

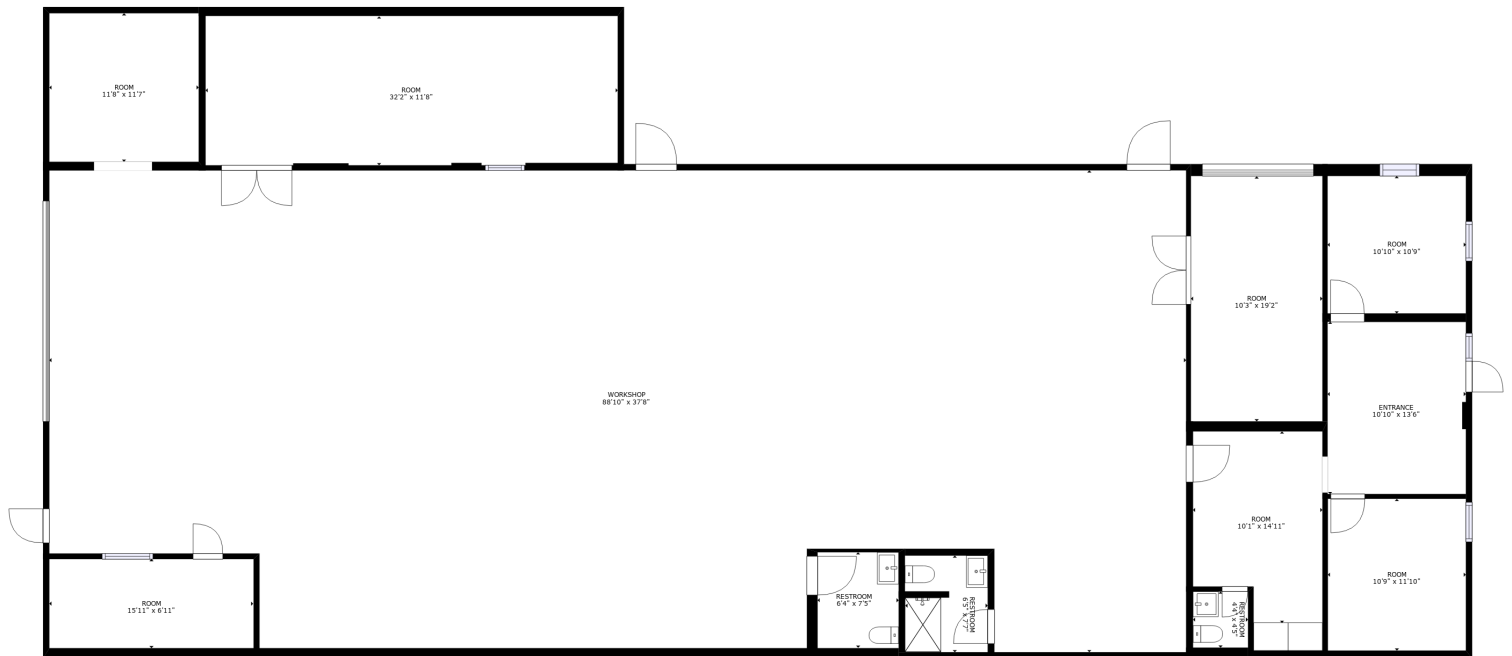


## **4,708 SF Free-Standing Light Industrial in Arcadia**

144 East Santa Clara Street Arcadia, CA 91006

For Lease: \$1.39 PSF Modified Gross

- Approximate 4,708 SF with a fenced yard in the back of the building as well as front parking lot. No CAM/NNN fees.
- Smaller grade level loading at the front of the building and 10'x10' grade level loading in rear yard area.
- Remodeled front office space built-out with a reception area, two offices and restroom.
- The warehouse area is air-conditioned with an office at the back and 2 restrooms (one with shower). It has 400 AMP 3-Phase power, 10-foot clear height and power distributed throughout.
- Ideal space for a tech firm, printing, light industrial, R&D, etc.
- Located one block from the Goldline station and one block North of Huntington. Close freeway access to 210 and 605 freeways.



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 4669 sq. ft  
TOTAL: 4669 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2024)	70,134	333,087	1,287,689
Average HH Income	\$125,603	\$118,352	\$110,456
Property Zoning	DMU- Downtown Mixed-Use		

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



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