



COLDWELL BANKER
COMMERCIAL
REALTY

612 WEST DUARTE ROAD, Arcadia, CA 91007

BUILDING SIZE:	LOT SIZE:	SALE PRICE:	CAP RATE:	PROFORMA CAP RATE:
+/- 57,653 SF	+/- 132,989 SF	\$16,800,000	5.23%	7.75%



FOR SALE

OFFICE

ROBERT IP

626 394 2527

robert.ip@cbcrrt.com

CalDRE #01876261

BILL UKROPINA

626 844 2200

bill.ukropina@cbcrrt.com

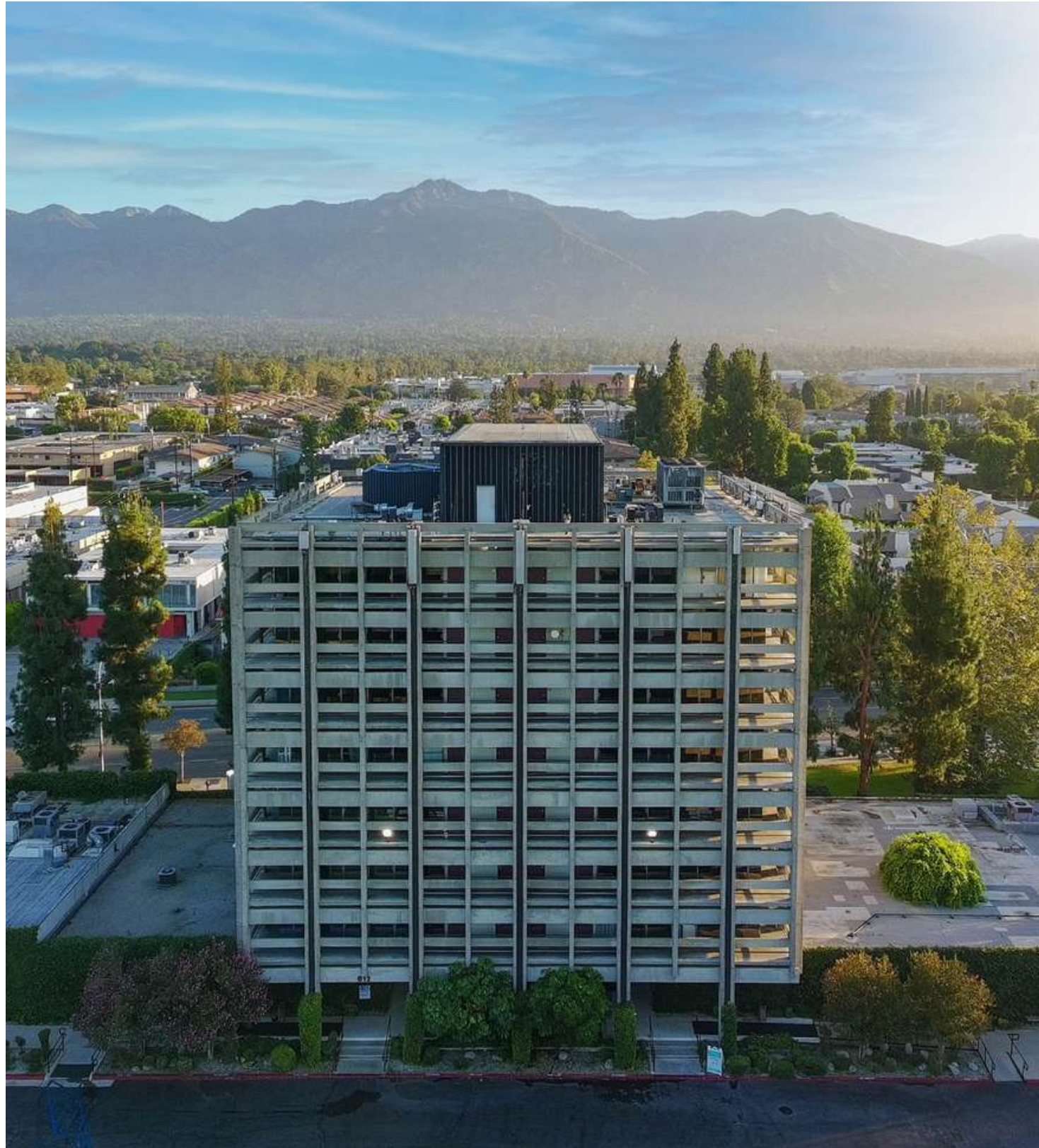
CalDRE #00820557

COLDWELL BANKER COMMERCIAL NRT
388 S Lake Ave, Pasadena, CA 91101
626.584.0050

PRIME MEDICAL BUILDING FOR SALE

SIX TWELVE MEDICAL CENTER

612 W Duarte Rd, Arcadia, CA 91007



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PROPERTY DESCRIPTION

Situated on a wide, high-visibility frontage along West Duarte Road in Arcadia, 612 W. Duarte Road offers 57,653 square feet of office/medical space on a 3.05-acre site. The building is home to an on-site pharmacy and an outpatient radiology center, anchoring it as a true one-stop medical destination for patients and tenants alike. The property is surrounded by a strong cluster of complementary medical buildings, reinforcing its position within an established healthcare corridor, and benefits from excellent nearby retail amenities that serve both patients and tenants. The building features an expansive on-site parking lot with 226 spaces — a rare and valuable amenity in the San Gabriel Valley office market — along with recently retrofitted elevators that enhance building functionality and support long-term tenant retention. Built in 1965 and well-maintained, the property presents an attractive combination of scale, accessibility, and parking density uncommon among comparable office and medical buildings in the San Gabriel Valley.

Investment Opportunity

612 W. Duarte Road represents a rare opportunity to acquire an iconic, landmark building in Arcadia, CA — a well-known asset along one of the city's most established medical and office corridors. Beyond its irreplaceable positioning, the property offers a compelling value-add play: an investor can renovate individual suites and reposition the asset to capture rental rate growth, as current in-place rents remain below market for renovated medical/office product in the area. With on-site pharmacy and outpatient radiology services already in place, the property benefits from built-in patient draw and tenant synergy that few comparable buildings can offer. Combined with its abundant parking ratio, retrofitted elevator systems, and surrounding medical/retail ecosystem, 612 W. Duarte Road is well-positioned for a renovation-driven repositioning strategy that could meaningfully improve NOI and long-term asset value.



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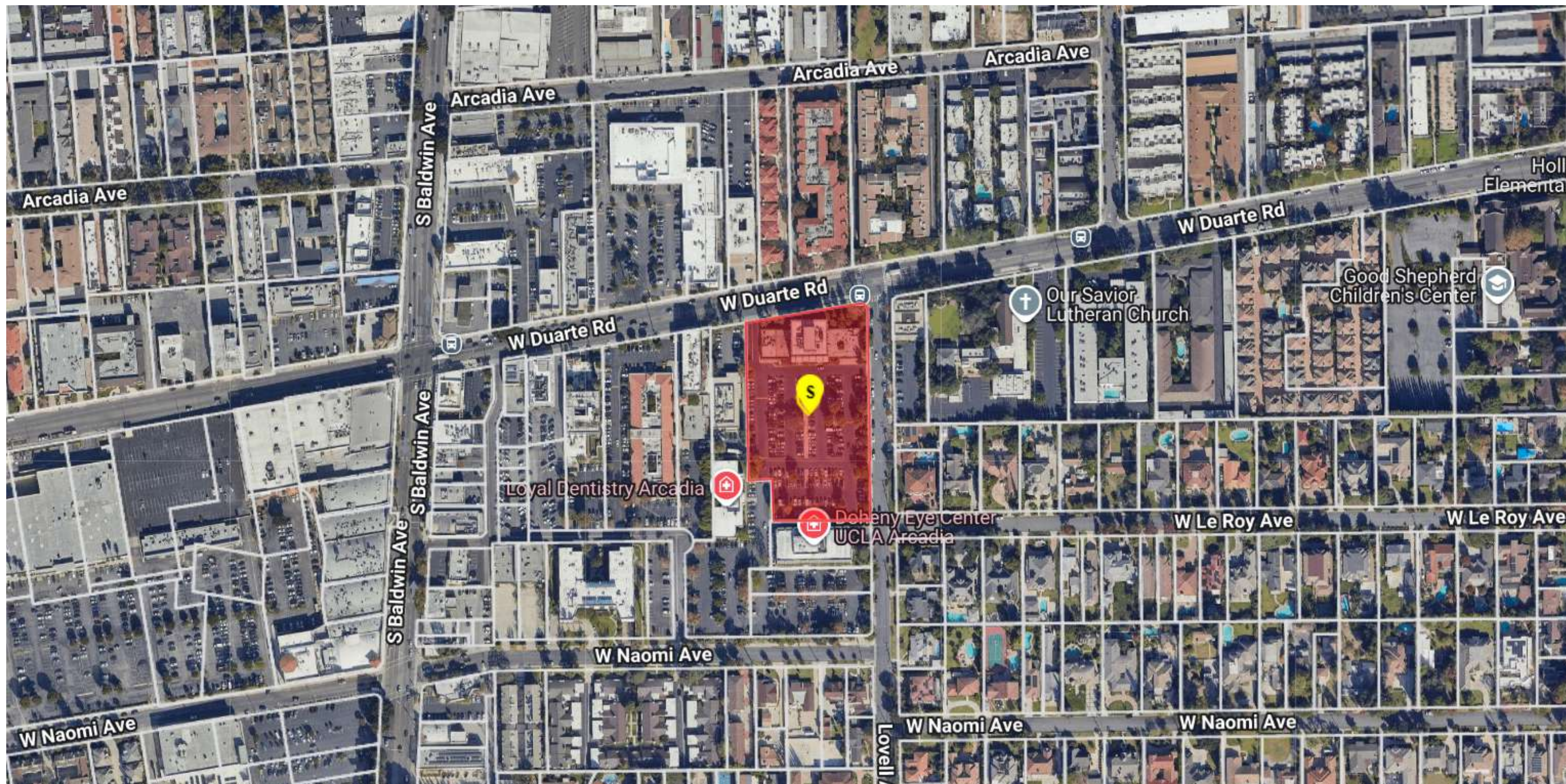
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RECIPROCAL EASEMENT

Enjoy the convenience of a fully integrated, multi-parcel campus at 612 W Duarte Road, backed by a recorded Reciprocal Easements Agreement that guarantees seamless shared access and parking across the entire property complex. These permanent, city-sanctioned rights-of-way — running with the land in perpetuity — mean effortless circulation for tenants, patrons, and visitors alike, with no artificial boundaries between parcels. It's the kind of built-in flexibility that makes for a truly premier, hassle-free destination.

SCALE: 1" = 60'

PARCEL MAP NO. 13883

IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 2, PARCEL MAP NO. 6387 AS
PER MAP FILED IN BOOK 63, PAGES 45 AND 46 OF PARCEL
MAPS, RECORDS OF SAID COUNTY.

81- 196502

81-196502

SHEET 1 OF 1 SHEET

Lou PETRIE

31 3PM

137

61

D. Boone

\$ 6.00

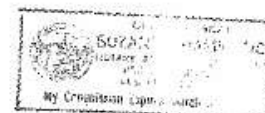
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM
RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT
AND LOCAL ORDINANCES. IT IS HEREBY CERTIFIED THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED
CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

John H. Gilbert
JOHN H. GILBERT, C.S. 3084

I HEREBY CERTIFY THAT I AM THE SUBDIVIDER OF THE LANDS INCLUDED WITHIN THE SUBDIVISION
SHOWN ON THIS MAP, WITHIN THE JURISDICTION OF THE CITY OF ARCADIA, AND I CONSENT TO THE
PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

Danell J. Holman
DANELL J. HOLMAN, SUBDIVIDER

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
ON THIS 19th DAY OF FEBRUARY 1981, BEFORE ME, SUZANNE RAMMOND, A NOTARY PUBLIC
IN AND FOR SAID STATE, PERSONALLY APPEARED DANELL J. HOLMAN, KNOWN TO ME TO BE
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE EXECUTED THE SAME.



Suzanne Rammond
SUZANNE RAMMOND, NOTARY PUBLIC

THIS MAP CONFORMS WITH THE REQUIREMENTS OF LOCAL ORDINANCE.

8-20-81
DATE

Christie H. Howard
CITY ENGINEER - CITY OF ARCADIA

THIS IS TO CERTIFY THAT THE TENTATIVE MAP OF PARCEL MAP NO. 6387 WAS APPROVED AT A MEETING
OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA ON THE 28th DAY OF OCTOBER 1980. I HEREBY
CERTIFY THAT THIS MAP SUBSTANTIALLY CONFORMS WITH THE PREVIOUSLY APPROVED TENTATIVE MAP.

FEBRUARY 19, 1981
DATE

William Danell Holman
SECRETARY OF THE PLANNING COMMISSION - CITY OF ARCADIA

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEIRED UNDER THE JURISDICTION OF THE CITY
OF ARCADIA TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF
IS SUBJECT AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

2nd 19, 1981
DATE

William Danell Holman
CITY TREASURER - CITY OF ARCADIA

I HEREBY CERTIFY THAT THE FEE REQUIRED BY THE ARCADIA MUNICIPAL CODE SECTION
9118.4, HAS BEEN PAID TO THE CITY OF ARCADIA.

FEB 19, 1981
DATE

William Danell Holman
FINANCE DIRECTOR - CITY OF ARCADIA

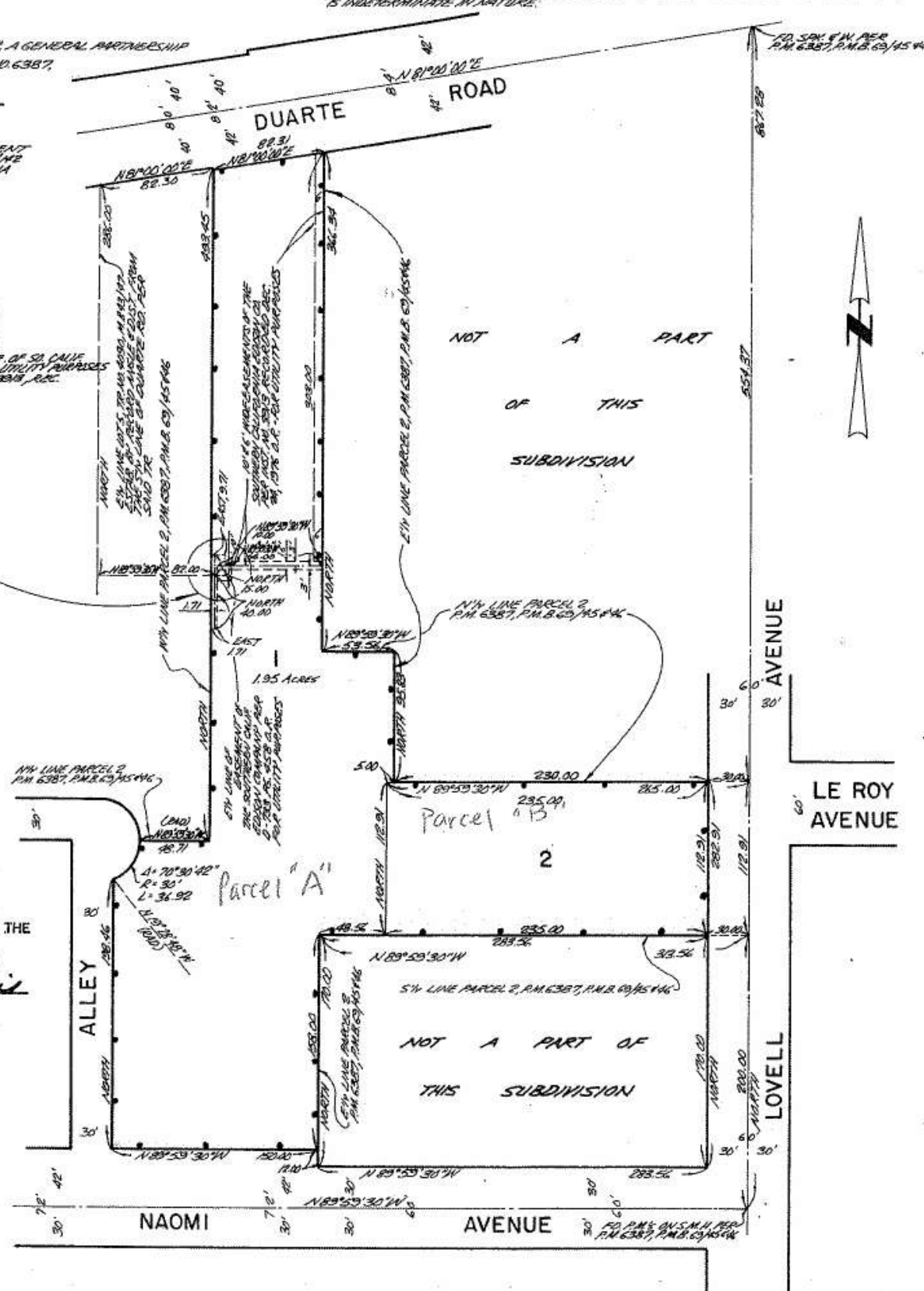
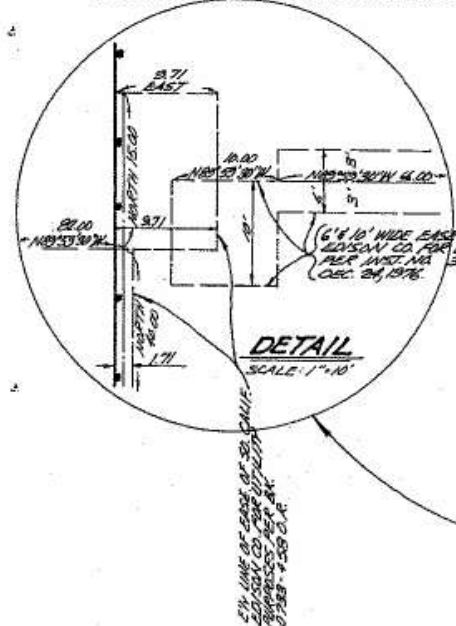
DANELL J. HOLMAN AND MARY H. HOLMAN, HOLDERS OF RECIPROCAL EASEMENTS FOR INGRESS
AND EGRESS PURPOSES, PER DEC. RECORDED 7-81-76, AS AMENDED 539 D.R., SAID EASEMENT
IS INDETERMINATE IN NATURE.

NOTE: RECORD OWNER IS 684 MEDICAL CENTER, A GENERAL PARTNERSHIP

NOTE: RECORD DATA IS FROM PARCEL MAP NO. 6387,
PARCEL MAP BOOK 63, PAGES 45 & 46

INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP.

NOTE: THERE IS AN EXISTING MARKET EASEMENT
FOR PIPE LINE PURPOSES PER D.R. 530, FILE
HELD BY PETER L. GUCCIA AND SUZANNE M. GUCCIA



COUNTY ENGINEER'S CERTIFICATE
THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE
SUBDIVISION MAP ACT.

DATE FEB 23 1981 BY *Robert H. Davis*
COUNTY ENGINEER
DEPUTY



PRIME MEDICAL BUILDING FOR SALE

SIX TWELVE MEDICAL CENTER

OPERATING STATEMENT

Income Statement – For the Twelve Months Ended December 31, 2025

REVENUES	AMOUNT
Rental Income	\$1,429,662.00
Passthru Property Tax	\$6,920.00
Passthru Utilities	\$29,411.18
Other Income	\$11,169.03
Total Revenue	\$1,477,162.23
OPERATING EXPENSES	AMOUNT
Repair and Maintenance	\$156,747.71
Utilities	\$261,610.52
General & Administrative	\$16,329.50
Insurance	\$42,168.00
Property Taxes	\$121,912.60
Total Operating Expenses	\$598,768.33

NET OPERATING INCOME

\$878,393.90

Property Management Fees excluded due to in-house management.



Contact Robert Ip for Rent Roll.

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ROBERT IP

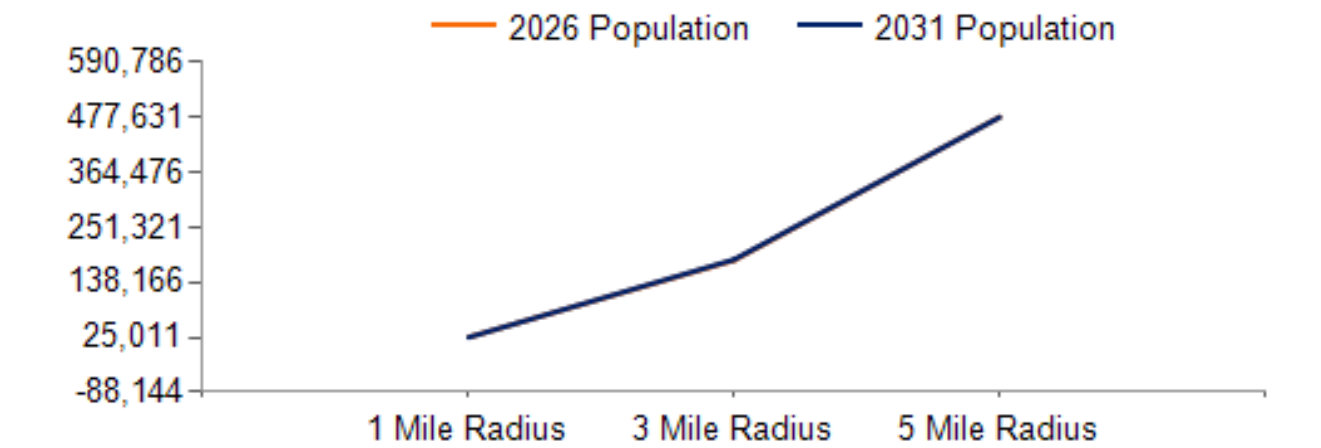
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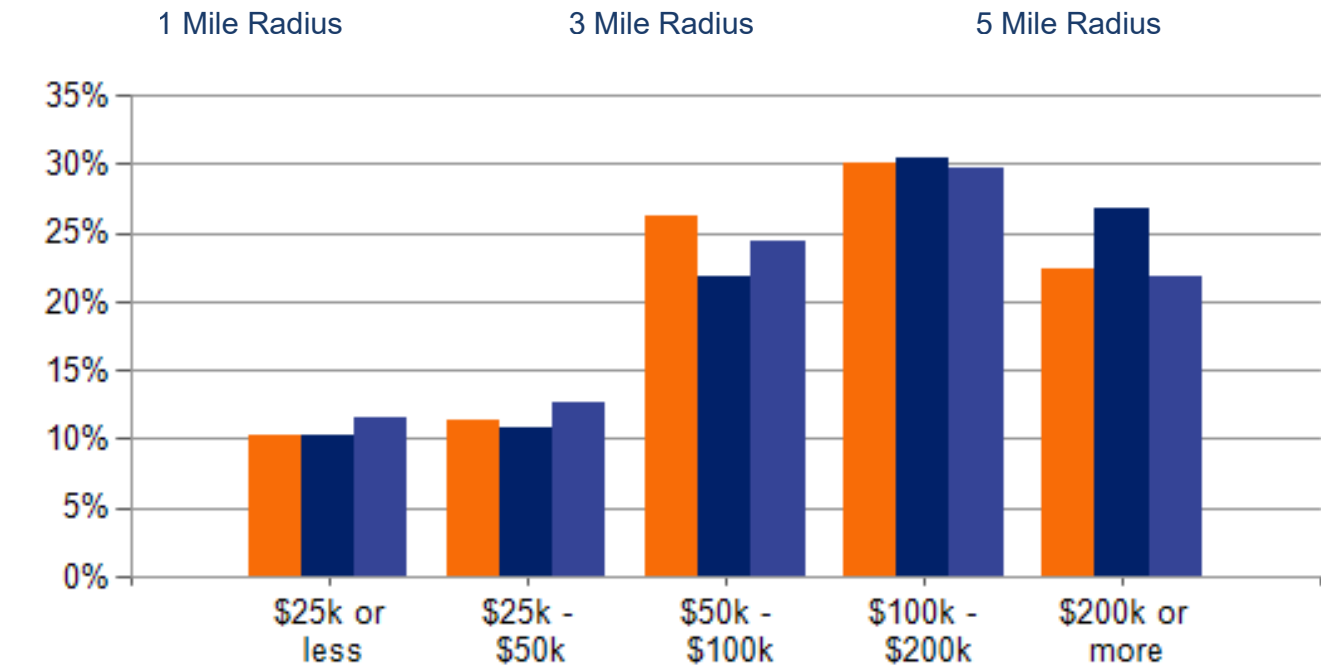
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,890	176,594	486,065
2010 Population	24,791	184,346	493,561
2026 Population	25,143	183,404	477,631
2031 Population	25,011	184,743	477,300
2026 African American	526	3,760	10,473
2026 American Indian	131	1,523	5,795
2026 Asian	16,445	94,616	202,318
2026 Hispanic	3,676	44,136	170,694
2026 Other Race	1,772	20,847	90,420
2026 White	4,389	42,822	108,313
2026 Multiracial	1,850	19,693	59,920
2026-2031: Population: Growth Rate	-0.55%	0.75%	-0.05%

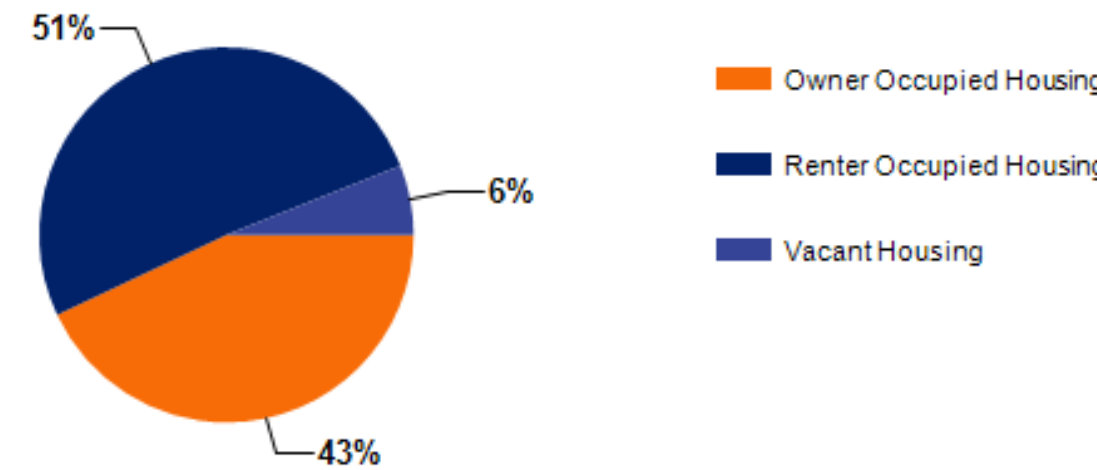
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	609	4,140	11,651
\$15,000-\$24,999	320	2,576	7,655
\$25,000-\$34,999	359	2,654	8,147
\$35,000-\$49,999	671	4,392	12,742
\$50,000-\$74,999	1,452	7,693	22,009
\$75,000-\$99,999	951	6,594	18,642
\$100,000-\$149,999	1,660	11,878	29,520
\$150,000-\$199,999	1,081	8,189	19,885
\$200,000 or greater	2,038	17,628	36,182
Median HH Income	\$104,886	\$115,675	\$102,820
Average HH Income	\$148,975	\$166,986	\$149,095



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	1,565	12,319	35,836
2026 Population Age 35-39	1,501	12,103	33,739
2026 Population Age 40-44	1,712	11,943	30,899
2026 Population Age 45-49	1,628	11,969	29,732
2026 Population Age 50-54	1,849	13,160	32,563
2026 Population Age 55-59	1,882	12,750	32,111
2026 Population Age 60-64	1,531	11,909	30,516
2026 Population Age 65-69	1,303	11,196	27,940
2026 Population Age 70-74	1,301	9,996	24,405
2026 Population Age 75-79	957	7,815	18,824
2026 Population Age 80-84	703	4,833	11,520
2026 Population Age 85+	926	5,141	11,863
2026 Population Age 18+	20,555	150,847	391,884
2026 Median Age	44	44	42
2031 Median Age	45	45	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,925	\$104,002	\$103,351
Average Household Income 25-34	\$127,655	\$148,330	\$136,724
Median Household Income 35-44	\$121,324	\$141,957	\$115,430
Average Household Income 35-44	\$163,283	\$187,931	\$167,197
Median Household Income 45-54	\$142,087	\$155,274	\$127,137
Average Household Income 45-54	\$180,669	\$200,427	\$174,732
Median Household Income 55-64	\$105,655	\$122,714	\$109,191
Average Household Income 55-64	\$152,342	\$175,901	\$156,340
Median Household Income 65-74	\$95,731	\$104,031	\$90,820
Average Household Income 65-74	\$157,806	\$166,649	\$147,027
Average Household Income 75+	\$90,461	\$109,136	\$104,998

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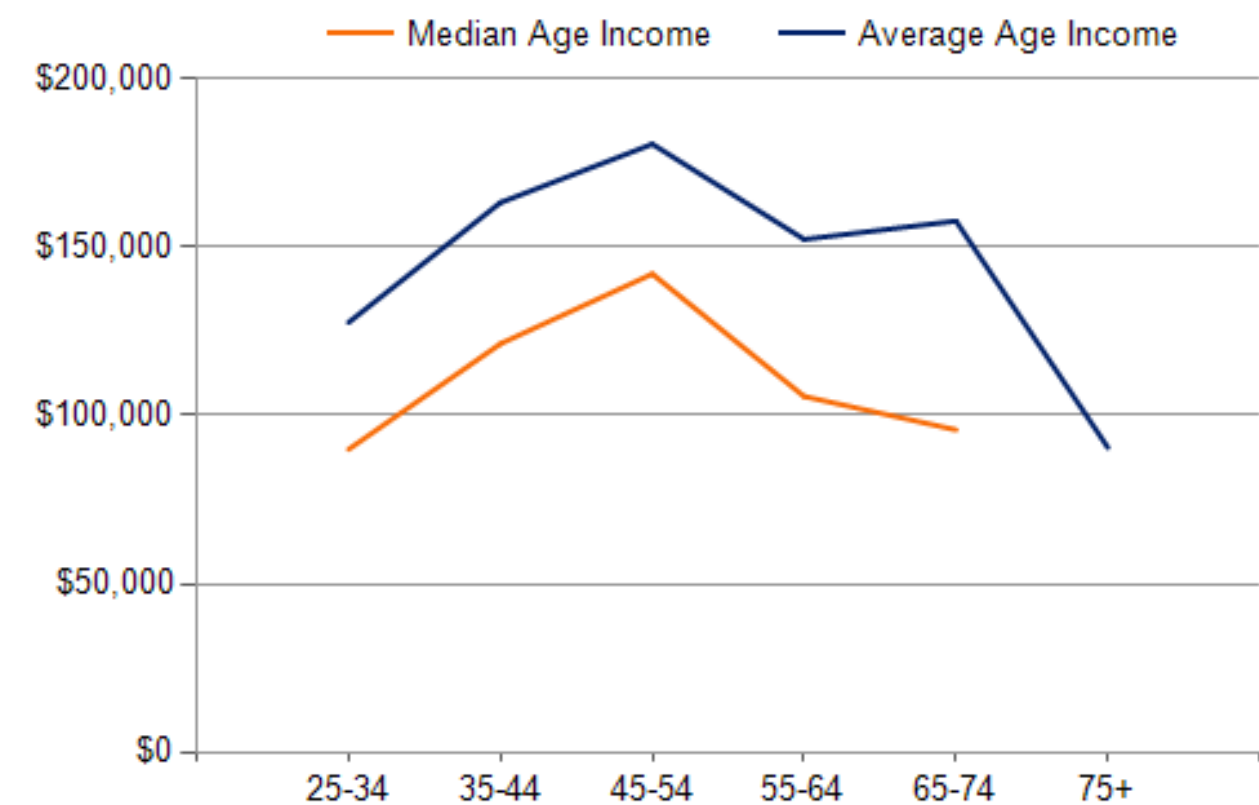
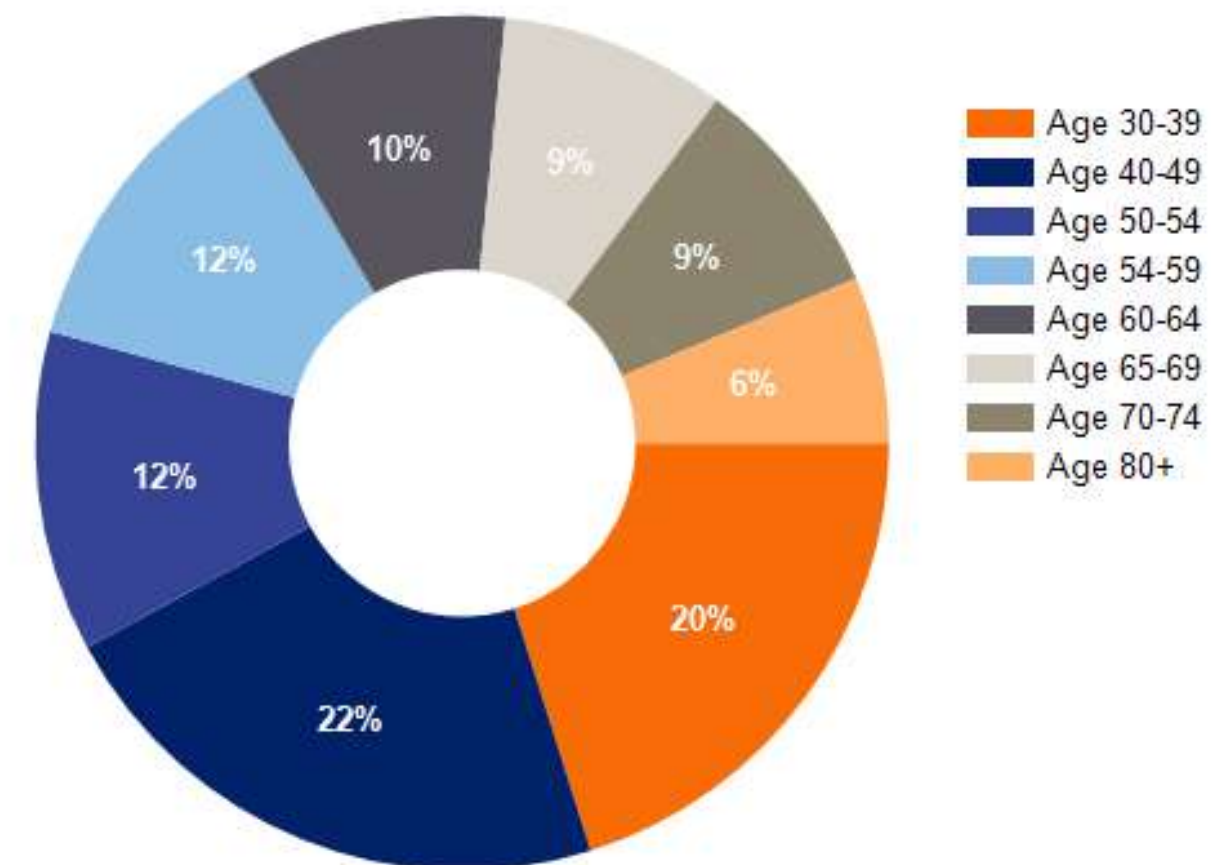
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Population By Age



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CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Coldwell Banker Commercial and it should not be made available to any other person or entity without the written consent of Coldwell Banker Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Coldwell Banker Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Coldwell Banker Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Coldwell Banker Commercial has not verified, and will not verify, any of the information contained herein, nor has Coldwell Banker Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

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