



## 122-130 East Foothill Blvd.

Arcadia, California 91106

### Property Highlights

- Former Edible Arrangement space
- Approximately 1,000 Square Feet
- Can include the walk-in cooler, sinks and prep tables
- Parking lot behind the building
- CAM Charges - \$0.39 per square foot per month

### Property Description

Small in-line Retail space with Foothill Frontage. Perfect for fast food to-go restaurant or sandwich shop, tea & coffee shop, or other retail uses.

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	
Lot Size:	9,776 SF
Building Size:	5,180 SF

### SPACES LEASE RATE SPACE SIZE

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FOR LEASE



RETAIL



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#### LOCATION OVERVIEW

Located just East of Santa Anita on Foothill Blvd., across from a busy Shopping Center including a McDonalds in Arcadia.



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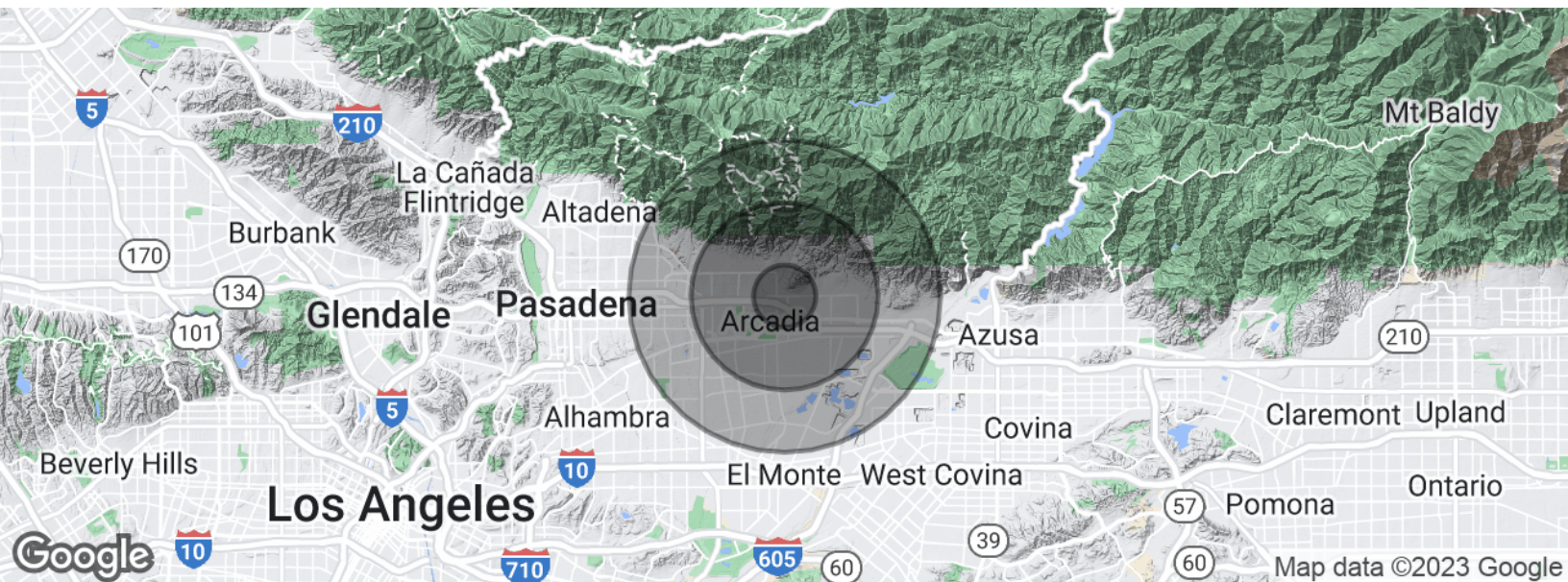
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,210	123,559	294,481
Median age	38.8	39.7	39.6
Median age (Male)	38.4	38.9	38.2
Median age (Female)	39.1	40.9	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,256	43,829	97,740
# of persons per HH	2.9	2.8	3.0
Average HH income	\$111,883	\$99,357	\$90,236
Average house value	\$707,751	\$683,593	\$616,892

\* Demographic data derived from 2020 ACS - US Census

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