

For Lease or For Sale

PRIME PREMIER 3-UNIT RETAIL STOREFRONT

340-344 E Foothill Blvd, Arcadia, CA 91006



Lara The
Realtor
Present



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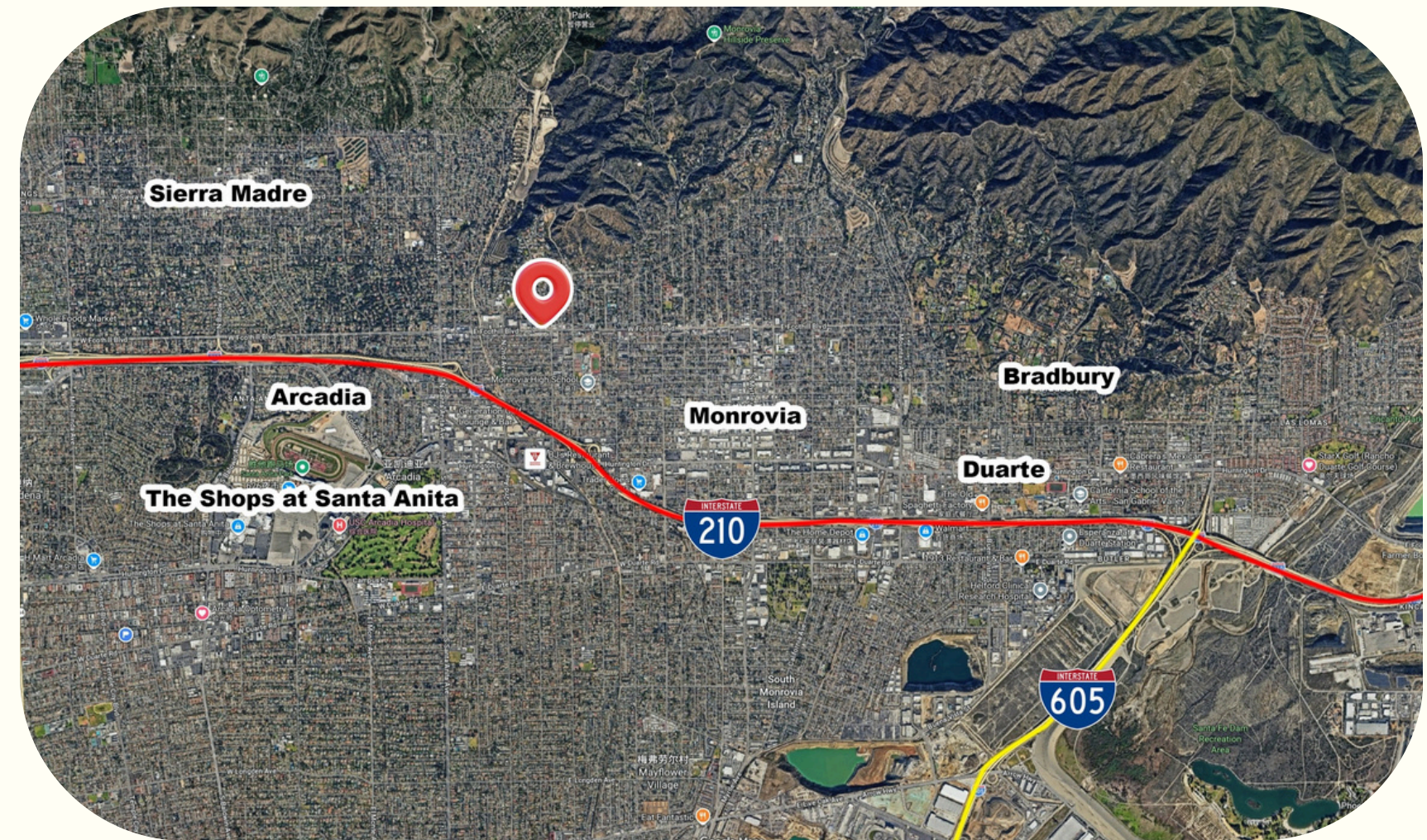
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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

LOCATION & DEMOGRAPHICS.

At the Epicenter of Arcadia's Multi-Million Dollar Residential Market — where affluence meets opportunity.



The Luxury Corridor

Situated on busy Foothill Blvd, this property serves as the retail gateway to North Arcadia's most prestigious neighborhoods, including **Santa Anita Oaks** and the **Arcadia Highlands**, where home values frequently exceed **\$4M – \$6M**.



Built-in Affluence

Capture the daily pulse of over **2,300 students and high-net-worth families** from Monrovia High and Foothills Middle School—all within walking distance.



Strategic Retail Neighbors

Directly across from **Ralph's Fresh Center** and just 5 minutes from **Trader Joe's**, your business benefits from the daily essential trips of the area's most affluent residents.

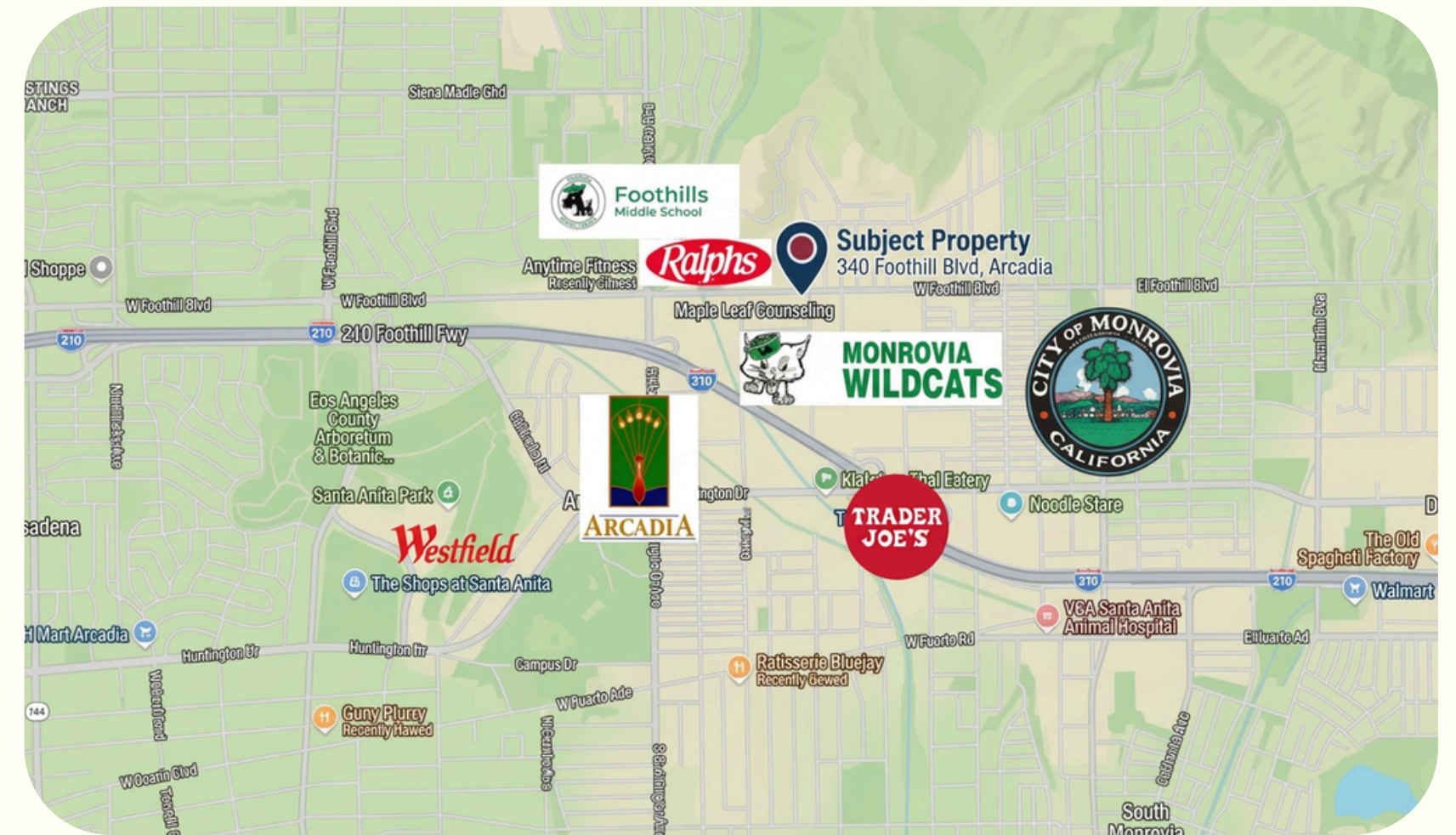


Regional Draw

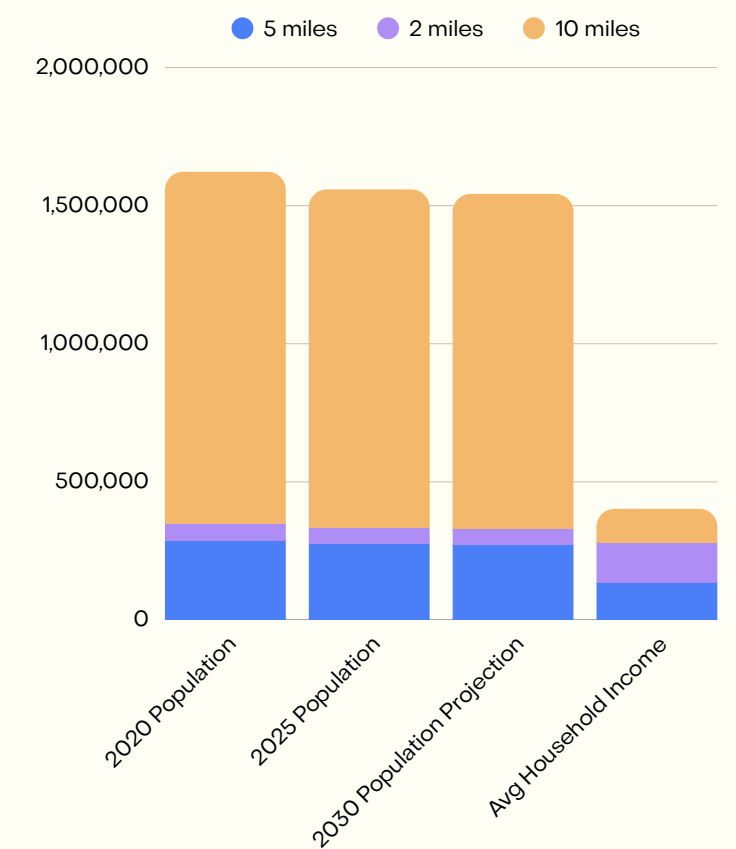
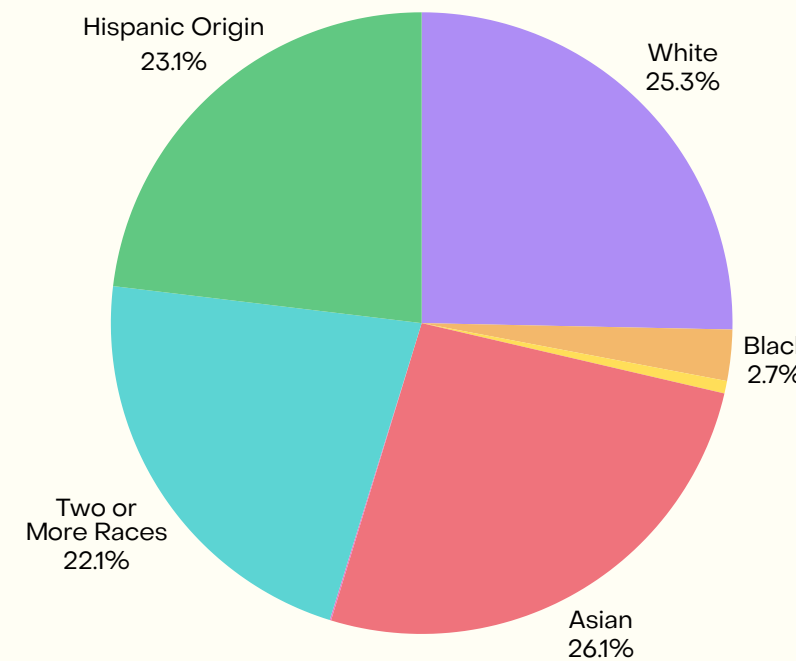
Located only 7 minutes from the luxury retailers at **The Shops at Santa Anita** and 4 minutes from the upscale dining of **Old Town Monrovia**, this site bridges the gap between regional luxury shopping and intimate neighborhood service.

LOCATION & DEMOGRAPHICS.

Ideal Opportunity for Savvy Investors & Owner-Users.
Prime retail location in the heart of Arcadia's prestigious commercial corridor.



Category	2 miles	5 miles	10 miles
2020 Population	61,654.00	286,275.00	1,274,695.00
2025 Population	59,660.00	276,275.00	1,222,782.00
2030 Population	59,143.00	273,696.00	1,209,603.00
Avg Household Income	\$142,730.00	\$135,871.00	\$123,750.00
Demographic			
Race/Origin	2 miles	5 miles	10 miles
White	19,650	70,027	266,917
Black	2,060	7,148	36,569
American	505	2,911	18,570
Asian	20,229	111,560	380,836
Hawaiian & Pacific	55	220	1,225
Two or More Races	17,161	84,410	518,665
Hispanic Origin	17,920	90,858	583,357



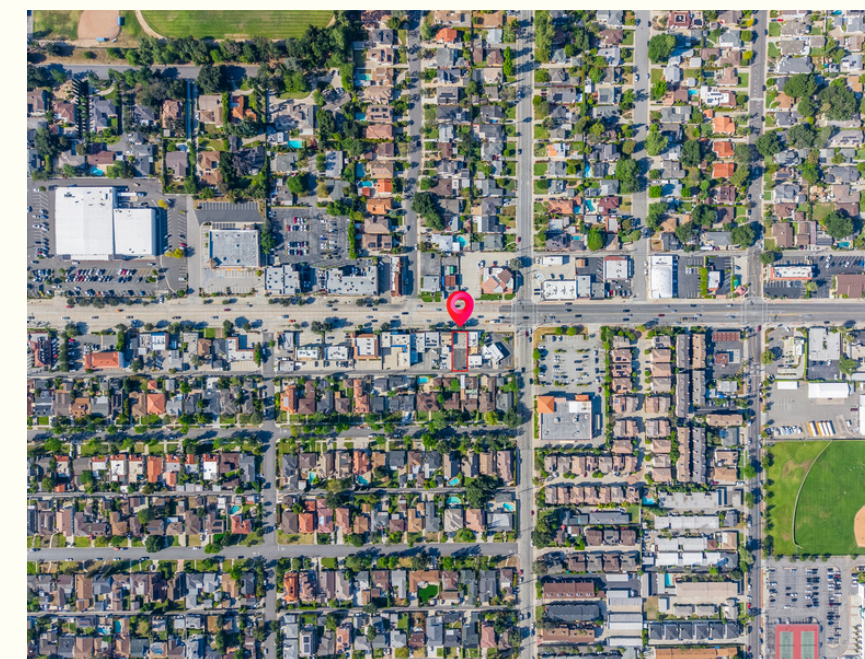


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THE LAYOUT & FLOOR PLANS

Three distinct retail units at 340, 342, and 344 E Foothill Blvd, each offering approximately 600 SF of flexible space. Private backyard parking available for tenants and customers.

340-344 E Foothill Blvd, Arcadia, CA 91006



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340-344 E Foothill Blvd

INTERIOR

Flexible footprints designed to evolve with your brand. Unit 340 can be leased together with Unit 342 or separately to suit your business needs.



Unit 340:
| Former Pet Salon
Plumbing Intact | Newer AC
FRESH PAINT | ~600 SF



Unit 342:
Newer AC
ADA COMPLIANT RESTROOM
FRESH PAINT



Unit 344:
Currently Leased
Permanent Makeup Studio

BASIC INFORMATION & SPECIFICATIONS

Low-maintenance asset with landlord responsibilities limited to real estate taxes and building insurance, offering a streamlined ownership experience—perfect for both owner-users and investors.

Base Rent	\$2.10/SF	NNN Expenses	\$0.60/SF
Asking Price	\$1,010,000	Parcel ID	5772-017-003
Zoning	ARC2YY	Land Size	4,182 SF
Building Size	1,840 SF	Year Built	1950

Recent Updates: **Just painted exterior, newer AC units installed, upgraded electric panel.** Property offers excellent value for investors seeking stable income or owner-users looking for prime Arcadia retail presence.



PRO FORMA RENT ROLL

Pro Forma Rent Roll - 340-344 E Foothill Blvd						
Unit #	Status	Size (SF)	Base Rent (\$/SF)	Monthly Base	Monthly NNN	Annual Total
340	Projected	600	\$2.10	\$1,260.00	\$516.00	\$21,312.00
342	Projected	600	\$2.10	\$1,260.00	\$516.00	\$21,312.00
344	Occupied	600	\$2.40	\$1,442.00	\$0.00	\$17,304.00
TOTALS		1800		\$3,962.00	\$1,032.00	\$59,928.00

Unit 344 is on gross lease now, lease through Jan 31, 2029, no options

Annual Operating Expenses

Property Tax \$12,229.08 Based on \$1.01M Purchase Price

Insurance \$3,466.85 Current

Maintenance Reserve \$3,000.00 Estimated

TOTAL OPERATING EXPENSES \$18,695.93 New NNN: \$0.86

Financial Summary (Stabilized Mix)

Gross Potential Income (GPI) \$59,928.00

Total Operating Expenses -\$18,695.93

NET OPERATING INCOME (NOI) \$41,232.07

Purchase Price \$1,010,000

CAP RATE 4.08%

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SCHEDULE YOUR PRIVATE TOUR TODAY



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