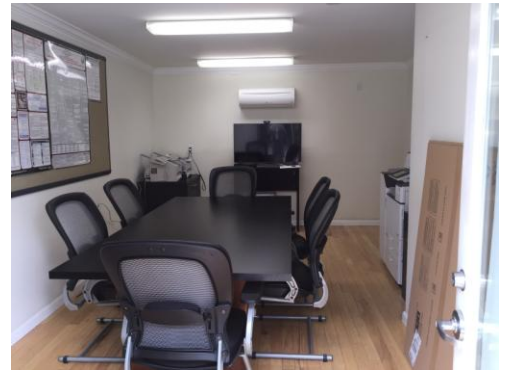




## Approx 3K SF Free Standing Commercial Property

4333 E. Live Oak Avenue Arcadia, CA 91006  
For Sale: \$999,000

- Approximately 3,000 SF commercial/office build-out with reception and waiting area, seven private offices, two restrooms and storage area.
- Full kitchen/break room, large conference room, bull-pen area and patio. Large private offices and possibility to open areas between offices.
- Large lot- approximately 11,425 square feet with front circular driveway.
- Well maintained building with upgraded finishes throughout.
- Zoned C-3 under County of Los Angeles. Close access to 210, 605 and 10 freeways.
- Excellent building for contractors, insurance, architects, engineers, R&D, Tech Companies, etc.



Population Estimates				
	1 Mile	3 Miles	5 Miles	
Population (2013)	14,130	207,497	512,260	
Average HH Income	\$87,603	\$73,033	\$76,873	
Daytime Population	11,393	204,743	481,542	

*All information deemed reliable but not guaranteed. Buyer to verify square footage, zoning, use and other listing information.*



### Top Commercial Realty

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