

845 SOUTH BALDWIN AVE

ARCADIA, CA



CHANG
INVESTMENT
GROUP



PRIME ARCADIA RETAIL DEVELOPMENT OPPORTUNITY

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ARCADIA, CA

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845 SOUTH BALDWIN AVENUE

ARCADIA, CA 91007

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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



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EXECUTIVE SUMMARY

845 SOUTH BALDWIN AVENUE
ARCADIA, CA



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PRIME ARCADIA RETAIL DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

Address 845 South Baldwin Avenue, Arcadia, CA

Property Type Vacant Commercial Land

Lot Size ±22,213 SF (±0.51 Acres)

Zoning General Commercial (C-G)

Street Frontage 121' (S. Baldwin Ave)

Development Potential 7,000 - 8,500 SF Building

Asking Price \$3,750,000

Traffic Count 30,118 VPD (S. Baldwin Ave)

Average HH Income \$138,961

845 SOUTH BALDWIN AVENUE, ARCADIA, CA 91007

PROPERTY OVERVIEW

CHANG INVESTMENT GROUP of KW Pasadena is proud to exclusively present this rare opportunity to acquire this high-visibility commercial land parcel in the premier retail corridor of Arcadia, at 845 S Baldwin Ave, Arcadia. Strategically located along Baldwin Avenue - just south of Huntington Drive and adjacent to Chase Bank and KFC - this ±22,213 SF (±0.51 acres) site benefits from exceptional 121' of street frontage, strong vehicular traffic (30,118 VPD per CoStar), and proximity to high-performing national and local retailers.

PROPERTY USE AND POTENTIAL

This offering is ideally suited for a developer or investor seeking to capitalize on the supply-demand imbalance for new construction retail in this affluent, high-barrier-to-entry market. Located in City of Arcadia's General Commercial (C-G) zoning district, offers the potential to entitle and develop an approximately 7,000 to 8,500 square foot multi-tenant retail center or medical office, with efficient surface-level parking, significantly reducing construction costs compared to subterranean alternatives (Buyer verify).

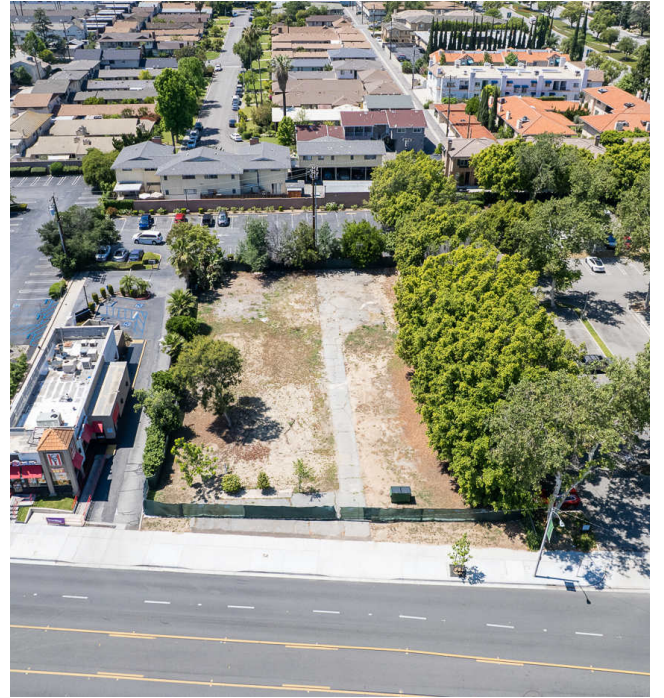
PROPERTY DETAILS

845 South Baldwin Avenue consists of a vacant land parcel sitting on a large ±22,213 SF (±0.51 acres) lot. The property features 121 feet of continuous street frontage, General Commercial (C-G) zoning, capacity for a 7,000 to 8,500 SF building footprint, and lot geometry that supports surface parking. The site is one of the few remaining vacant commercial parcels in this highly built-out trade area with high barriers to entry limiting future competitions. The site benefits from a daily traffic count of 30,118 vehicles along South Baldwin Avenue and a surrounding retail synergy which drives consistent consumer flow. Buyer to verify all information herein including but not limited to permits, zoning, and square footage, Broker/Agent and Seller do not guarantee its accuracy.

PROPERTY FEATURES

- Large 22,213 SF (0.51 Acres) Vacant Commercial Land Parcel
- General Commercial (C-G) Zoning Allows For A Broad Range Of Retail And Medical Office Uses
- Exceptional Visibility With 121 Feet Of Direct Street Frontage Along South Baldwin Avenue
- Physically Scaled To Accommodate A 7,000 To 8,500 SF Multi-Tenant Building Footprint
- Favorable Lot Geometry Supports Efficient Surface-Level Parking, Eliminating The Need For Subterranean Construction









COMPARABLE SALES

845 SOUTH BALDWIN AVENUE
ARCADIA, CA



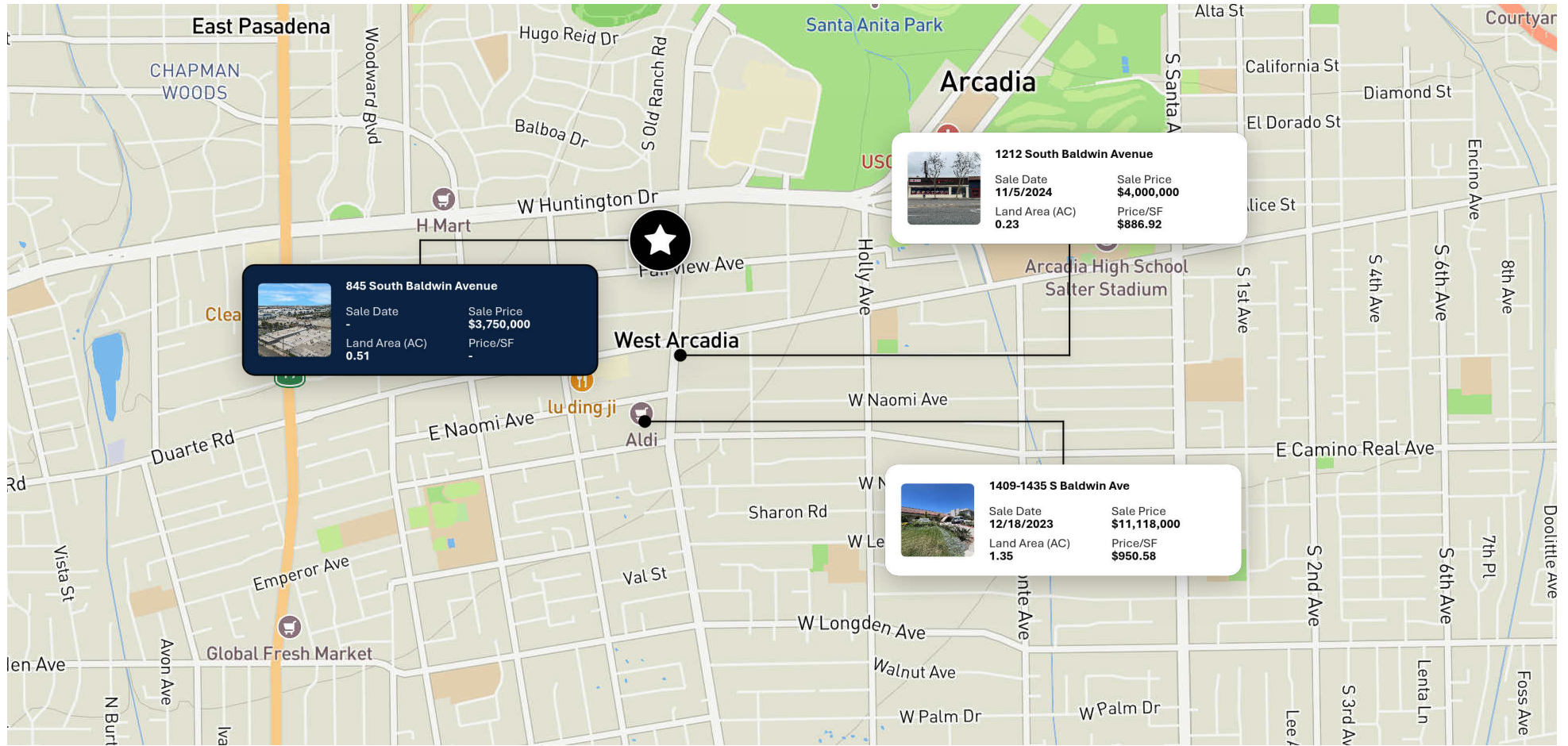
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RETAIL COMPARABLE SALES

	Address	Sale Date	Sale Price	Price/SF	Built	GLA (SF)	Land Area (AC)	Cap Rate	Days on Mkt	Sale Type
	Comparable #1 1409-1435 S Baldwin Ave (South Baldwin Center)	12/18/2023	\$11,118,000	\$950.58	1970	11,696	1.35	4.00%	83	Investment
	Comparable #2 1212 S Baldwin Ave	11/5/2024	\$4,000,000	\$886.92	1930	4,510	0.23	-	-	Investment
	Subject Property 845 South Baldwin Ave	-	\$3,750,000	-	-	-	0.51	-	-	-

RETAIL COMPARABLE SALES MAPPING



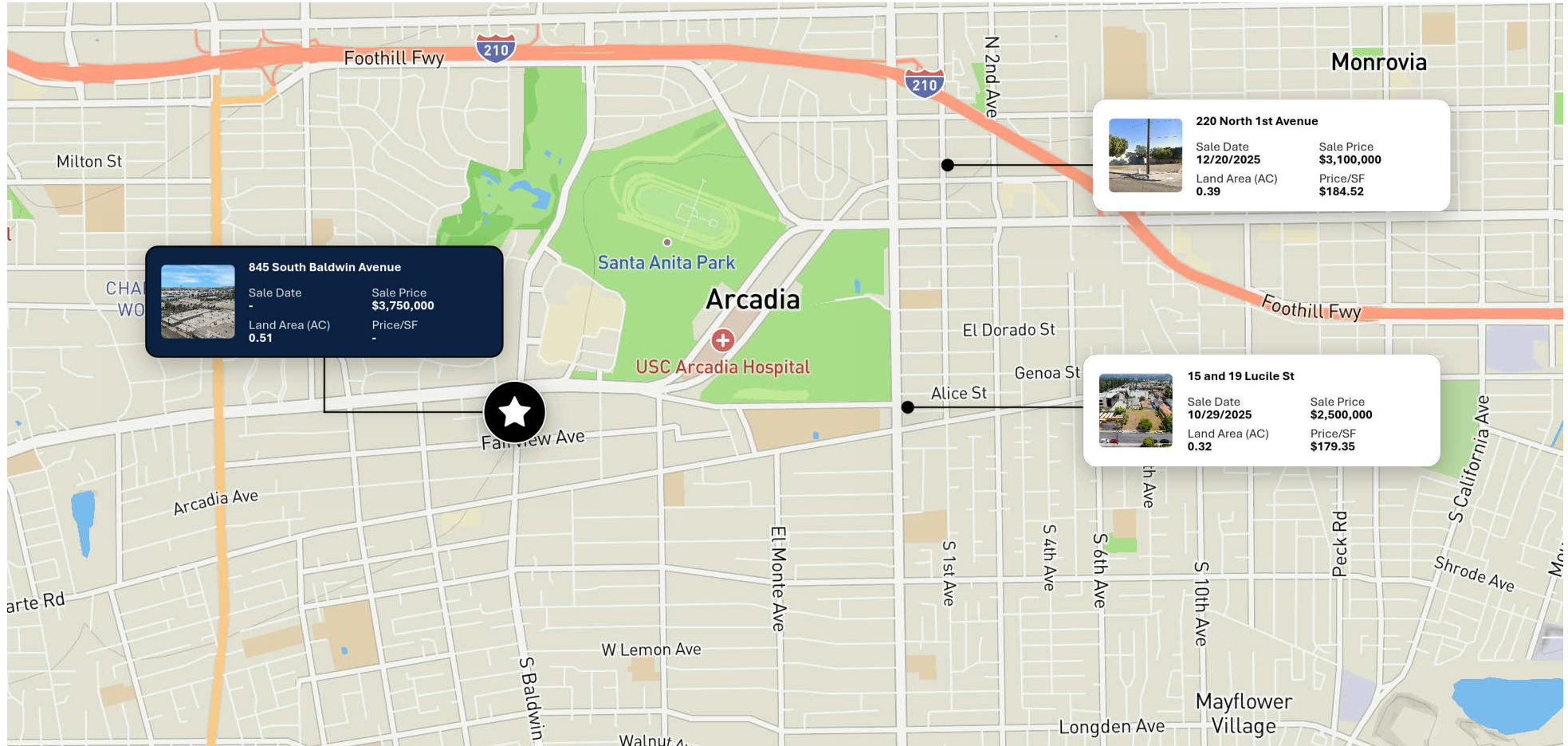
COMPARABLE SALES LEGEND

- 1) 1409-1435 S Baldwin Ave (South Baldwin Center), Arcadia, CA 91006
- 2) 1212 S Baldwin Ave, Arcadia, CA 91006
- S) 845 South Baldwin Avenue, Arcadia, CA 91007

LAND COMPARABLE SALES

	Address	City/State	Sale Date	Sale Price	Price/AC	Price/SF	Land Area (AC)	Land Area (SF)	Days on Market	Original Asking Price	Sale/Ask Ratio	Zoning	Sale Type
	Comparable #1 220 N 1st Ave	Arcadia, CA 91006	12/20/2025	\$3,100,000	\$8,037,857	\$184.52	0.39	16,800	1,261	\$3,360,000	92.26%	CM DMU	Investment
	Comparable #2 15 and 19 Lucile St	Arcadia, CA 91006	10/29/2025	\$2,500,000	\$7,812,612	\$179.35	0.32	13,939	97	\$2,790,000	89.61%	ARR3HY	Investment
	Subject Property 845 South Baldwin Ave	Arcadia, CA 91007	-	\$3,750,000	\$7,352,941	\$168.82	0.51	22,213	-	-	-	(C-G)	-

LAND COMPARABLE SALES MAPPING



COMPARABLE SALES LEGEND

- 1) 220 N 1st Ave, Arcadia, CA 91006
- 2) 15 and 19 Lucile St, Arcadia, CA 91006
- S) 845 South Baldwin Avenue, Arcadia, CA 91007

LOCATION OVERVIEW

845 SOUTH BALDWIN AVENUE
ARCADIA, CA



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ARCADIA

845 South Baldwin Avenue is situated in the heart of Arcadia, widely recognized as one of **Southern California's most desirable and affluent suburban markets**. Located 18 miles northeast of Downtown Los Angeles, the Baldwin Avenue corridor serves as the city's primary commercial spine, featuring a curated mix of national retailers, high-performing restaurants, and local boutiques. The immediate neighborhood is anchored by premier demand drivers, including The Shops at Santa Anita and the historic Santa Anita Race Park. Benefiting from heavy vehicular circulation of 30,118 cars daily, this dynamic street grid serves a highly affluent demographic base with an average household income exceeding \$138,961, offering a strategic location that bridges scenic residential communities with a bustling business district.



30,118
DAILY TRAFFIC



\$138,961
AVERAGE HH INCOME



54,472
LOCAL POPULATION

ARCADIA LANDMARKS



01

SANTA ANITA PARK

A world-renowned Thoroughbred racetrack known for its historic Art Deco architecture and major equestrian events, including the Santa Anita Derby.

02

LOS ANGELES COUNTY ARBORETUM & BOTANIC GARDEN

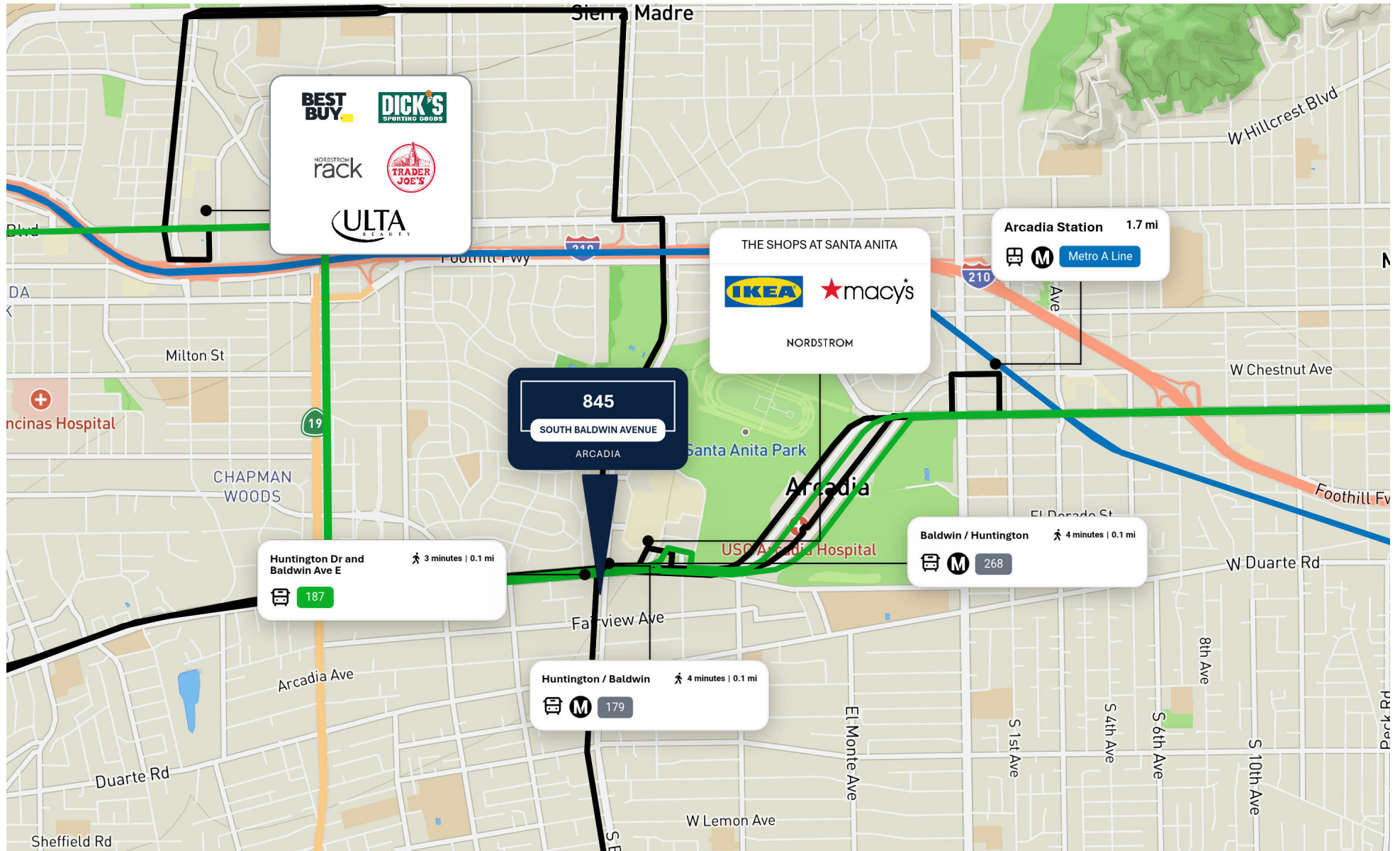
A 127-acre botanical garden and historical site featuring rare plant collections, the Queen Anne Cottage, and the Santa Anita Train Depot.

03

ARCADIA PERFORMING ARTS CENTER

A significant cultural landmark providing a venue for diverse public performances, music, and community events.

AREA CONNECTIVITY



COMMUNITY PROFILE

Arcadia draws consistent regional traffic, largely driven by premier destinations like The Shops at Santa Anita and Santa Anita Park—a key contributor to robust retail and commercial demand. The community boasts a remarkably strong economic base, highlighted by an average household income exceeding \$138,961. Exceptional accessibility via the I-210 freeway and Metro A Line has acted as a significant development driver, supporting a massive residential expansion with over 850 new multifamily units currently under construction.



Infrastructure

Exceptional connectivity with easy access to I-210, I-605 freeways, and the Metro A Line.



Affluent Economy

Arcadia features a highly affluent demographic profile, boasting a strong economic base with an average household income of \$138,961.



Regional Draws

Close proximity to major regional draws like The Shops at Santa Anita and Santa Anita Park.



Housing Growth

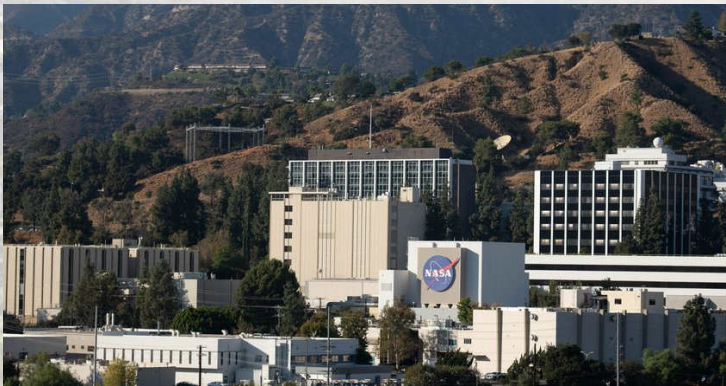
The site benefits from a surge in residential density, with three major mixed-use projects currently under construction that will collectively add over 850 new units and thousands of residents.

ARCADIA MAJOR EMPLOYMENT



CITY OF HOPE NATIONAL MEDICAL CENTER

One of the largest employers in the region, City of Hope National Medical Center employs over 12,000 professionals and is a leading healthcare provider renowned for its cancer research and treatment services. Situated just 6.4 miles from the subject property, it plays a pivotal role in the regional economy by attracting healthcare professionals and patients, as well as supporting a variety of ancillary services in the community. Its presence enhances the area's appeal for healthcare-related businesses and workforce housing.



JET PROPULSION LABORATORY (JPL)

Located in Pasadena, only 12.3 miles from the subject property, the Jet Propulsion Laboratory is a world-renowned research and aerospace facility operated by NASA. With approximately 5,500 employees, JPL drives cutting-edge scientific advancements and research in space exploration and technology. As a major employer in the region, it supports a highly skilled workforce and contributes to the demand for specialized housing and amenities in the surrounding area.



HUNTINGTON HOSPITAL

Huntington Hospital, a leading healthcare provider in the San Gabriel Valley, employs approximately 4,500 individuals and is located just 9.3 miles from the subject property. As a major healthcare facility, it contributes significantly to the local economy, supporting a diverse range of medical professionals, staff, and support services. Its proximity makes the area a prime location for healthcare-related businesses, service providers, and those seeking convenient access to healthcare services.

AMENITIES MAP



OFFERING MEMORANDUM

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COMMERCIAL