



400

EAST LIVE OAK AVE
ARCADIA, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

**Mixed-Use, Multifamily,
Senior Housing
Development Opportunity**
on an Existing +/- 37,256 R&D Building, 1.97 Acre Site

400

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ARCADIA, CA

Otherwise known as the “City of Homes”, Arcadia is recognized as one of Southern California’s most desirable communities for families, offering an exceptional quality of life, safe neighborhoods, and outstanding public services. The community employs its own police and fire departments and provides an abundance of parks, recreational facilities, youth programs, and community events that foster a family-oriented lifestyle. Arcadia also offers convenient access to major freeways, regional employment centers, shopping, dining, and attractions such as the Los Angeles County Arboretum and Santa Anita, while maintaining a welcoming suburban character that continues to attract families seeking a vibrant, stable, and well-connected community.

Specific to the Subject Property, the Mixed Use (MU) zone is intended to provide opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to employment centers, and encourages pedestrian activity. A wide range of integrated commercial and residential uses are appropriate. Residential uses are permitted above ground floor commercial or adjacent to a commercial development, or as standalone projects if affordable housing units are provided. This zone implements the General Plan Mixed Use designation.

Subject to existing development standards, mixed use (residential above ground floor commercial), senior housing, assisted living and affordable housing are permitted uses.



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Property Highlights

PROPERTY SUMMARY

ADDRESS	400 East Live Oak Avenue, Arcadia, CA 91006
ASKING PRICE	\$11,000,000
PRICE PER SF	\$295.25
TOTAL SF	±37,256 SF
LOT SIZE	±85,987 SF
ZONING	MU
YEAR BUILT	1969
APN	8572-001-030

Zoned MU (Mixed Use) allows for a variety of residential uses including multifamily, senior housing, assisted living and affordable housing.

Subject to parking requirements medical office, professional office and certain types of retail are permitted.



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Aerial



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Location Highlights

Minutes from USC Arcadia Hospital, Los Angeles County Arboretum and San Gabriel Valley Airport



San Gabriel Valley
Airport



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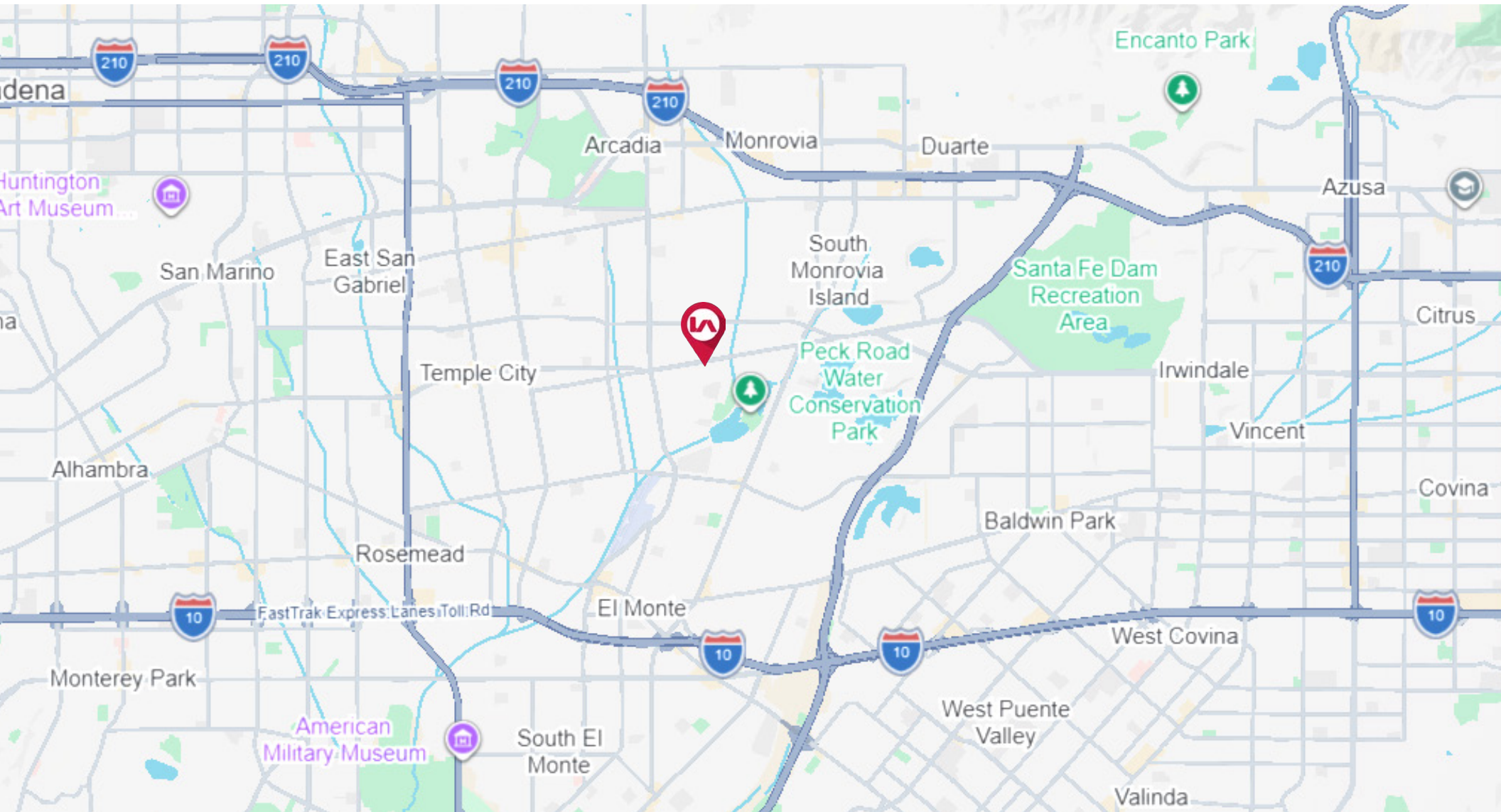
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Exterior Photos

PARKING



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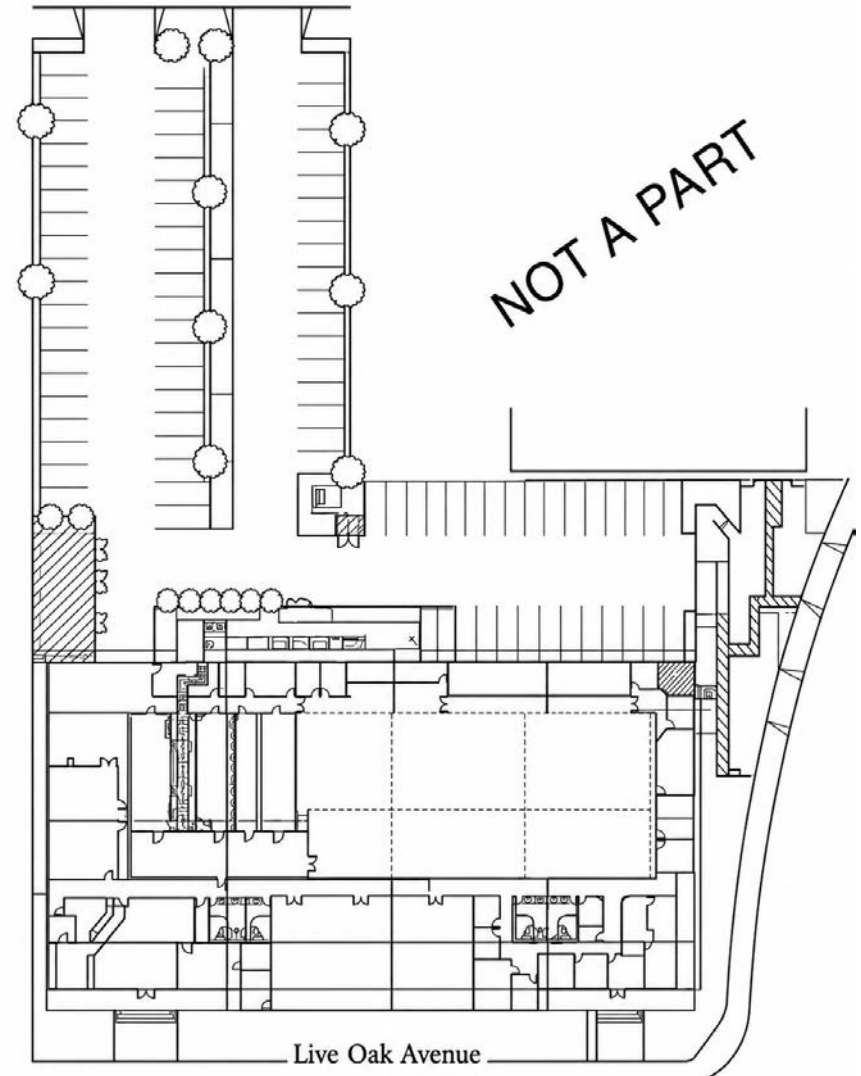
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Floor Plan



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