

57

WHEELER AVENUE

ARCADIA, CA 91006

FOR LEASE

15,816 SF COMMERCIAL SPACE

IN A 58,000 SF MIXED-USE PROJECT



Exclusive Contacts:

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OPPORTUNITIES

- New Development
- 4 Minute Walk to Metro
- Located within the downtown Arcadia Improvement Association
- Near Major Transportation Corridors
- Arcadia Public Parking
- Affluent Area
- Retail Availability Rate 2.57%
- Walk Score: 86
- Vent Ready/Grease Trap
- Restaurants & gastropubs with type 41/47 liquor licenses are allowed by-right



PROPERTY TYPE

MIXED-USE
MULTI TENANT/COMMERCIAL



ADDRESS

57 WHEELER AVENUE
ARCADIA, CA 91006



RENTAL SF

15,816 SF COMMERCIAL SPACE
AVAILABLE
58,000 SF MIXED-USE



PARKING

42 PARKING SPACES ON SITE AND
20 PARKING SPACES
AT 24 HOUR FITNESS



USE

RETAIL, RESTAURANT
& OFFICE



YEAR BUILT

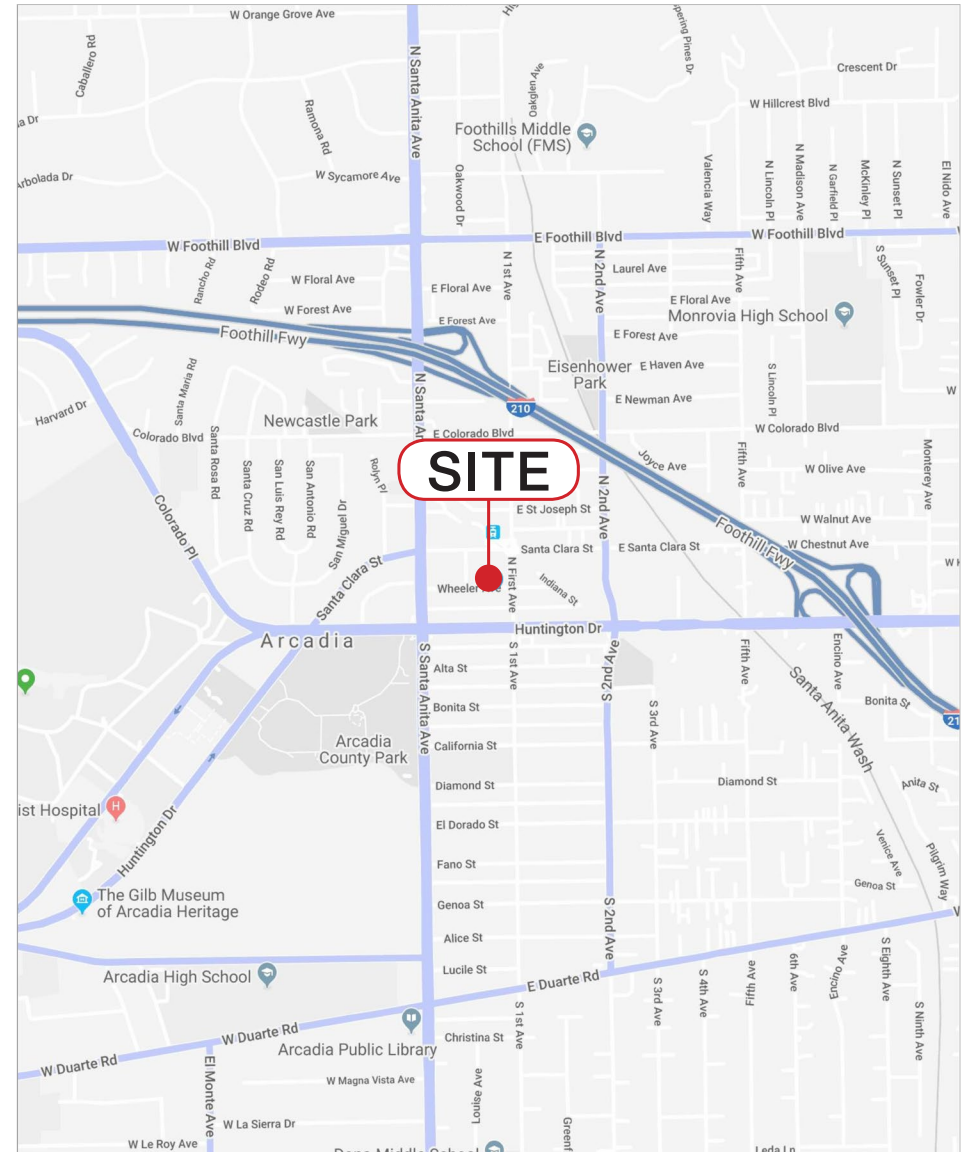
2019

UNITS SF

A	1,135 SF	\$3.50 PSF Per Mo. NNN	LEASED
B	2,890 SF	\$3.30 PSF Per Mo. NNN	Retail/Restaurant
C	1,285 SF	\$3.50 PSF Per Mo. NNN	Retail/Restaurant
D	1,487 SF	\$3.50 PSF Per Mo. NNN	Retail/Restaurant
E	3,523 SF	\$3.10 PSF Per Mo. NNN	Retail/Restaurant
F	2,216 SF	\$3.10 PSF Per Mo. NNN	LEASED
G	3,245 SF	\$3.10 PSF Per Mo. NNN	Retail/Office
H	1,170 SF	\$3.10 PSF Per Mo. NNN	Retail/Office













11.1 SQUARE MILES
SIZE



59,105*
POPULATION



21,188*
EST. HH



\$127,355*
AVE HH INCOME

*2019, Estimated by Applied Geographic Solutions

ARCADIA, CA

Arcadia, CA lies approximately 13 miles northeast of Downtown Los Angeles in the San Gabriel Valley. The community is known for its wealth as well as the Santa Anita Park racetrack and the Los Angeles County Arboretum and Botanic Garden. Average household incomes are expected to increase 21% by 2024, which means Arcadia is positioned for retail growth.



1Q 2019 OFFICE MARKET HIGHLIGHTS

- Average Asking Rent \$2.54/SF FSG
 - Up 4.5% year over year
- 7.5% Vacancy Rate
 - Down 150 bps year over year
- No construction underway

	1Q19	4Q18	1Q18
Asking Rent (Price/SF)*	\$2.54	\$2.43	\$2.43
Vacancy (%)	7.5%	7.1%	9.0%
Lease Volume (SF)	15,396	30,221	40,303
Sales Volume (SF)	0	37,249	96,056
Under Construction (SF)	0	0	0
Deliveries (SF)	0	0	0

Source: NAI Capital Research, CoStar
*Rents reflect building sizes 20,000 SF or higher

1Q 2019 RETAIL MARKET HIGHLIGHTS

- Average Asking Rent \$3.01/SF NNN
 - Up 20.4% year over year
- Average Sale Price of \$562/SF
- Extremely low vacancy rate of 1.0%

	1Q19	4Q18	1Q18
Asking Rent	\$3.01	\$2.57	\$2.50
Vacancy (%)	1.0%	1.0%	1.2%
Lease Volume (SF)	5,386	28,227	35,985
Sales Volume (SF)	4,957	6,000	9,179
Under Construction (SF)	0	0	0
Deliveries (SF)	0	0	0

Source: NAI Capital Research, CoStar
*Rents reflect building sizes 5,000 SF or higher

ARCADIA, CA

Transportation

Both the east and west portions of Arcadia enjoy convenient access to major highways. West Arcadia offers proximity to Interstate Highway 210, known as the Foothill Freeway, which links the area to Pasadena and the east San Fernando Valley. East Arcadia is near Interstates 10 and 605. Commuters also benefit from the Metro Gold Line station, a light rail service providing access to East Los Angeles and Downtown. The city operates three bus lines serving major local activity centers, such as the Metro Gold Line station, Methodist Hospital, and the Westfield Santa Anita Mall.

Business/Economy

Arcadia was ranked as the 5th most expensive housing market in the nation by Business Insider in 2016 and its economy reflects its affluent residents. The city acts as a commerce center with 3,300 businesses in the area. Several businesses within Arcadia's retail sector make up its principal employers, including Nordstrom, Macy's West, and 99 Ranch Market. Westfield Santa Anita mall is a major local shopping center with an outdoor structure featuring upscale retailers such as Coach. Santa Anita Racetrack brings in substantial revenue the city uses to support capital improvements.



Rank	Employer	Employees
1	Nordstrom Inc	420
2	Macy's West	343
3	JC Penney Corp, Inc	244
4	Fedex Ground Package System, Inc.	216
5	Healthcare Partners Affiliates Medical	206
6	Dave & Buster's	181
7	The Cheesecake Factory Restaurants, Inc.	177
8	Forever 21	141
9	99 Ranch Market 7	139
10	Din Tai Fung Santa Anita Restaurant	135

Source: City of Arcadia CAFR 2018

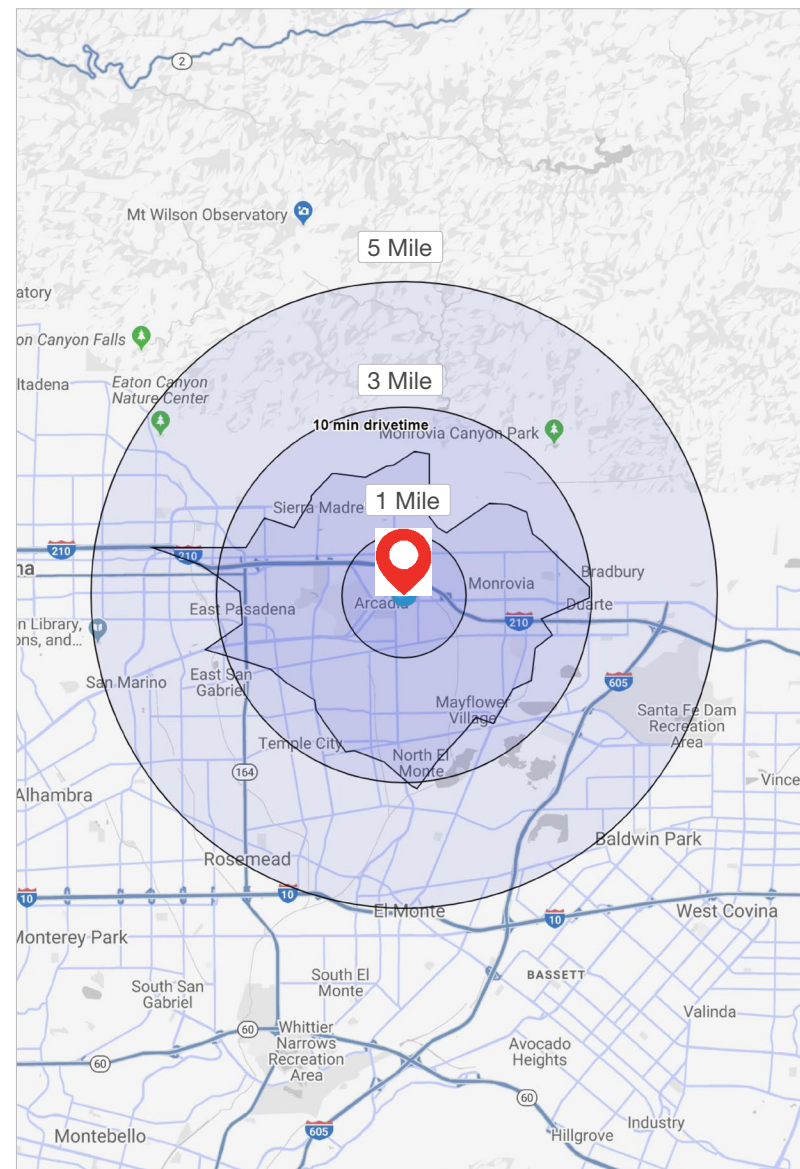


Population	1 Mile	3 Mile	5 Mile
2019 Estimated Population	17,583	157,290	363,521
2024 Projected Population	17,617	157,199	363,076
2010 Census Population	16,979	152,926	354,379
2019 Est. Median Age	40.1	41.4	40.2

Households	1 Mile	3 Mile	5 Mile
2019 Estimated Households	6,370	56,947	122,504
2024 Projected Households	6,561	58,545	125,890
2019 Census Households	6,370	56,947	122,504
2019 Median Home Value	\$728,284	\$702,587	\$664,551
2019 Median Rent	\$1,428	\$1,411	\$1,361

Race	1 Mile	3 Mile	5 Mile
2019 Est. White	34.3%	43.9%	41.6%
2019 Est. Black	3.2%	3.5%	3.1%
2019 Est. Asian or Pacific Islander	48.5%	38.1%	36.7%
2019 Est. American Indian or Alaska Native	0.4%	0.5%	0.6%
2019 Est. Other Races	9.7%	10.2%	14.2%

Income	1 Mile	3 Mile	5 Mile
2019 Est. Average Household Income	\$108,116	\$114,201	\$107,637
2019 Est. Median Household Income	\$85,118	\$88,611	\$83,010



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