

For Sale

Price: Submit Offers

117-129 E. Huntington Dr. & 118-134 Wheeler Ave Arcadia CA



Mixed Use Apts. Development Opportunity 2 Blocks to Metro Station

Structures: E. Huntington Dr. Frontage 2 Older Vacant Buildings of 7K & 4K sq. ft.
Wheeler Ave. Frontage: Parking Lots & Vacant Dirt Lots

Zoning: Arcadia DMU & Combined with SB 79 & CA Density Bonus Program for 331 Units.
City Approved & Under Const. Several Mixed-Use High-Density Projects in the area.
Potential Mixed-Use Project of 7 to 8 stories with Ground Floor Commercial Suites.

Project: Proposed 365 Units Apts. Based on FAR: 3.5 & Building Height of 75 ft. & Gross sq. ft.
315K+/- sq. ft.; NET Residential 278K+/- sq. ft. + 10% ADU Units + Ground Floor Retail
Subject to Density Bonus Concession and Incentives

Lot Size: Combined 79,800+/- sq. ft.; St. Frontages: 190 X 145 ft. & 290 X 160 with Vacated Alley

APNs: APN: 5773-001-007, 008, 018, 019, 020, 021 & 039 City has Vacated the Alley in between

Features: 3 Blocks from FRWY 210 ON/Off Ramps. Convenient City Main Commercial Corridor
& Public Transportation. Two Blocks Walking Distance of Metro Station & many City
Amenities. High Visibility & Signage; Traffic Count 30,000+/- Daily.

For More Information Contact:

Roobik Ovanesian, Broker, GC, CCIM DRE # 00997117 818-683-4511 roobik.crc@sbcglobal.net

We obtained the above information from sources deemed to be reliable. However, we have not verified the accuracy and make no guarantees, warranties or representations about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or with drawn without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performances of the property. You and your tax and legal advisors should conduct your own investigations of the property and transaction.

Mail: P.O. Box 271 Glendale, CA 91209-0271
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California Bureau of Real Estate ID# 01338809



Property Photos 117-129 E. Huntington Dr.:



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Property Photos on Wheeler Ave. Parking Lots & Dirt Lots:



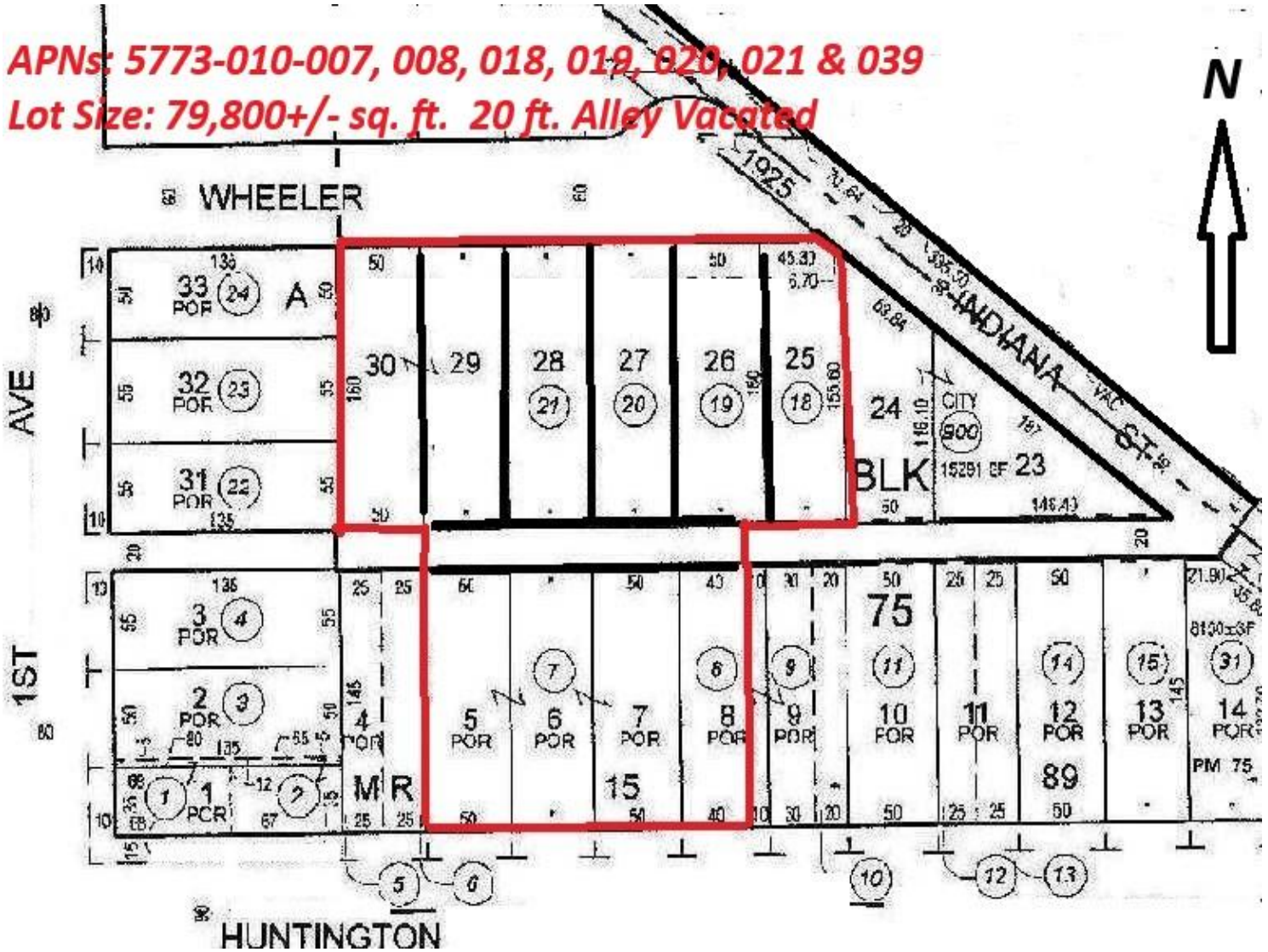
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Parcel Map:

APNs: 5773-010-007, 008, 018, 019, 020, 021 & 039
Lot Size: 79,800+/- sq. ft. 20 ft. Alley Vacated



- **Public Alley in between and behind the parcels has been vacated.**

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Aerial Photo of Property:



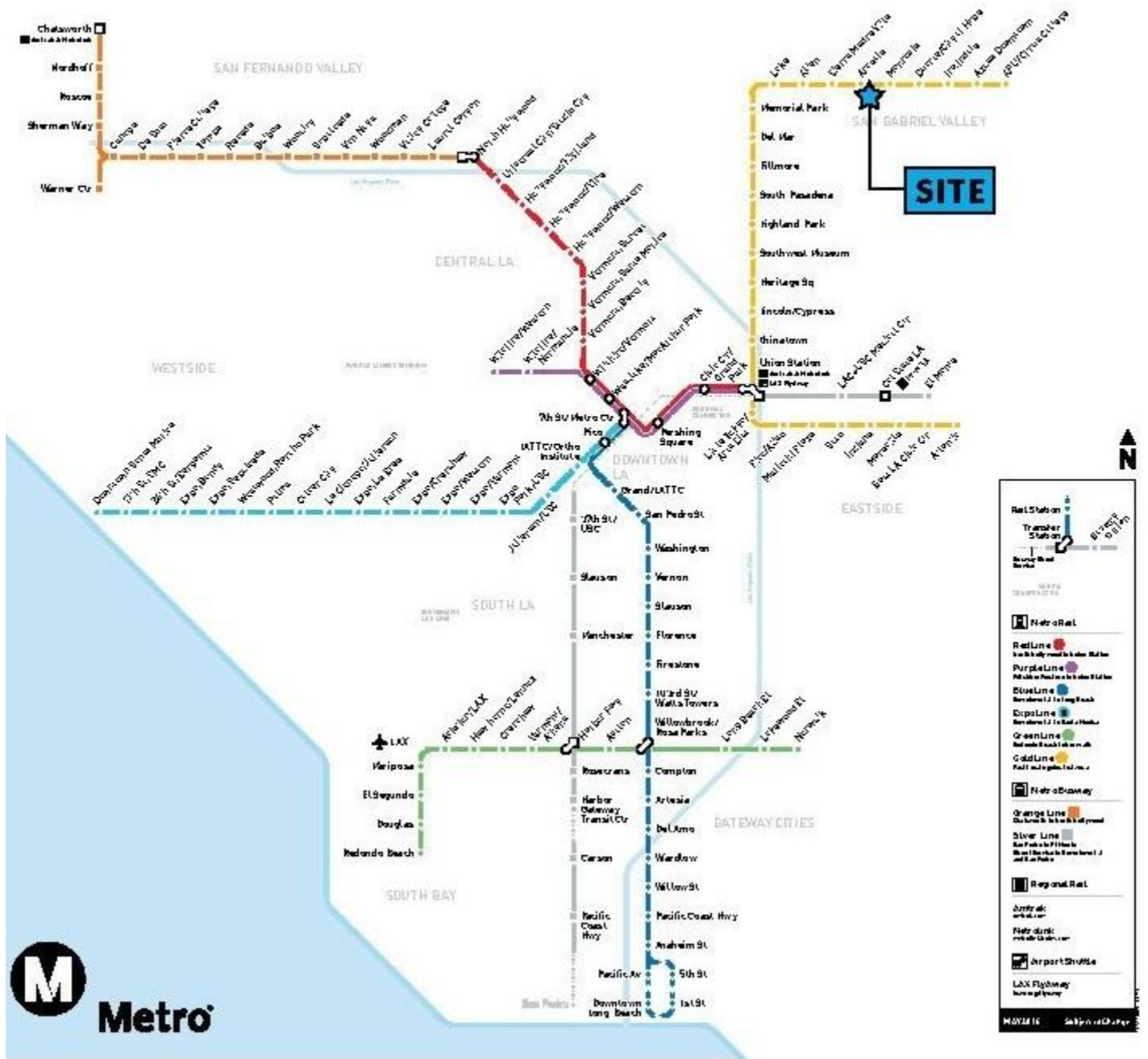
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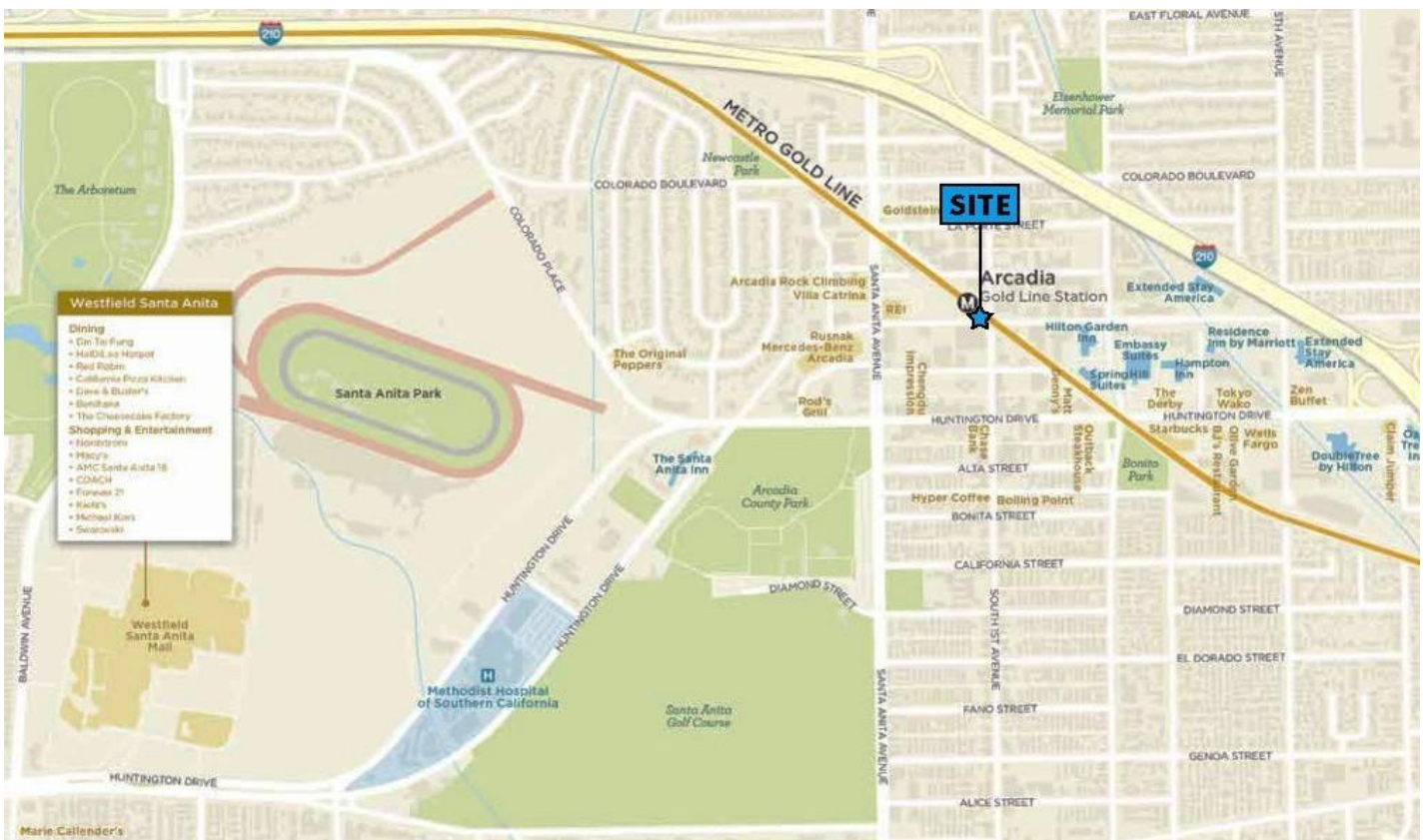
Transit Oriented Development Projects:

TRANSIT-ORIENTED DEVELOPMENT



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Location Maps:



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