

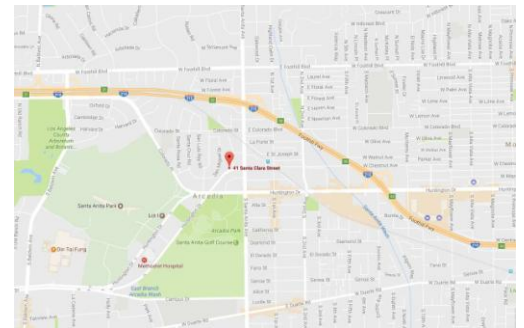
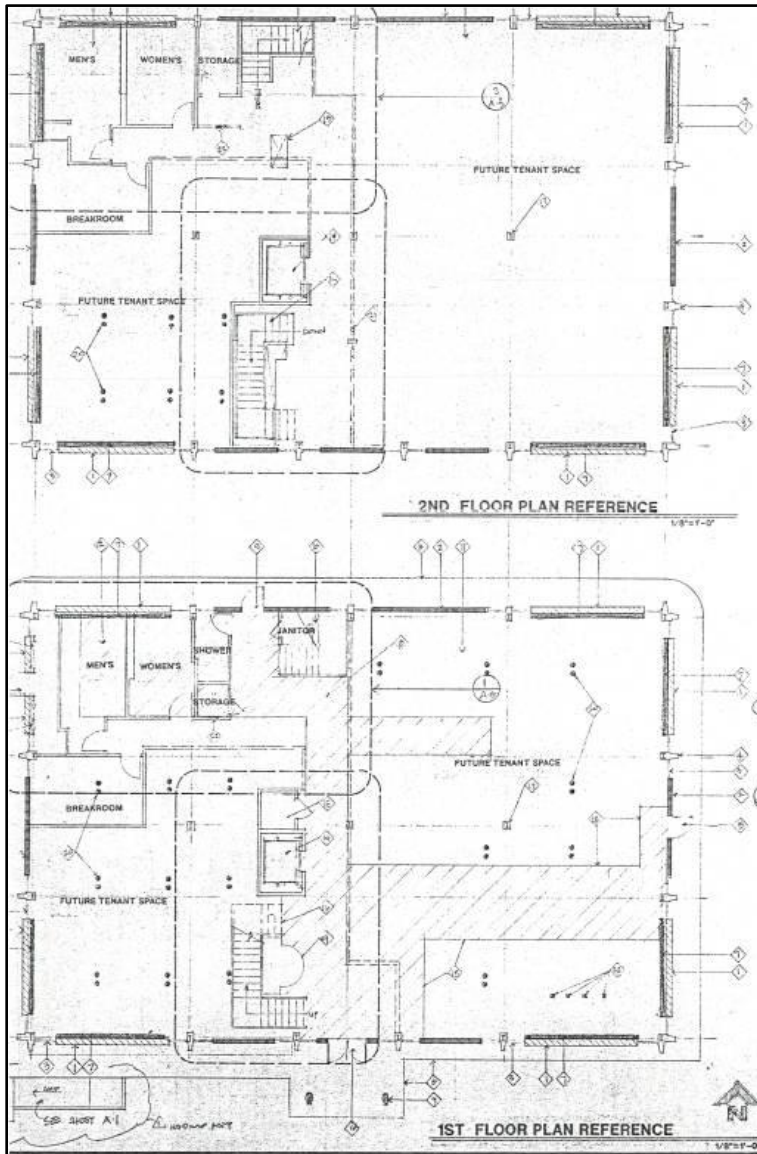


## **11,224 SF Two-Story Free Standing Office Building in Arcadia**

41 West Santa Clara Street, Arcadia, CA 91007

For Lease: \$2.25 PSF NNN

- Elevator-served free standing building across from new Rusnak Dealership.
- One block from Huntington Drive and Santa Anita Ave- a few blocks from Westfield Santa Anita Mall, Santa Anita Golf Course and Methodist Hospital.
- First Floor: Reception area, 5 large offices, 3 private offices, 2 restrooms, bull-pen area, kitchen and three closets/storage rooms.
- Second Floor: Open work area, 6 large perimeter offices with exterior and interior windows, interior office, two restrooms and storage room.
- Two stairwells, ADA accessible entry, over 50 parking stalls, fire sprinklers, outside picnic area, wired for phone/internet, new roof and monument sign.
- Direct access to the 210 freeway in walking distance to Goldline Station.



### Population Estimates

	1 Mile	3 Miles	5 Miles
Population (2015)	13,700	160,764	362,499
Average HH Income	\$105,210	\$99,135	\$93,802
Daytime Population	26,492	156,949	338,172

All information deemed reliable but not guaranteed. Lessee to verify use, square footage and other information.

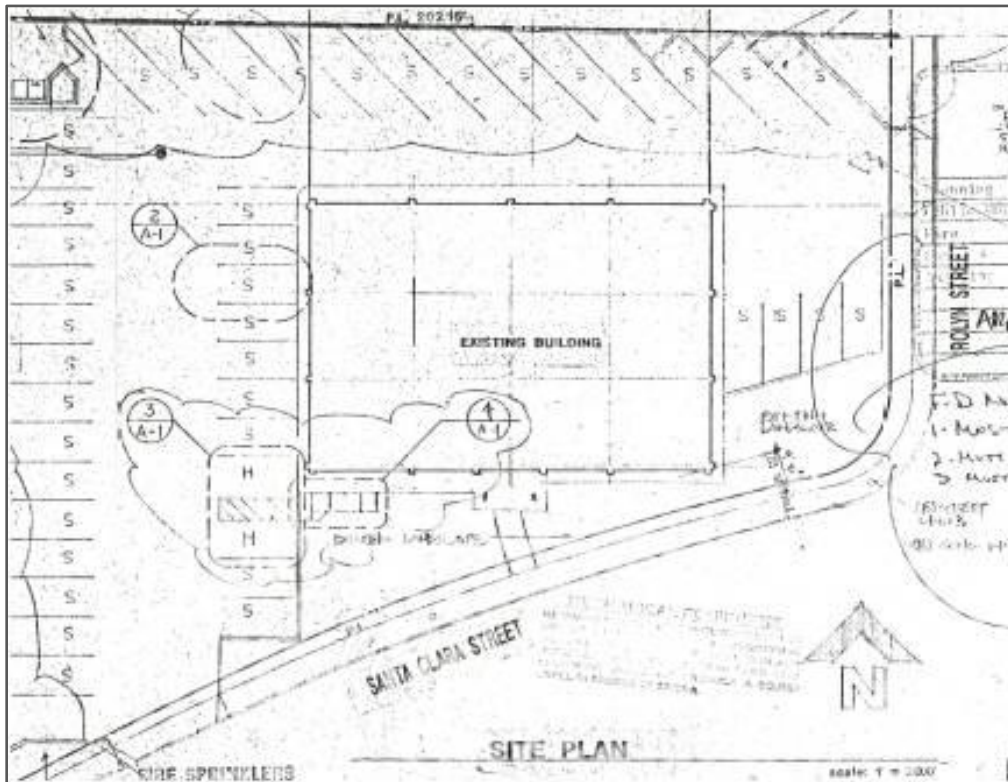


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