



SHOVEL READY 16 UNIT TOWNHOME DEVELOPMENT OPPORTUNITY

314-326 2ND AVENUE, ARCADIA, CA 91007

Shovel Ready 16 Unit Townhome Development Opportunity

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Demographics

Exclusively Marketed by:

ROBERT IP

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CaDRE #01876261



COLDWELL BANKER
COMMERCIAL
REALTY

OFFERING SUMMARY

ADDRESS	314-326 S 2nd Ave Arcadia CA 91007
BUILDING SF	46,898 SF
LAND SF	58,081 SF
NUMBER OF UNITS	16

FINANCIAL SUMMARY

PRICE	CALL BROKER
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	22,736	153,038	369,202
2026 Median HH Income	\$107,418	\$110,156	\$101,371
2026 Average HH Income	\$142,874	\$154,833	\$141,737

PROPERTY DESCRIPTION

This shovel-ready, entitled 16-unit gated townhome community in the City of Arcadia, CA is fully approved by the City and ready for permit submission and immediate construction. Designed by PDS Studio with interior finishes thoughtfully specified by Ilustracion by Jake, Corp., the project features townhome floorplans ranging from 2,302 to 3,276 square feet. Each unit includes a private rooftop area offering panoramic views of the San Gabriel Mountains, and the gated configuration provides enhanced security and privacy that will appeal to owner-occupiers and investors alike.

The site benefits from a prime, walkable location near retail, dining, parks and transit corridors, and it lies within the highly regarded Arcadia Unified School District, which Niche ranks #6 in the Los Angeles area—an important demand driver for family buyers. Entitlements and municipal approvals are in place, and the sale includes the complete architectural and interior design packages. This is an ideal opportunity for a developer to accelerate time-to-build and eliminate entitlement risk, with potential upside through finish-level optimization, phasing, or sales strategy.



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PDS STUDIO

ARCHITECTURE + DESIGN

1715 S. HAYWARD AVE
MIRAMONTE, CA 91020
TEL: 626-254-1988
WWW.PDSSTUDIO.COM

PROJECT NAME



**14 UNITS MULTIFAMILY
RESIDENTIALS**

1715 S. HAYWARD AVE
MIRAMONTE, CA 91020

DATE: 1/28/2024 4:16:30 PM

PROJECT NO:

DATE:

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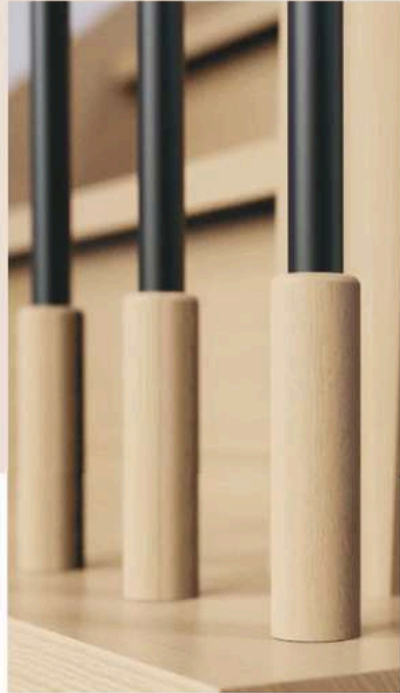
3D ISOMETRIC VIEW ①

FOYER LIVING UNIT 1 TYPE A

314-326 2ND AVE , ARCADIA CA

TRIM,WALLS & CEILING

TRIM,WALLS & CEILING
SW91019 Natural Linen
Finish :
Semi-gloss _Trim
Flat _Walls & Ceiling
Sberwin Williams



RAILING
Black Iron Baluster with
Wood sleeve
and handrail

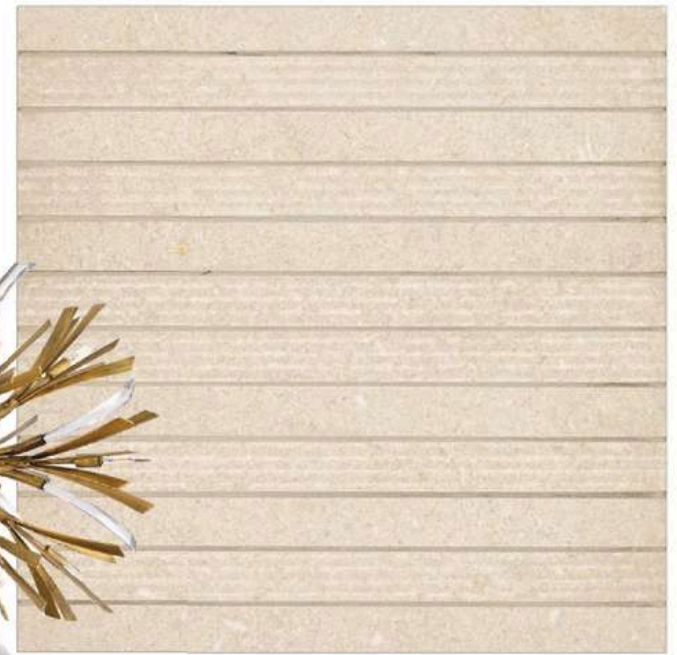


SCONCE
Ciel 10-in Wall Sconce
Dimensions W10" x H8-3/8" x E5-7/8"
Backplate: 5"W x 5"H x 1"E
Item # : W559810-BG/OP
Finish : Brushed Gold/Opal Glass
Kurgo

WHITE OAK



STAIRWELL CHANDELIER
Vida Large Orb
Finish: Burnished Gold
Width: 36"
Height: 42"
Light Source: Socketed
Wattage: 13-5w Cand. LED, 60w Equiv
Item # : FR40905BNG
Finish : Aged Brass
Hinkley



FIREPLACE SURROUND
Item : Intense Beige Straight
Stack Mesh 1 x 12
Finish : Matte
Arizona Tile

KITCHEN INSPIRATION MODERN SLEEK

314-326 2ND AVE , ARCADIA CA



AI ASSISTED DESIGN



INSPIRATION



ISLAND CORNER DETAIL



ILUSTRACION BY JAKE.CORP.

KITCHEN TYPE C MODERN SLEEK

314-326 2ND AVE , ARCADIA CA

TRIM,WALLS & CABINET



TRIM,WALLS & CEILING
SW7656 Rhinestone
Finish :
Semi-gloss _Trim
Flat _Walls & Ceiling
Sberwin Williams

CABINET
SW7671 On the Rocks
Finish : Semi-gloss
Sberwin Williams

SINK PENDANT
Finish : Aluminum
Cord Color : Black Fabric
Dimension 1 7/8"L x 1 7/8"W x 16"H
Canopy Size : Ø4 1/2" x 3/8"
Item # : C79401AL
Matteo Lighting

ISLAND PENDANT
Finish : Aluminum
Cord Color : Black Fabric
Dimension 1 7/8"L x 1 7/8"W x 24"H
Canopy Size : Ø4 1/2" x 3/8"
Item # : C79411AL
Matteo Lighting



WHITE OAK ACCENT

KITCHEN FAUCET
Tenet 1-Handle Pull-Down Kitchen Faucet
Finish : Polished Nickel
(GT529-TNID)
with Tenet Handle Kit (HHL-GTTNTBG)
OPTION 2
Tenet 1-Handle Pull-Down Kitchen Faucet
Finish : Spot Defense Stainless Steel
(GT529-TNTGS)
with Tenet Handle Kit (HHL-GTTNTBG)
Handle Finish: Brushed Gold
Pfister



CABINET HARDWARE
Wide Square Pull 3 3/4 Inch (c-c)
Brushed Nickel
Size : 3-1/2" C-C
Overall Length 5 1/8"
Width 7/8"
Base Dimensions 15/16"
Projection 15/16"
Item # : A918-BN
Atlas Homewares

SINK
Elkay Crosstown 16 Gauge Stainless Steel
30-1/2" x 18-1/2" x 8"
Bowl 1 Dimensions: 28" x 16" x 8"
Drain Size: 3-1/2" (89mm)
Drain Location: Rear Center
Item : EFRU2816TC
Material : Stainless Steel 16 Gauge
Elkay



COUNTER TOP/SPLASH
Della Terra® Quartz Slabs
3/4" Thick Everest Della Terra Quartz
Slab size : 130" x 65"
Quartz slab
Arizona Tile



PDS STUDIO

ARCHITECTURE + DESIGN
 111 S. 20th Ave.
 ARDEN CA 94704
 TEL: 415.436.4000
 WWW.PDS-STUDIO.COM



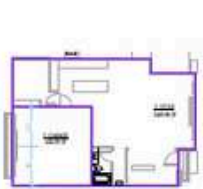
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**14 UNITS MULTIFAMILY
 RESIDENTIALS**

111 S. 20th Ave.
 ARDEN CA 94704

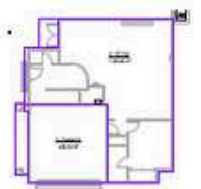
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 PROJECT NO: 2024001
 SHEET NO: 030
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1ST FLOOR - TYPE G
 1/16" = 1'-0"



1ST FLOOR - TYPE F
 1/16" = 1'-0"



1ST FLOOR - TYPE E
 1/16" = 1'-0"



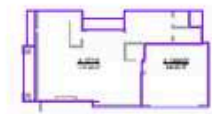
1ST FLOOR - TYPE D
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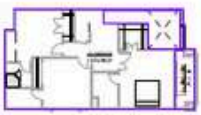
1ST FLOOR - TYPE C
 1/16" = 1'-0"



1ST FLOOR - TYPE B
 1/16" = 1'-0"



1ST FLOOR - TYPE A
 1" = 20'-0"



2ND FLOOR - TYPE G
 1/16" = 1'-0"



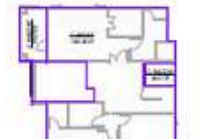
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2ND FLOOR - TYPE E
 1/16" = 1'-0"



2ND FLOOR - TYPE D
 1/16" = 1'-0"



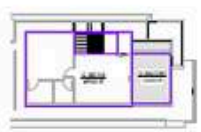
2ND FLOOR - TYPE C
 1/16" = 1'-0"



2ND FLOOR - TYPE B
 1/16" = 1'-0"



2ND FLOOR - TYPE A
 1" = 20'-0"



3RD FLOOR - TYPE G
 1/16" = 1'-0"



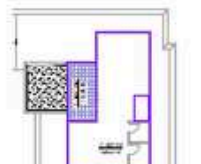
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 1/16" = 1'-0"



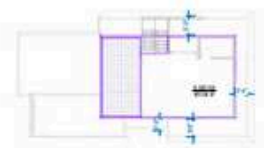
3RD FLOOR - TYPE E
 1/16" = 1'-0"



3RD FLOOR - TYPE D
 1/16" = 1'-0"



3RD FLOOR - TYPE C
 1/16" = 1'-0"



3RD FLOOR - TYPE B
 1/16" = 1'-0"



3RD FLOOR TYPE A
 1" = 20'-0"

GARAGE AREA	
A- GARAGE	446 SF
B- GARAGE	431 SF
C- GARAGE	431 SF
D- GARAGE	431 SF
E- GARAGE	431 SF
F- GARAGE	431 SF
G- GARAGE	431 SF
Total Living Area:	3,064 SF

BALCONY AREA	
A- BALCONY	152 SF
B- BALCONY	154 SF
C- BALCONY	154 SF
D- BALCONY	154 SF
E- BALCONY	154 SF
F- BALCONY	154 SF
G- BALCONY	154 SF
Total Living Area:	1,096 SF

TYPE E LIVING AREA	
E- 1ST R/R	1,130 SF
E- 2ND R/R	1,463 SF
E- 3RD R/R	522 SF
Total Living Area:	3,115 SF

TYPE F LIVING AREA	
F- 1ST R/R	1,080 SF
F- 2ND R/R	1,372 SF
F- 3RD R/R	630 SF
Total Living Area:	3,082 SF

TYPE D LIVING AREA	
D- 1ST R/R	736 SF
D- 2ND R/R	1,077 SF
D- 3RD R/R	489 SF
Total Living Area:	3,302 SF

TYPE A LIVING AREA	
A- 1ST R/R	1,187 SF
A- 2ND R/R	1,471 SF
A- 3RD R/R	430 SF
Total Living Area:	3,118 SF

TYPE B LIVING AREA	
B- 1ST R/R	1,059 SF
B- 2ND R/R	1,310 SF
B- 3RD R/R	507 SF
Total Living Area:	3,276 SF

TYPE C LIVING AREA	
C- 1ST R/R	1,172 SF
C- 2ND R/R	1,361 SF
C- 3RD R/R	646 SF
Total Living Area:	3,179 SF

TYPE G LIVING AREA	
G- 1ST R/R	1,079 SF
G- 2ND R/R	1,350 SF
G- 3RD R/R	580 SF
Total Living Area:	3,009 SF

UNIT TYPE SUMMARY					
TYPE	COUNT	LIVING AREA	BED	BATH	PARKING
TYPE A	3	3,118 SF	4	5.5	2 STANDARD
TYPE B	2	3,276 SF	4	5.5	2 STANDARD
TYPE C	2	3,196 SF	4	5.5	2 STANDARD
TYPE D	4	2,918 SF	4	5.5	2 STANDARD
TYPE E	2	3,115 SF	4	5.5	2 STANDARD
TYPE F	2	3,082 SF	4	5.5	2 STANDARD
TYPE G	1	3,009 SF	4	5.5	2 STANDARD
TOTAL	17				

UNIT AREA SUMMARY				
UNIT	TYPE	LIVING AREA	GARAGE AREA	BALCONY AREA
1	TYPE A	3,118 SF	446 SF	152 SF
2	TYPE B	3,276 SF	431 SF	154 SF
3	TYPE A	3,118 SF	446 SF	152 SF
4	TYPE B	3,276 SF	431 SF	154 SF
5	TYPE A	3,118 SF	446 SF	152 SF
6	TYPE C	3,196 SF	431 SF	154 SF
7	TYPE D	2,918 SF	431 SF	154 SF
8	TYPE D	2,918 SF	431 SF	154 SF
9	TYPE E	3,115 SF	431 SF	154 SF
10	TYPE E	3,115 SF	431 SF	154 SF
11	TYPE C	3,196 SF	431 SF	154 SF
12	TYPE C	3,196 SF	431 SF	154 SF
13	TYPE F	3,082 SF	431 SF	154 SF
14	TYPE D	2,918 SF	431 SF	154 SF
15	TYPE D	2,918 SF	431 SF	154 SF
16	TYPE C	3,196 SF	431 SF	154 SF
TOTAL		48,472 SF		



AREA SCHEDULE

UNIT AREA / TYPE SCHEDULE

KEY PLAN

COMMON OPEN SPACE	
COMMON OPEN SPACE	633.12 SF
	633.12 SF

OPEN SPACE PER UNIT	
UNIT 1 - PRIVATE OPEN SPACE	675.05 SF
UNIT 2 - PRIVATE OPEN SPACE	179.21 SF
UNIT 3 - PRIVATE OPEN SPACE	170.92 SF
UNIT 4 - PRIVATE OPEN SPACE	186.80 SF
UNIT 5 - PRIVATE OPEN SPACE	675.05 SF
UNIT 6 - PRIVATE OPEN SPACE	590.16 SF
UNIT 7 - PRIVATE OPEN SPACE	451.76 SF
UNIT 8 - PRIVATE OPEN SPACE	850.00 SF
UNIT 10 - PRIVATE OPEN SPACE	423.71 SF
UNIT 11 - PRIVATE OPEN SPACE	101.89 SF
UNIT 11 - PRIVATE OPEN SPACE AT BALCONY	132.72 SF
UNIT 12 - PRIVATE OPEN SPACE	439.13 SF
UNIT 13 - PRIVATE OPEN SPACE	101.89 SF
UNIT 14 - PRIVATE OPEN SPACE	850.00 SF
UNIT 15 - PRIVATE OPEN SPACE	451.76 SF
UNIT 16 - PRIVATE OPEN SPACE	590.16 SF
	6,670.21 SF

HARDSCAPE AT FRONT YARD CALCULATION

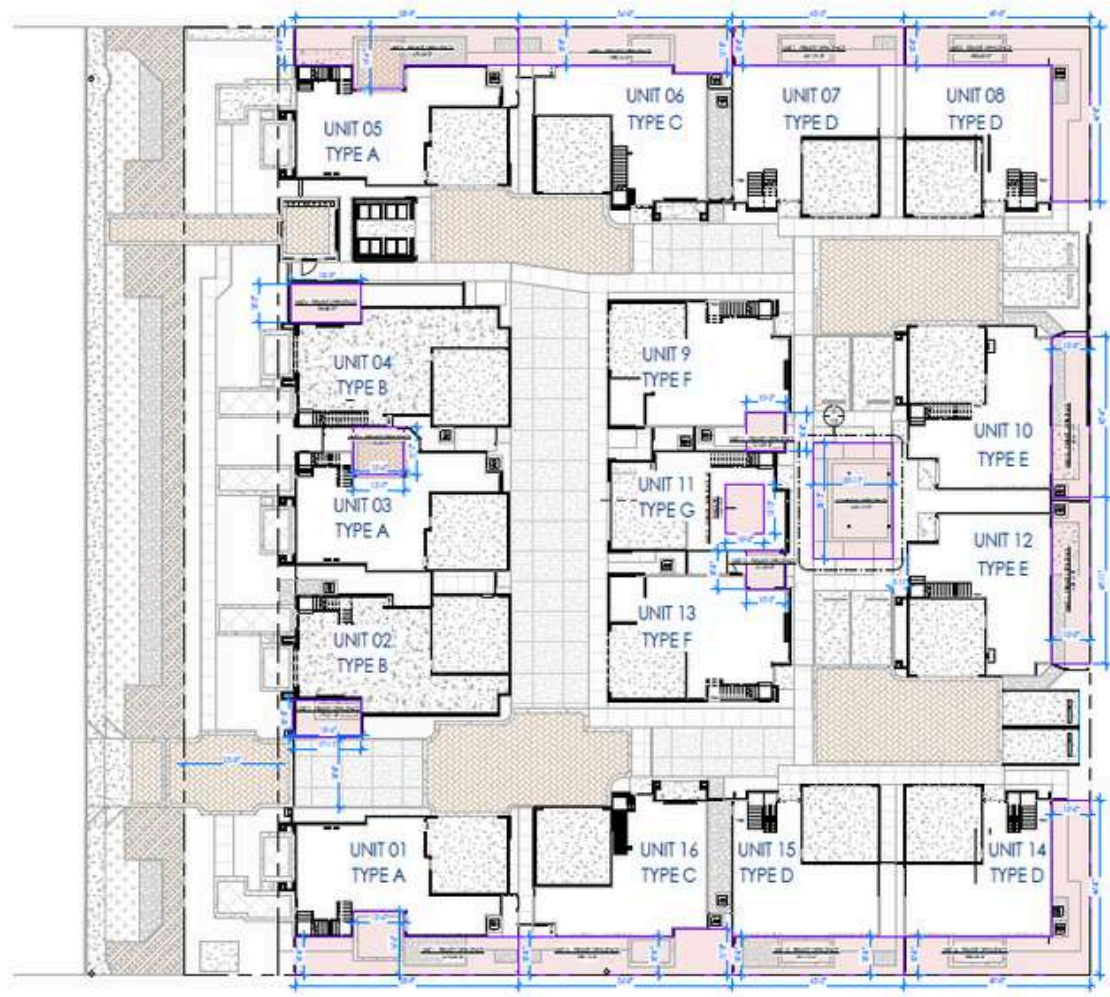
MAX ALLOWABLE HARDSCAPE (40%) = 4240x0.40 = 2,496 SF
 PROPOSED HARDSCAPE AREA = 2,447 SF (< 40% MAX)

PRIVATE OPEN SPACE / COMMON OPEN SPACE

PRIVATE OPEN SPACE PER UNIT = 100 SF MINIMUM



FRONT YARD AREA CALCULATION
 1/16" = 1'-0" ②



OPEN SPACE AREA PLAN
 1/16" = 1'-0" ①



400 BOSTON + SUITE
 171 S. BIRD AVE.
 ANAHEIM, CA 92805
 714.769.1980
 WWW.PDS-STUDIO.COM

ARCHITECT SEAL



PROJECT
 14 UNITS MULTIFAMILY
 RESIDENTIALS

214 - 30 ONE AIR
 ANAHEIM CA 92807

DATE
 1/27/2024 @ 14:28 PM

PROJECT NO.
 2024001

DATE
 1/27/2024

REVISION

DESIGNED BY: Checker

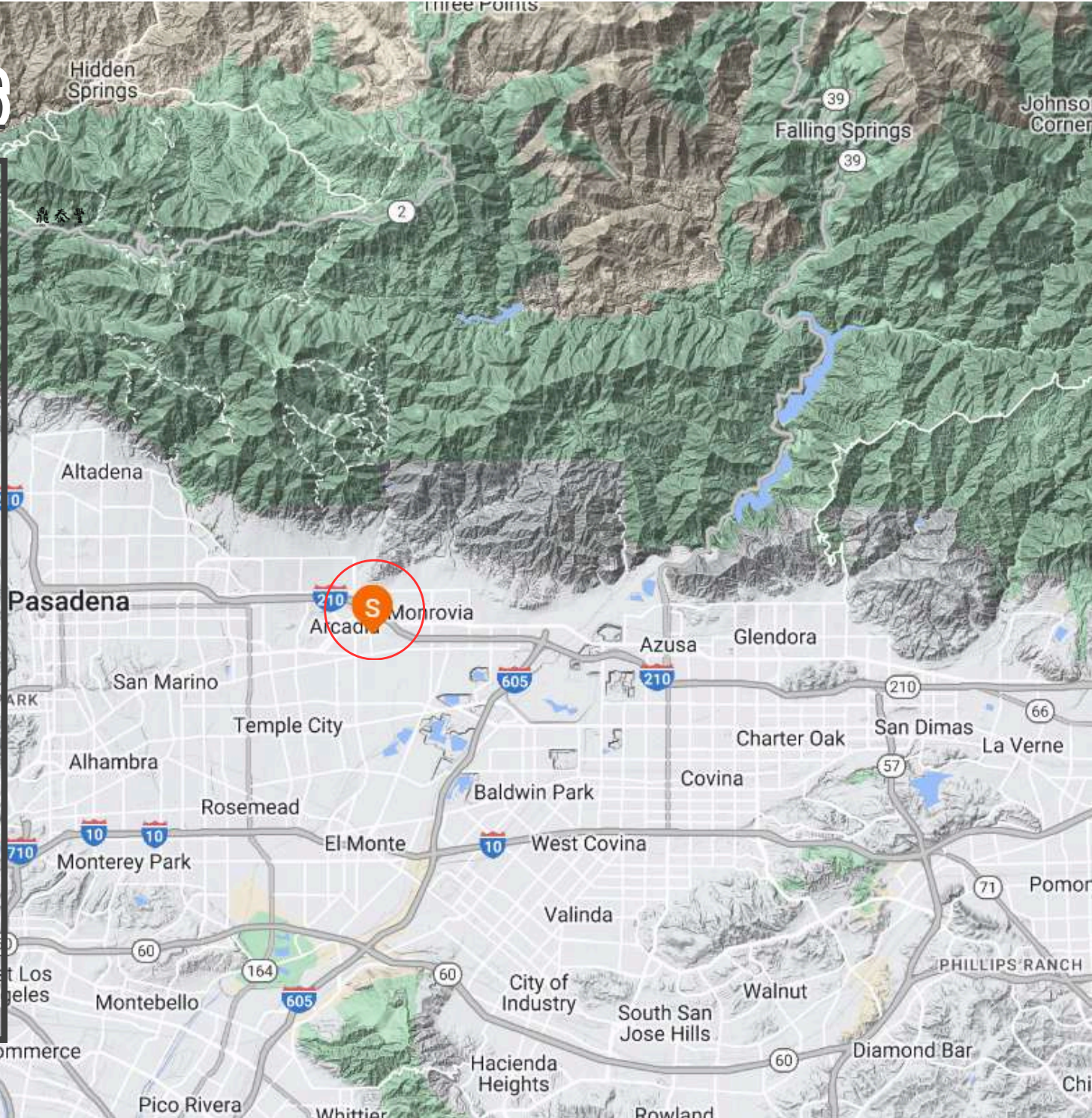
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DATE: 1/27/2024

SHEET NAME: SITE AREA ANALYSIS

SHEET NO.

RETAIL AMENITIES



RETAILER MAP



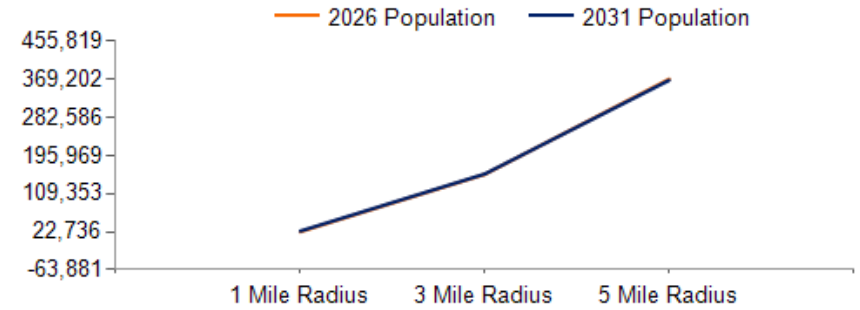
SCHOOLS



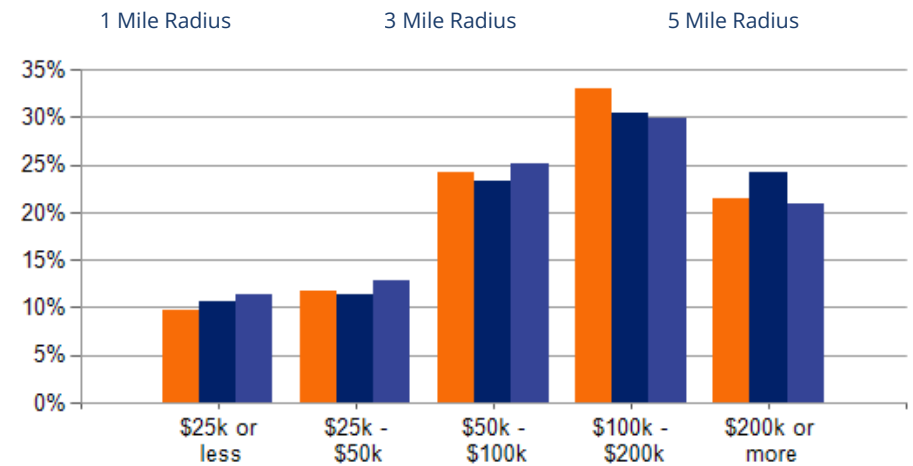
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CalDRE #01876261

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,946	150,666	375,017
2010 Population	22,890	156,232	383,110
2026 Population	22,736	153,038	369,202
2031 Population	24,137	153,887	366,752
2026 African American	788	4,334	8,228
2026 American Indian	173	1,450	4,615
2026 Asian	11,446	65,579	147,782
2026 Hispanic	6,035	44,134	143,217
2026 Other Race	2,926	21,439	75,378
2026 White	4,966	41,507	83,782
2026 Multiracial	2,426	18,577	49,109
2026-2031: Population: Growth Rate	6.00%	0.55%	-0.65%

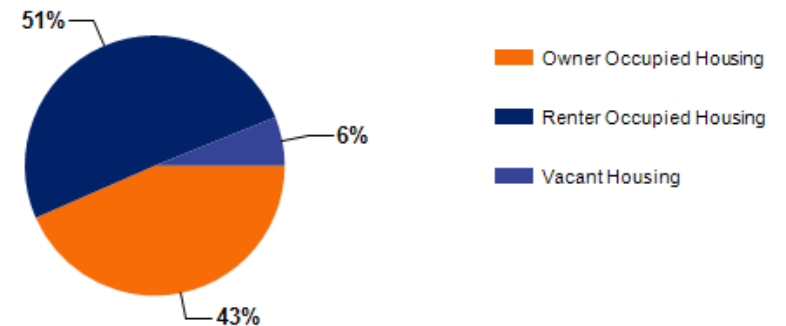
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	490	3,403	8,147
\$15,000-\$24,999	312	2,461	5,886
\$25,000-\$34,999	395	2,377	6,555
\$35,000-\$49,999	582	3,902	9,376
\$50,000-\$74,999	1,233	7,006	17,002
\$75,000-\$99,999	782	5,911	14,344
\$100,000-\$149,999	1,708	10,000	22,443
\$150,000-\$199,999	1,047	6,893	14,654
\$200,000 or greater	1,784	13,439	26,045
Median HH Income	\$107,418	\$110,156	\$101,371
Average HH Income	\$142,874	\$154,833	\$141,737



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

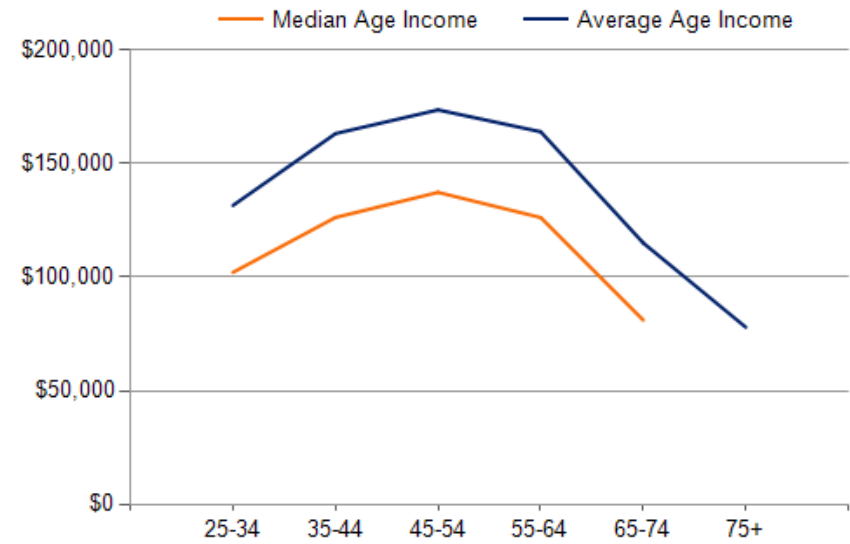
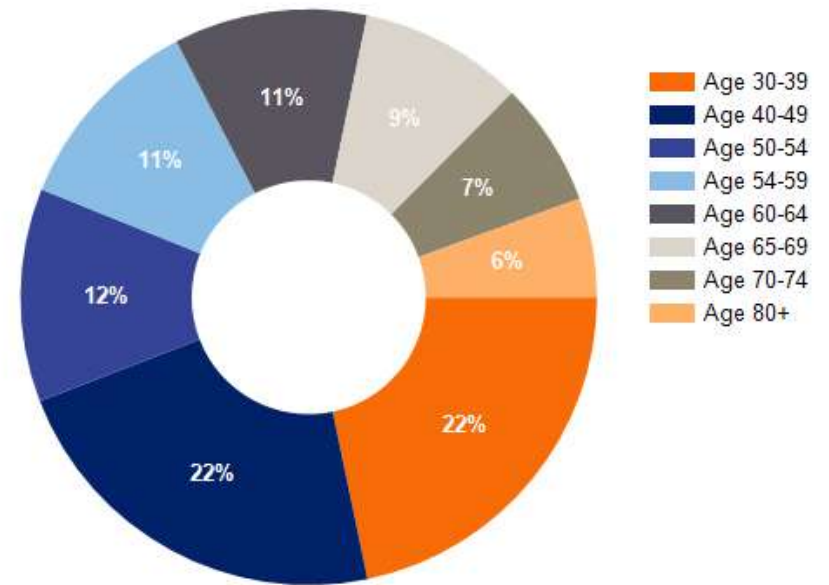


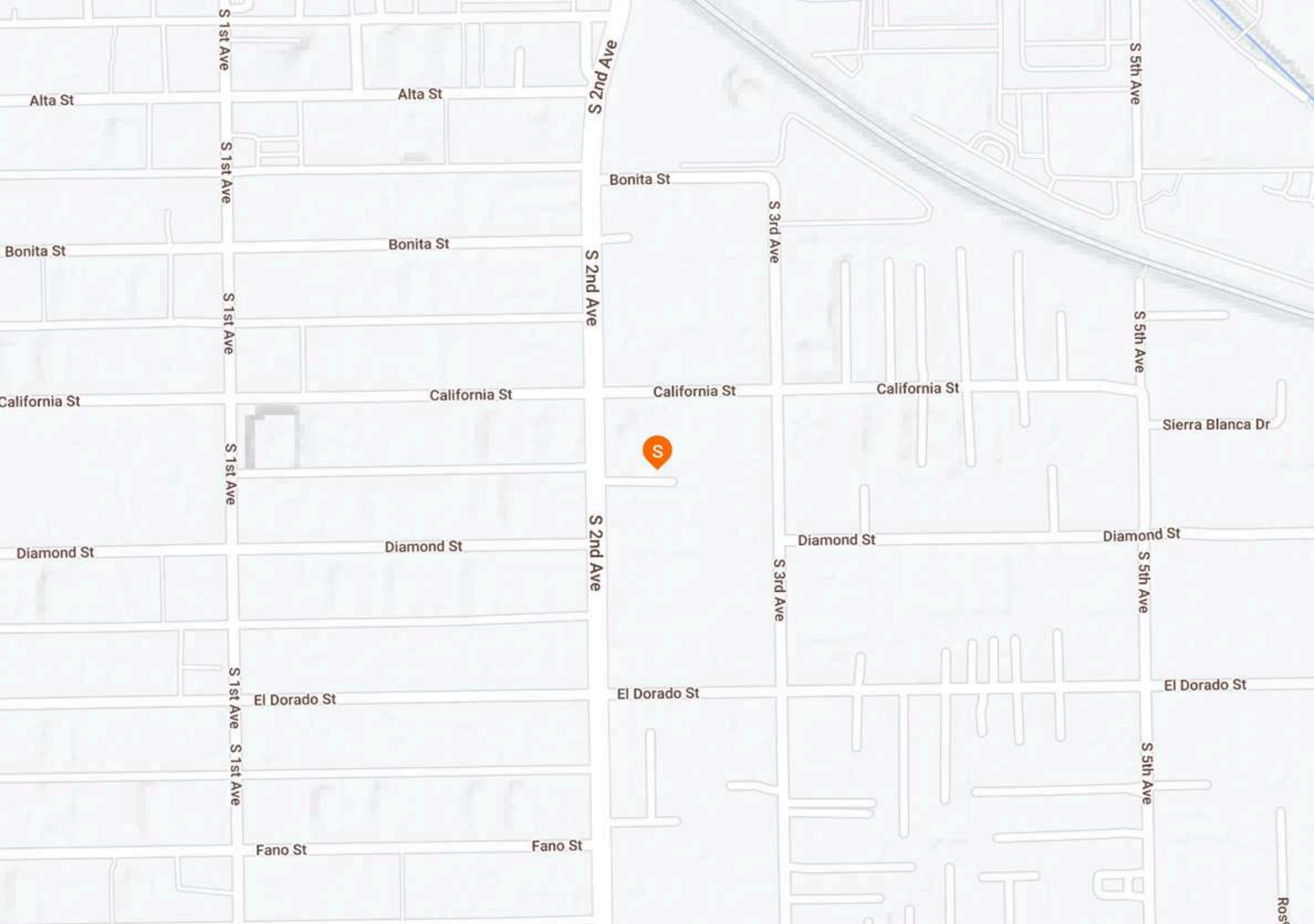
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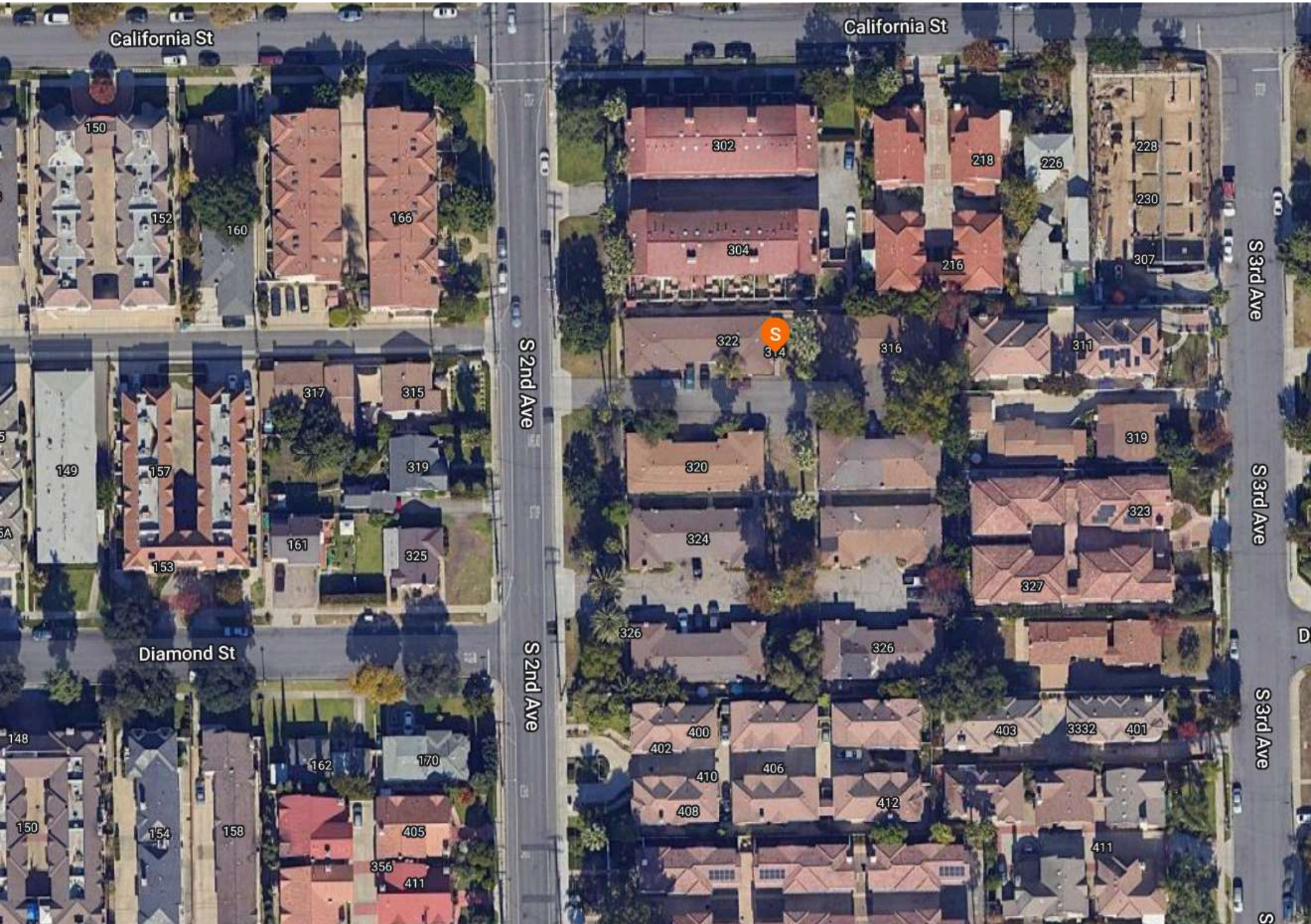
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34 2026	1,490	9,972	26,361
Population Age 35-39 2026	1,573	10,004	24,759
Population Age 40-44 2026	1,566	10,260	23,925
Population Age 45-49 2026	1,591	9,881	23,381
Population Age 50-54 2026	1,690	10,898	25,369
Population Age 55-59 2026	1,593	10,622	24,644
Population Age 60-64 2026	1,528	10,272	23,941
Population Age 65-69 2026	1,296	9,429	21,868
Population Age 70-74 2026	986	8,118	18,891
Population Age 75-79 2026	784	6,234	14,351
Population Age 80-84 2026	431	4,092	9,030
Population Age 85+	424	4,142	9,355
2026 Population Age 18+	18,512	125,482	300,963
2026 Median Age	42	44	42
2031 Median Age	43	44	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,096	\$104,781	\$98,509
Average Household Income 25-34	\$131,560	\$143,576	\$131,780
Median Household Income 35-44	\$126,291	\$134,525	\$121,869
Average Household Income 35-44	\$163,235	\$176,875	\$162,434
Median Household Income 45-54	\$137,373	\$151,787	\$133,367
Average Household Income 45-54	\$173,693	\$193,463	\$175,584
Median Household Income 55-64	\$126,264	\$138,878	\$120,953
Average Household Income 55-64	\$164,073	\$182,483	\$164,404
Median Household Income 65-74	\$81,117	\$87,429	\$81,098
Average Household Income 65-74	\$115,091	\$128,232	\$119,181
Average Household Income 75+	\$77,935	\$86,292	\$81,004

Population By Age







314-326 S. 2ND AVE

Arcadia CA 91007

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