



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



BEAUTIFUL BUILT-OUT SECOND FLOOR OFFICE FOR LEASE

1045 W. Huntington Drive #2, Arcadia, CA 91007



STEFAN SIEGEL

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DRE#01356621



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

1045 W. Huntington Drive #2, Arcadia, CA 91007



APPROX. 4,975 SF

BEAUTIFUL BUILT OUT SECOND FLOOR OFFICE





- ✓ Previous Mass Mutual
- ✓ Has elevator
- ✓ Perfect for financial institution, medical/urgent care
- ✓ 40 parking spaces

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

\$3.50 PSF + \$0.53 NNN 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 SUNSET BLVD & HUNTINTON DR		

OFFICE SPACE
ARCADIA, CA

INTERIOR PHOTOS

1045 W. Huntington Drive #2, Arcadia, CA 91007



OFFICE SPACE
ARCADIA, CA

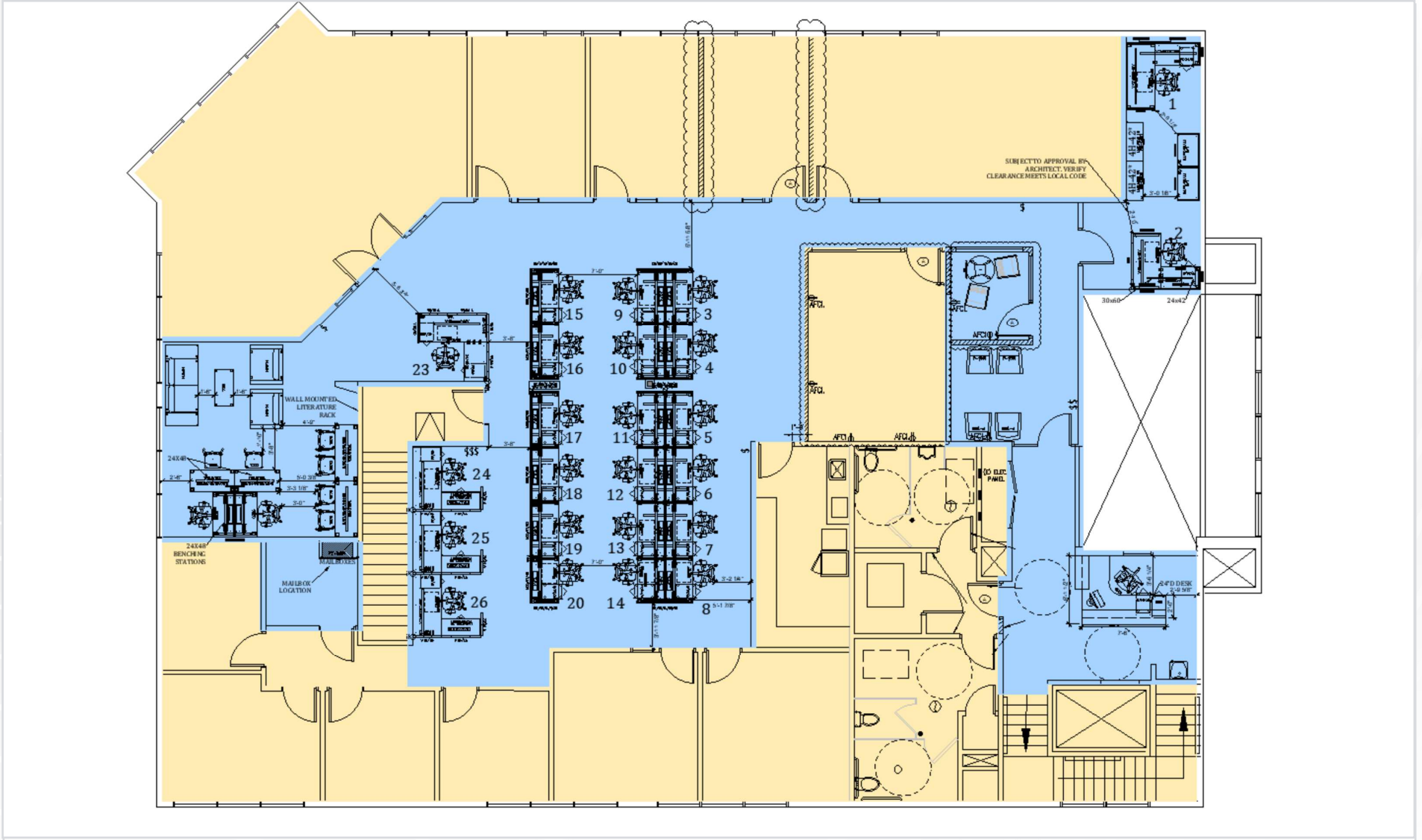
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FLOOR PLAN

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AVAILABLE



AERIAL MAP



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