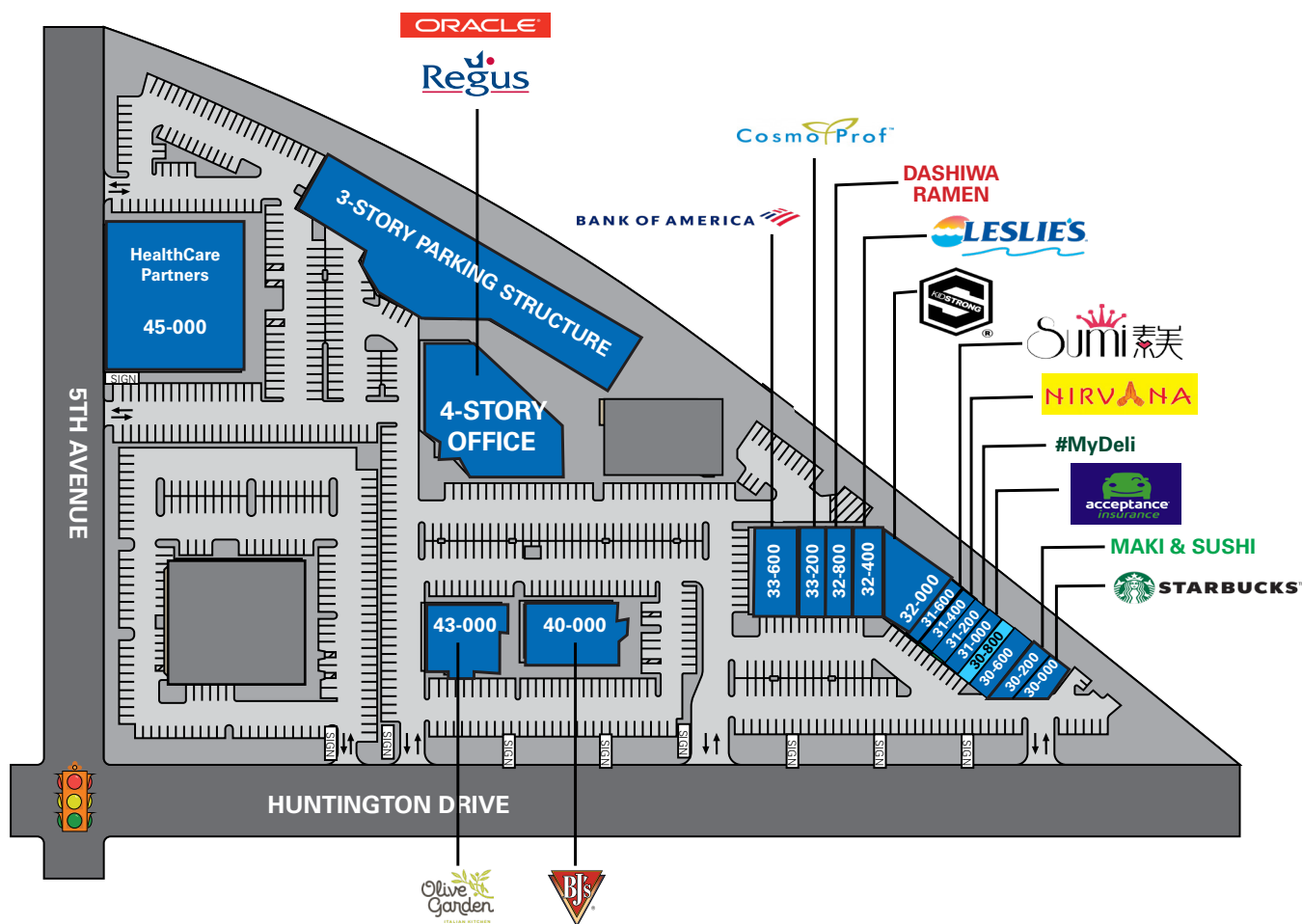
CURRENT AVAILABILITIES

SUITE	MULTI-TENANT RETAIL BUILDING	SF
30-000	Starbucks Coffee	1,246
30-200	Maki & Sushi	1,297
30-600	Mediterranean	1,246
30-800	AVAILABLE	1,056
31-000	Acceptance Auto Insurance	1,061
31-200	#MyDeli Sandwiches	1,030
31-400	Nirvana Indian Cuisine	1,019
31-600	Sumi Beauty	979
32-000	Kid Strong	3,909
32-400	Leslie's Pool Supplies	3,720
32-800	Dashiwa Ramen	1,400
33-200	CosmoProf	2,222
33-600	Bank of America	5,427

SUITE	SINGLE TENANT PAD BUILDINGS	SF
40-000	BJ's Restaurant & Brewhouse	7,341
43-000	Olive Garden	9,250

SUITE	SINGLE TENANT MEDICAL BUILDINGS	SF
45-000	HealthCare Partners	48,455

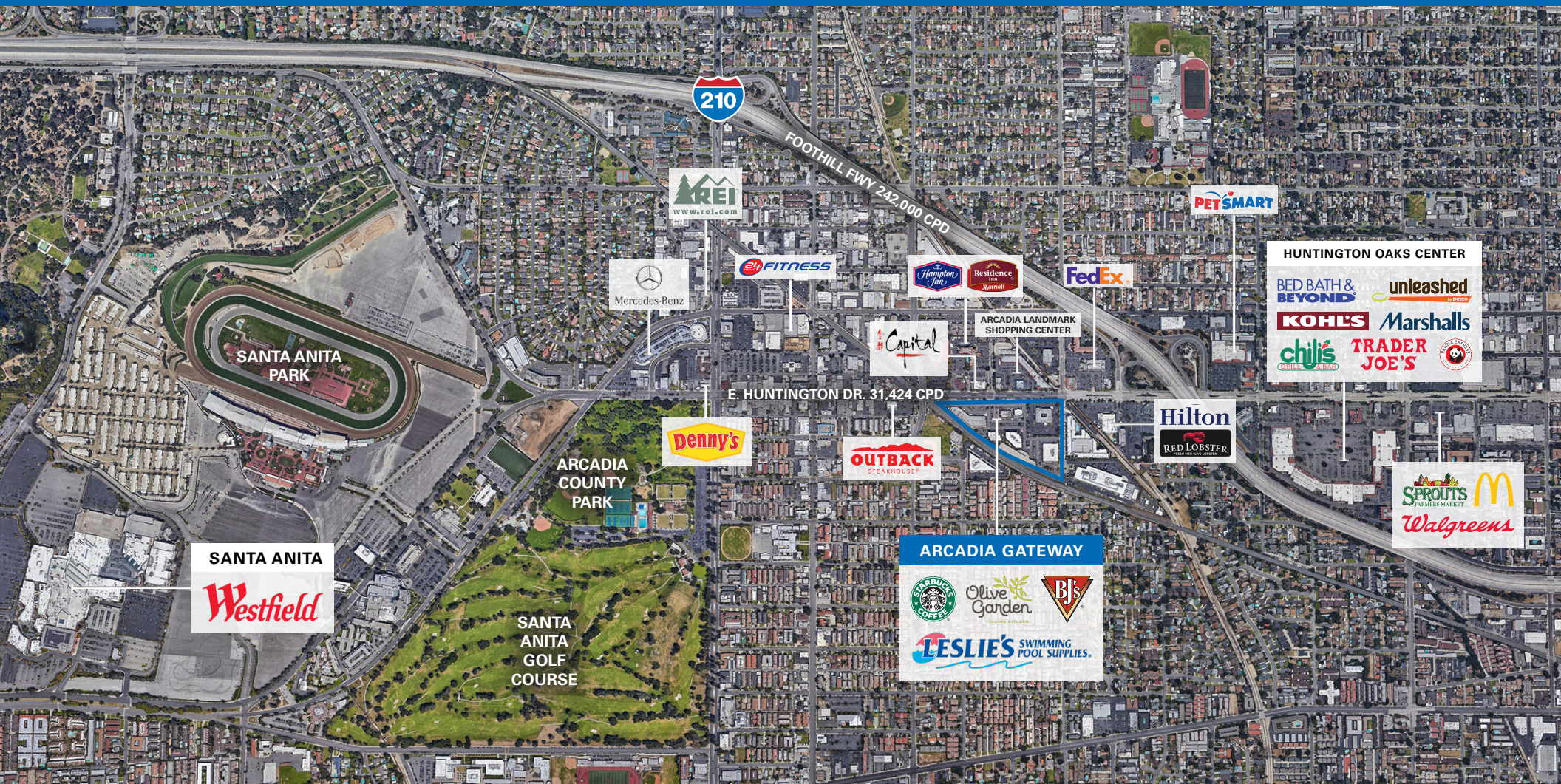
SUITE	4-STORY MULTI-TENANT OFFICE BUILDING	SF
40-100	F&L Galaxy	5,187
40-101	Dental Care of Arcadia	4,760
40-102	HealthCare Partners	2,614
40-104	Sports Neurologic Rehabilitation	1,935
40-200	HealthCare Partners	16,400
40-300	Regus	16,450
40-400	Oracle America	16,667



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ARCADIA AERIAL

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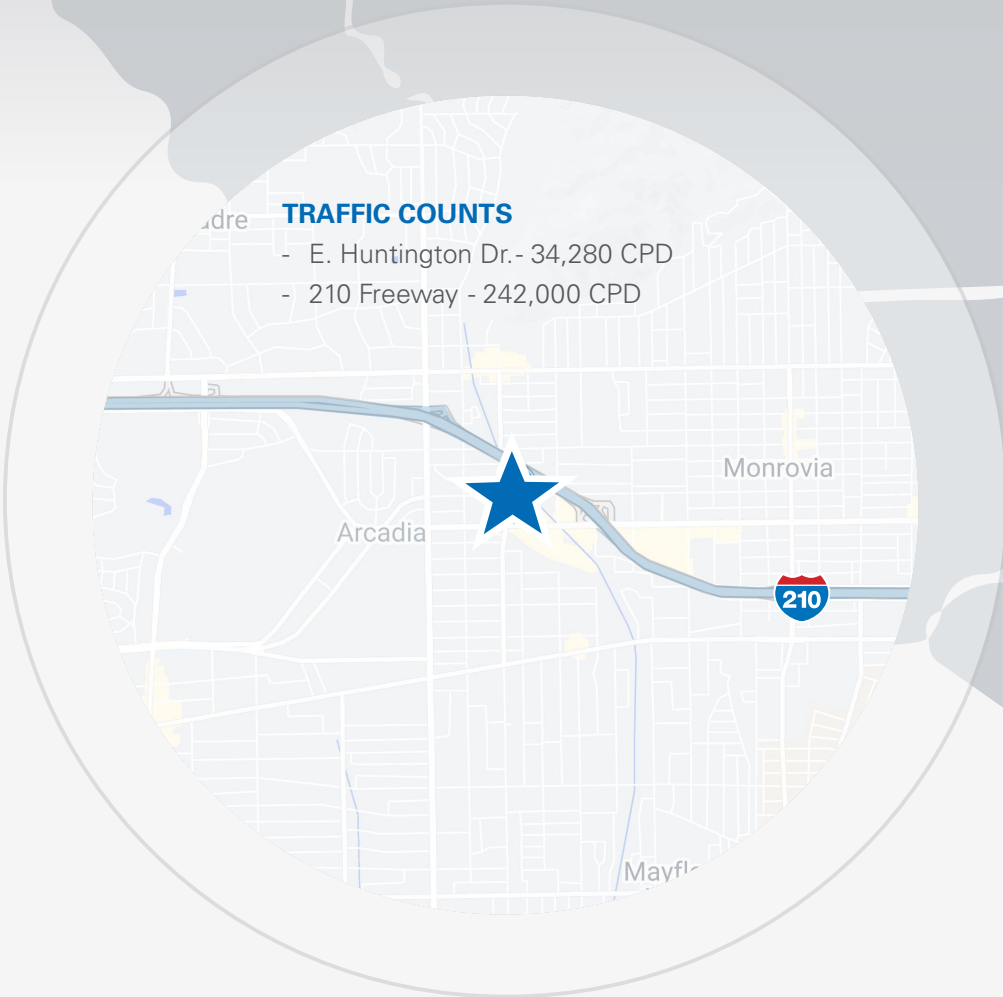
Peter Spragg

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ARCADIA, CALIFORNIA | **DEMOGRAPHICS**



TRAFFIC COUNTS

- E. Huntington Dr.- 34,280 CPD
- 210 Freeway - 242,000 CPD

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	23,336	145,564	348,748
DAYTIME POPULATION	16,301	62,449	125,404
AVERAGE HH INCOME	\$133,589	\$146,331	\$136,319
HOUSEHOLDS	8,522	52,408	117,335