

57

WHEELER AVENUE ARCADIA, CA 91006

FOR LEASE

10,824 SF COMMERCIAL SPACE

IN A 58,000 SF MIXED-USE PROJECT



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FOR LEASE

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**COLDWELL
BANKER
COMMERCIAL**

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MIXED-USE MUTLI TENANT COMMERCIAL BUILDING

57 Wheeler Avenue, Arcadia, CA 91006

LEASE



Property Overview

- Located near 24 Hour Fitness, Westfield Santa Anita, Denny's, Outback, REI, numerous restaurants, retailers, hotels, office & medical buildings
- Vent ready/grease trap
- Abundant on-site/public parking
- Affluent area with average household income at \$127,355 within a 3-mile radius



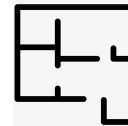
USE

RETAIL,
RESTAURANT &
OFFICE



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



PROPERTY TYPE

MIXED-USE
MULTI TENANT/
COMMERCIAL



YEAR BUILT

2019

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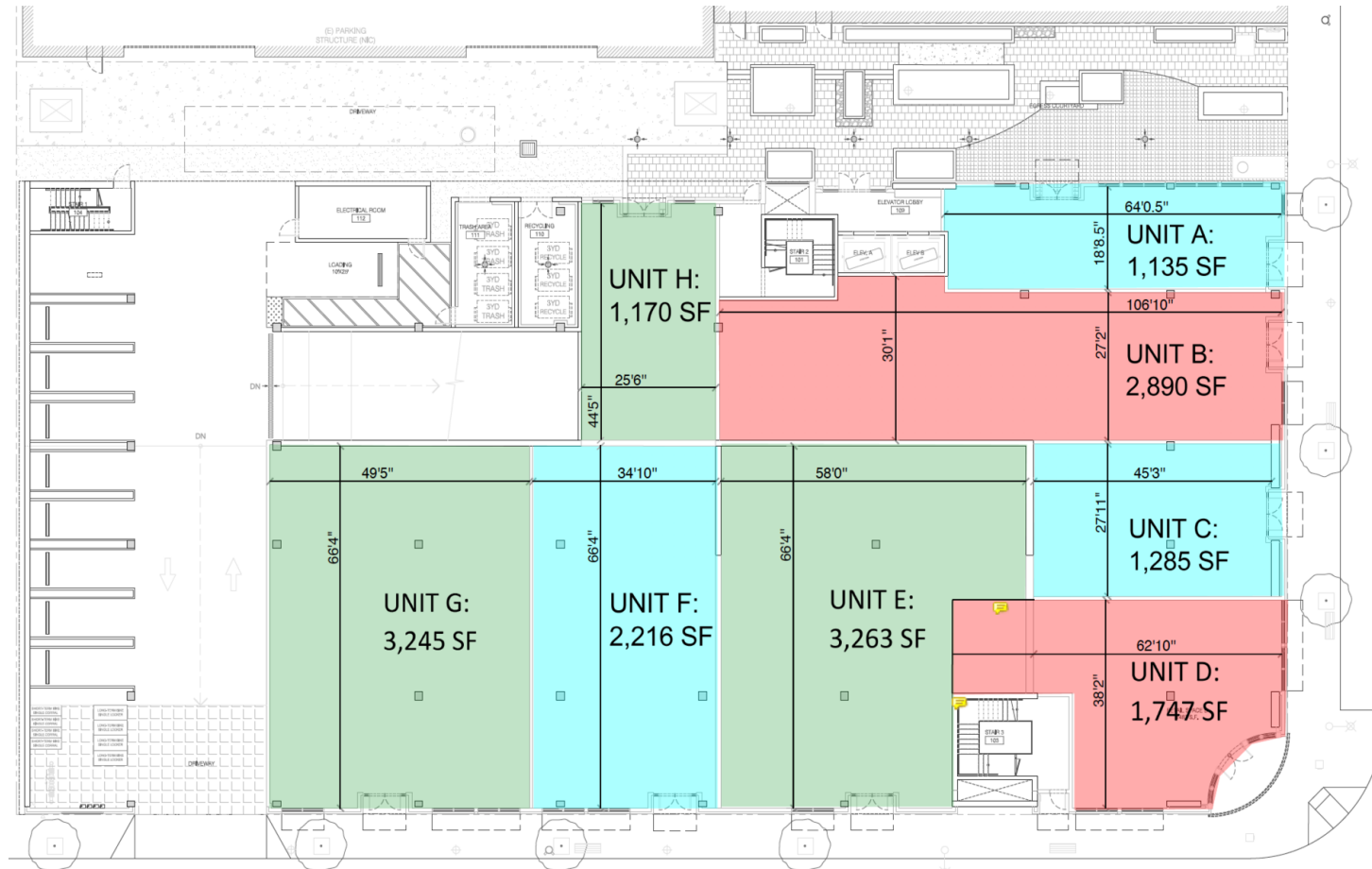
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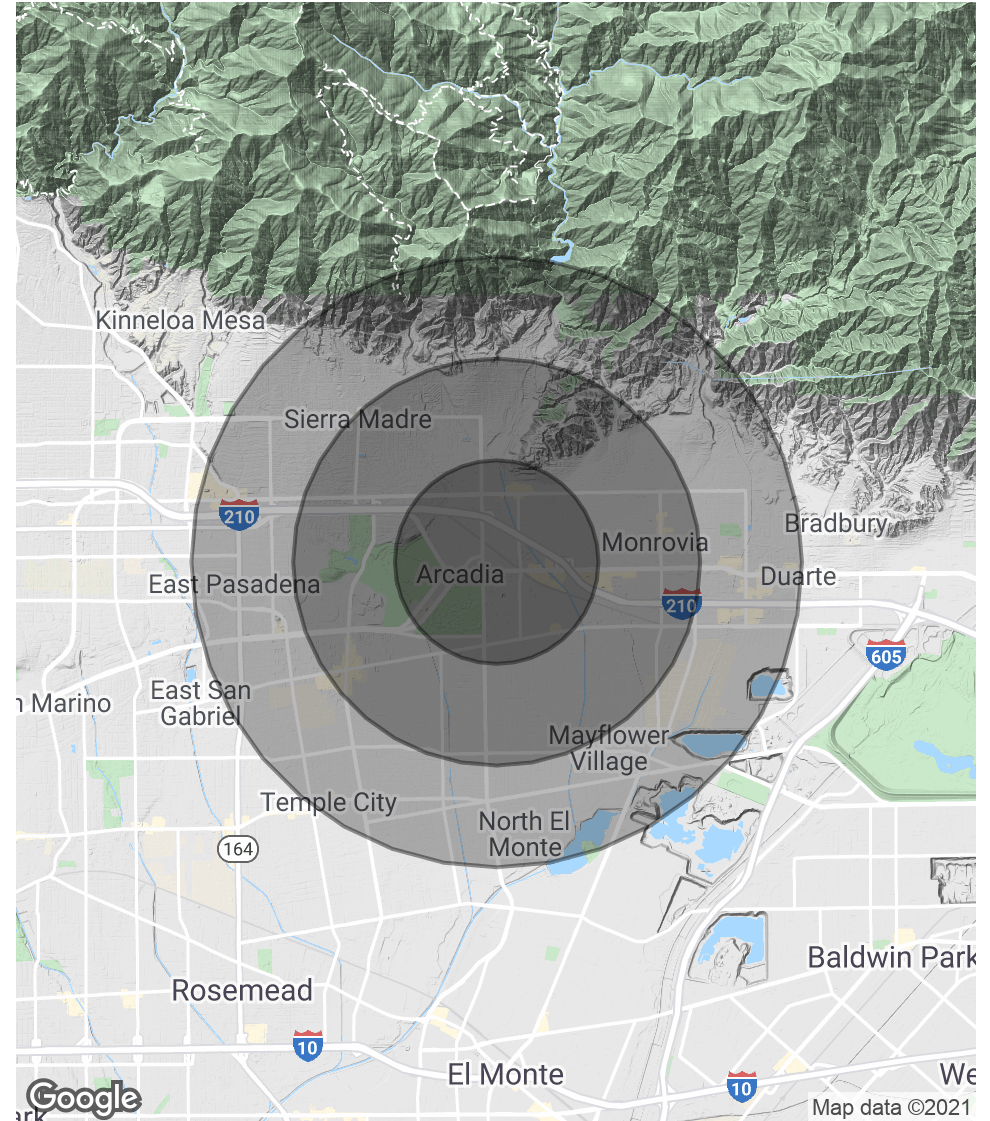
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,326	67,985	150,244
Average age	37.4	39.3	39.7
Average age (Male)	36.7	38.5	38.7
Average age (Female)	37.9	40.2	41.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,155	23,838	52,378
# of persons per HH	3.0	2.9	2.9
Average HH income	\$93,685	\$99,632	\$95,391
Average house value	\$641,441	\$696,797	\$648,673

* Demographic data derived from 2010 US Census



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