

# 20 SAN RAFAEL RD

ARCADIA, CA 91007



## FOR LEASE

### RETAIL/OFFICE

### RARE AVAILABILITY

| Rate      | SF        |
|-----------|-----------|
| \$2.60 MG | ±1,750 SF |

#### PROPERTY DETAILS

|                           |              |
|---------------------------|--------------|
| <b>Terms:</b>             | 3+ years     |
| <b>Total Building SF:</b> | ±1,750 SF    |
| <b>Lot Size:</b>          | ±2,232 SF    |
| <b>Year Built:</b>        | 1948         |
| <b>Zoning:</b>            | C-G          |
| <b>APN:</b>               | 5775-023-011 |
| <b>Parking Ratio:</b>     | 4 spaces     |



#### HIGHLIGHTS

- 1,750 SF interior + 500 SF private outdoor patio
- Two roll-up garage doors for open-air flow or drive-in access
- Soaring ceilings with exposed industrial aesthetic
- Polished concrete floors throughout
- Private restroom on-site
- Modified Gross lease at \$2.60 PSF
- Available immediately

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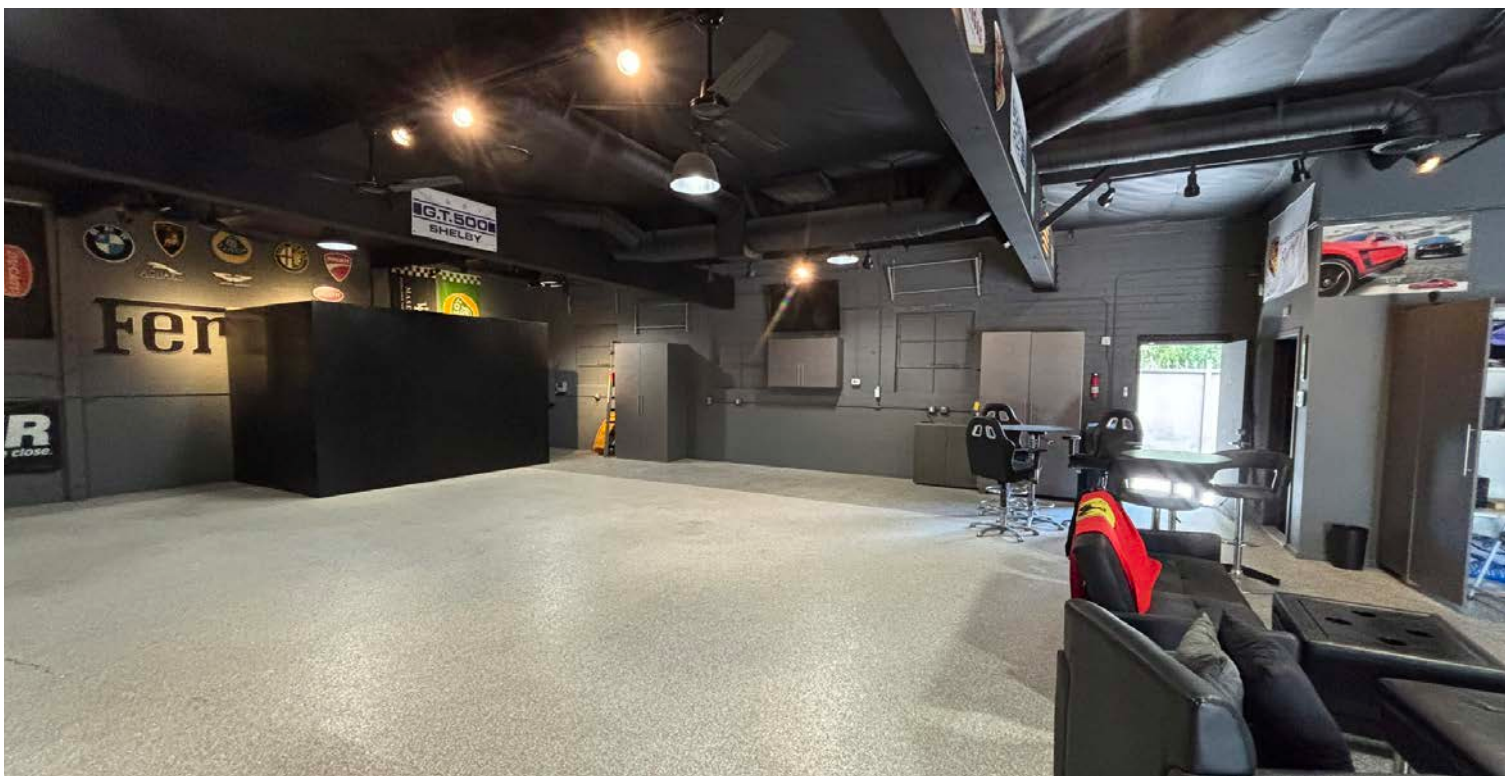
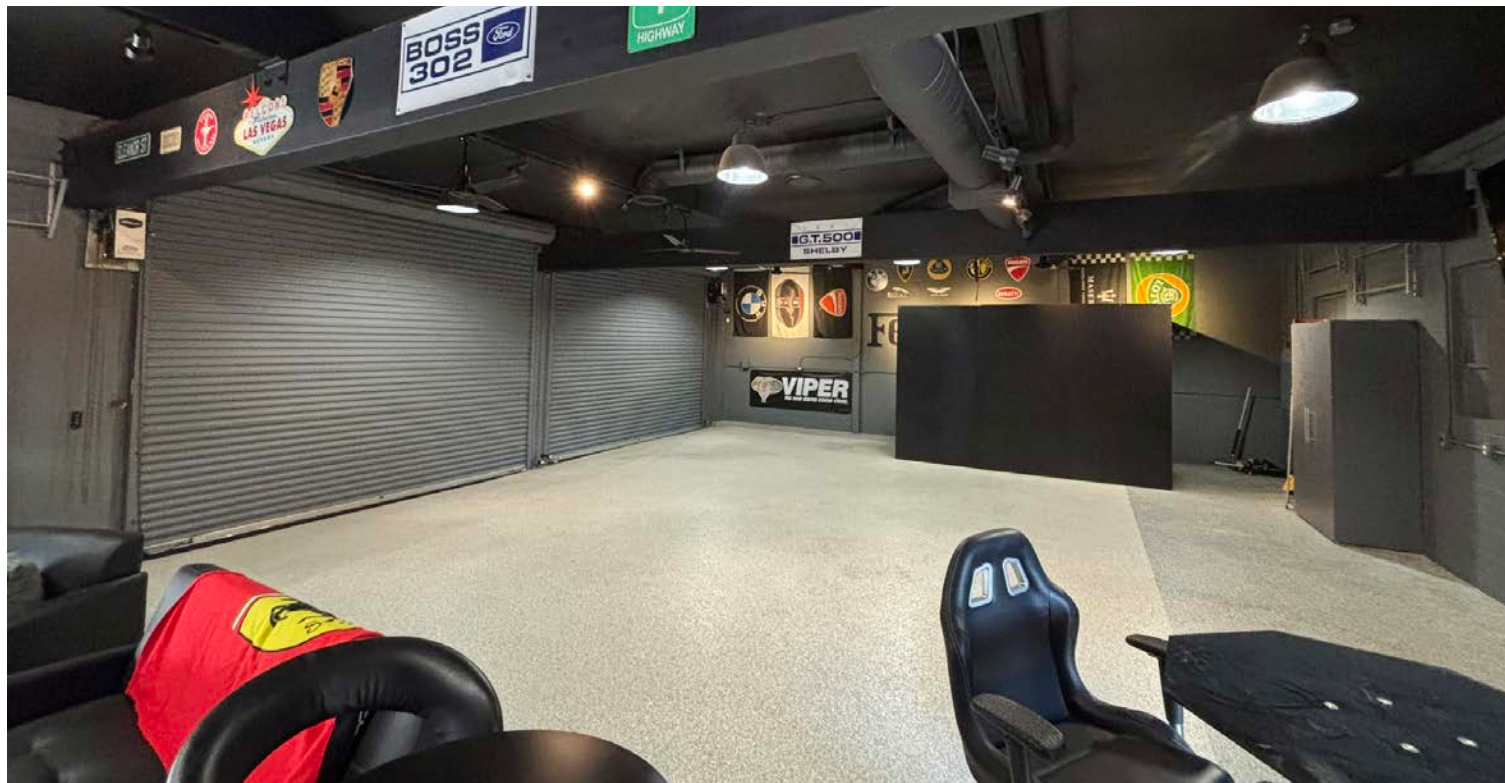
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## PHOTOS



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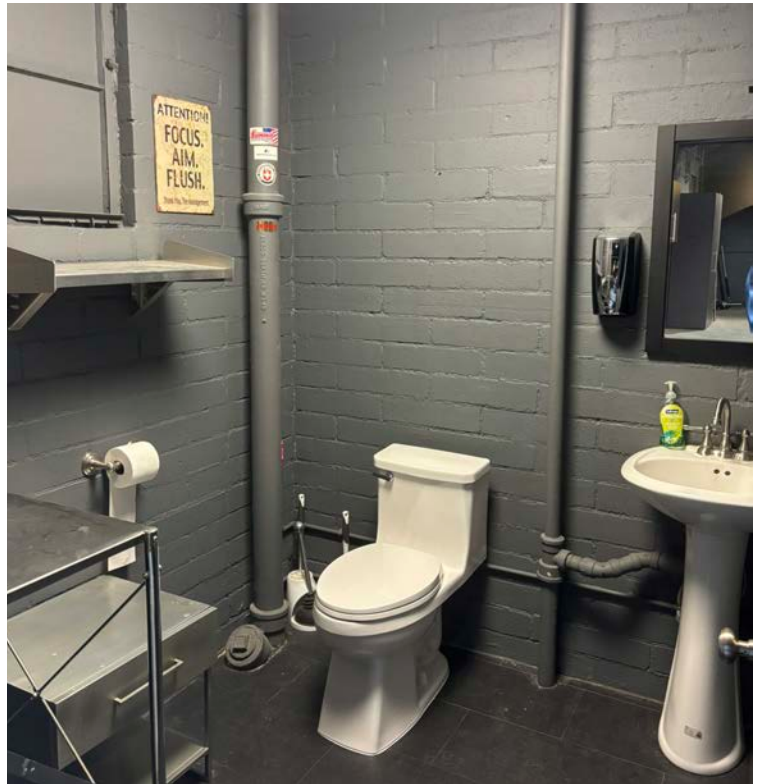
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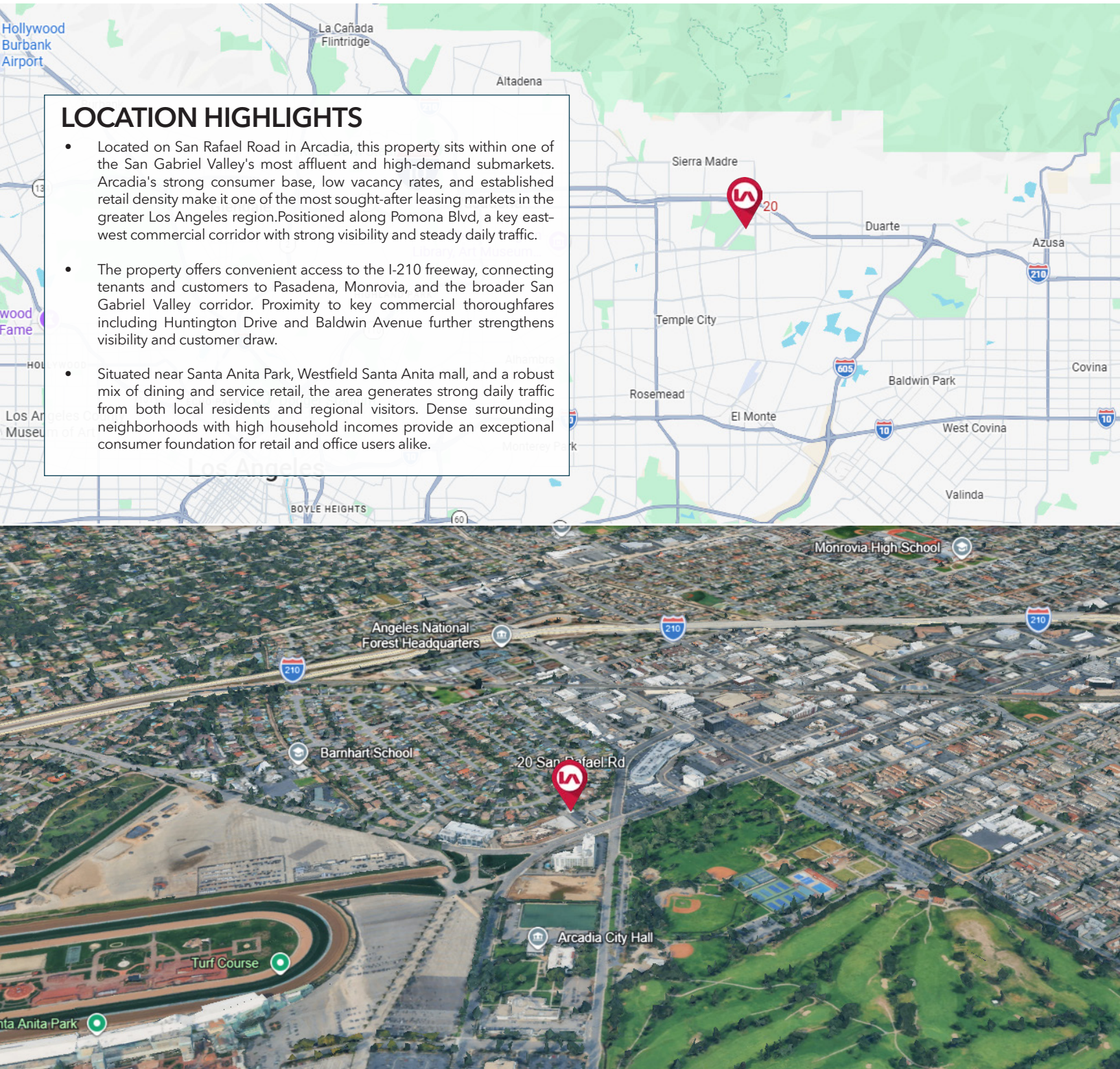
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## OVERVIEW MAP

### LOCATION HIGHLIGHTS

- Located on San Rafael Road in Arcadia, this property sits within one of the San Gabriel Valley's most affluent and high-demand submarkets. Arcadia's strong consumer base, low vacancy rates, and established retail density make it one of the most sought-after leasing markets in the greater Los Angeles region. Positioned along Pomona Blvd, a key east-west commercial corridor with strong visibility and steady daily traffic.
- The property offers convenient access to the I-210 freeway, connecting tenants and customers to Pasadena, Monrovia, and the broader San Gabriel Valley corridor. Proximity to key commercial thoroughfares including Huntington Drive and Baldwin Avenue further strengthens visibility and customer draw.
- Situated near Santa Anita Park, Westfield Santa Anita mall, and a robust mix of dining and service retail, the area generates strong daily traffic from both local residents and regional visitors. Dense surrounding neighborhoods with high household incomes provide an exceptional consumer foundation for retail and office users alike.



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