



128-130 E Huntington Dr, Arcadia, CA
125 Alta St, Arcadia CA
Offering Memorandum

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KW Commercial



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EXECUTIVE SUMMARY

- Features a 2-parcel configuration totaling 29,838 square feet (0.685 acres) of land with two existing freestanding buildings spanning roughly 11,795 square feet
- Situated in prime downtown Arcadia with immediate access to the Interstate 210 freeway, a nearby Metro station, and major city commercial corridors
- An immediate clean-slate opportunity for repositioning or construction or use as office space
- Presents a high-value mixed-use development opportunity through an existing zoning CBD & R3)



Property Profile

Property Address	128-130 E Huntington Dr, Arcadia, CA 91016	Property Address	125 Alta St, Arcadia 91016
APN	5773-014-037	APN	5773-014-005
Type	2 free-standing office buildings	Type	Parking lot
Building Size	+/- 11,795 SF, +/- 29,838 SF	Building size	N/A
Lot size	22,044 SF (0.51 AC)	Lot size	7,794 SF (0.18 AC)
Year Built	1968	Year Built	N/A
Zoning	CBD	Zoning	R3



** "The Buyer and Buyer's Brokerage are solely responsible for conducting their own independent investigations, inspections, and due diligence regarding the property."

Endless Potential for Users & Developers



1. Owner-User / Office positioning

Capitalize on the property's history as two established office buildings. The layouts and substantial parking lot allow a business to quickly occupy the site, establish a corporate footprint, or lease out the buildings for steady commercial income.

2. Mixed-Use Development

Leverage the highly coveted Central Business District (CBD) and R3 zoning. This framework allows developers to unlock the land's maximum financial potential by constructing a high-density, modern mixed-use project that blends residential spaces with ground-floor retail or dining.



Development Potential

The property situates at the prime Arcadia Downtown location. The Commercial Business District (CBD) zone is intended to promote a strong pedestrian-oriented environment and to serve community and regional needs for retail and service uses, professional offices, restaurants, public uses. Residential uses are permitted above ground floor commercial.

- **CBD:** Baseline CBD caps **at 80 units/acre**; scalable via California State Density Bonuses and SB 79 rail alignment
- **California State Density Bonus incentives:** a state mandate requiring local governments to grant developers increased residential density, reduced parking requirements, and other development incentives. In exchange, the developer must designate a specified percentage of units as deed-restricted, affordable housing for very low-, low-, or moderate-income households
- The city of Arcadia provides an explicit **25% parking reduction benefit** for properties in the CBD (Commercial Business District) zone that are located within 1,320 ft (1/4 mile) of a light rail station: the Metro L Line (Gold Line) station.
- **AB 2097 Parking Exemption:** 100% elimination of mandatory automobile parking maximums due to Major Transit Stop status



CBD Zoning Feasibility & Regulatory Framework



Arcadia CBD Regulations & Transit-Oriented Exemptions



Setbacks & Land Efficiency: 0-foot front, side, and rear setback (20'. Check w/ city because rear is an alley) allowances maximize full horizontal property lines.



Vertical Open Space: Max. height 60'. Open space requirement is 100 sq. ft./unit required; fulfilled completely via vertical private balconies, roof decks, and courtyards (0 ground-floor impact).



AB 2097 Parking Exemption: 100% elimination of mandatory automobile parking maximums due to Major Transit Stop status.



Density Multipliers: Baseline CBD caps at 80 units/acre; scalable via California State Density Bonuses (up to 50%) and SB 79 rail alignment.



Metro Gold Line



*** 0.2 mile walk to Metro Foothill Gold line Arcadia Station

LACMTA-Metro Gold Line
Current Line and Extensions
Map is simplified and not to scale.
Information subject to change.



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Parcel Specifics & Existing Footprint

Strategic Downtown CBD & R3 Redevelopment

128-130 E. Huntington Dr (APN: 5773-014-037):

- 22,044 sq. ft. lot (0.51 Acres)
- Up to 40 units. 60' maximum height
- scalable via California State Density Bonuses and SB 79 rail alignment

125 Alta Street (APN: 5773-014-005):

- 7,794 sq. ft. lot (0.18 Acres)
- 4-7 units. Maximum height 30'

A 25 percent reduction can be applied to the off-street parking requirement for any commercial use that is located within 1,320 feet (1/4 mile) of a light rail station

Transit Proximity: 0.2 miles from the Arcadia Metro A Line Station (designated Major Transit Stop).



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