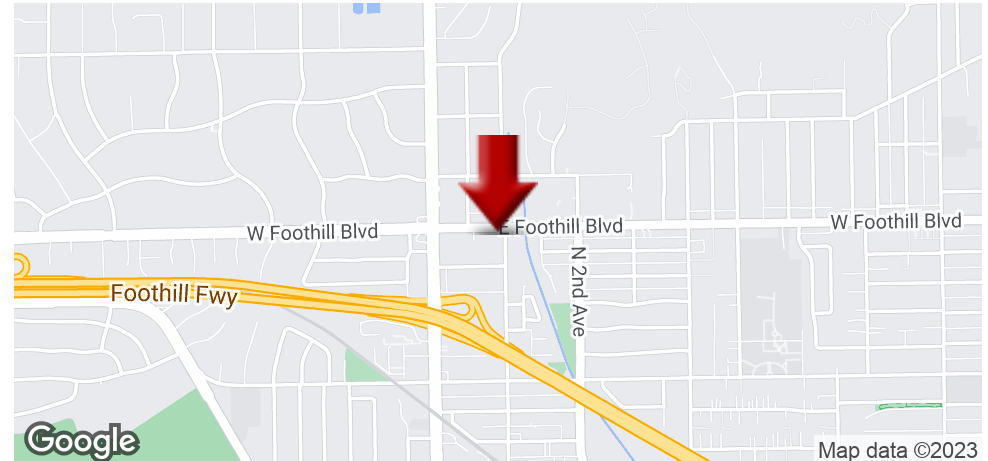


# DIAGNOSIS MOTOWURKS

66 E Foothill Blvd, Arcadia, CA 91006



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject to offer
<b>LOT SIZE:</b>	5,240 SF
<b>BUILDING SIZE:</b>	1,452
<b>MARKET:</b>	Los Angeles
<b>SUBMARKET:</b>	San Gabriel Valley
<b>PRICE / SF:</b>	-

## PROPERTY OVERVIEW

Busy automotive repair/service facility and business available for Sale. Property is located on a signalized corner and is close to the Foothill Freeway. Property is easily accessible and has a walk score of (78). One of the remaining automotive repair facilities permitted by the city in the area. Excellent opportunity. Owner is retiring.

## PROPERTY HIGHLIGHTS

- Located on a signalized corner
- Automotive repair and service facility
- Sale includes business and real estate
- 3 bay doors
- Pylon signage
- Equipment and inventory included in sale
- 3 inground lifts included
- Small office space and storage area
- Walk score of (78)
- Strong Avg HH annual income w/in 1 mile radius (\$116,270)

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**PATRICK SHARPLES**

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**G & S Group | KW Commercial**



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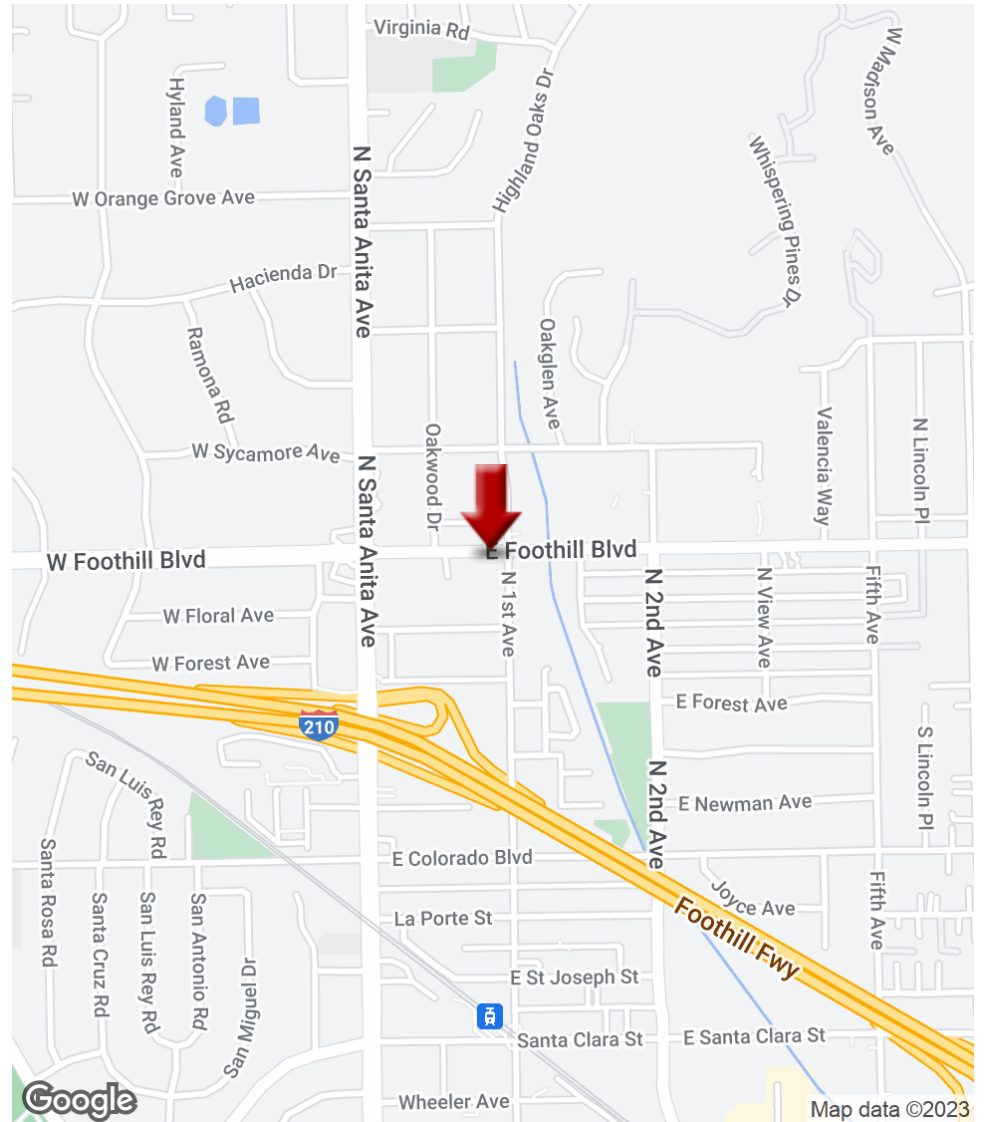
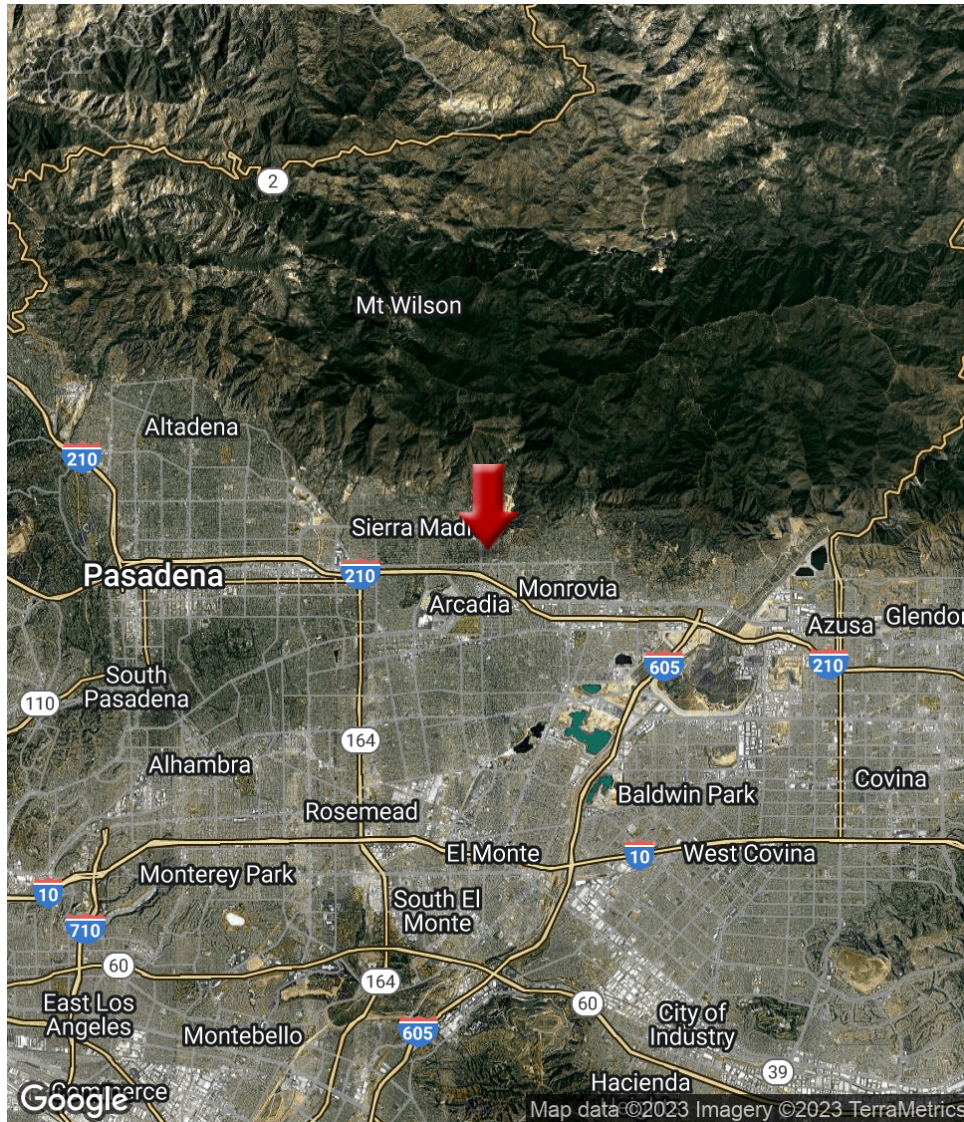
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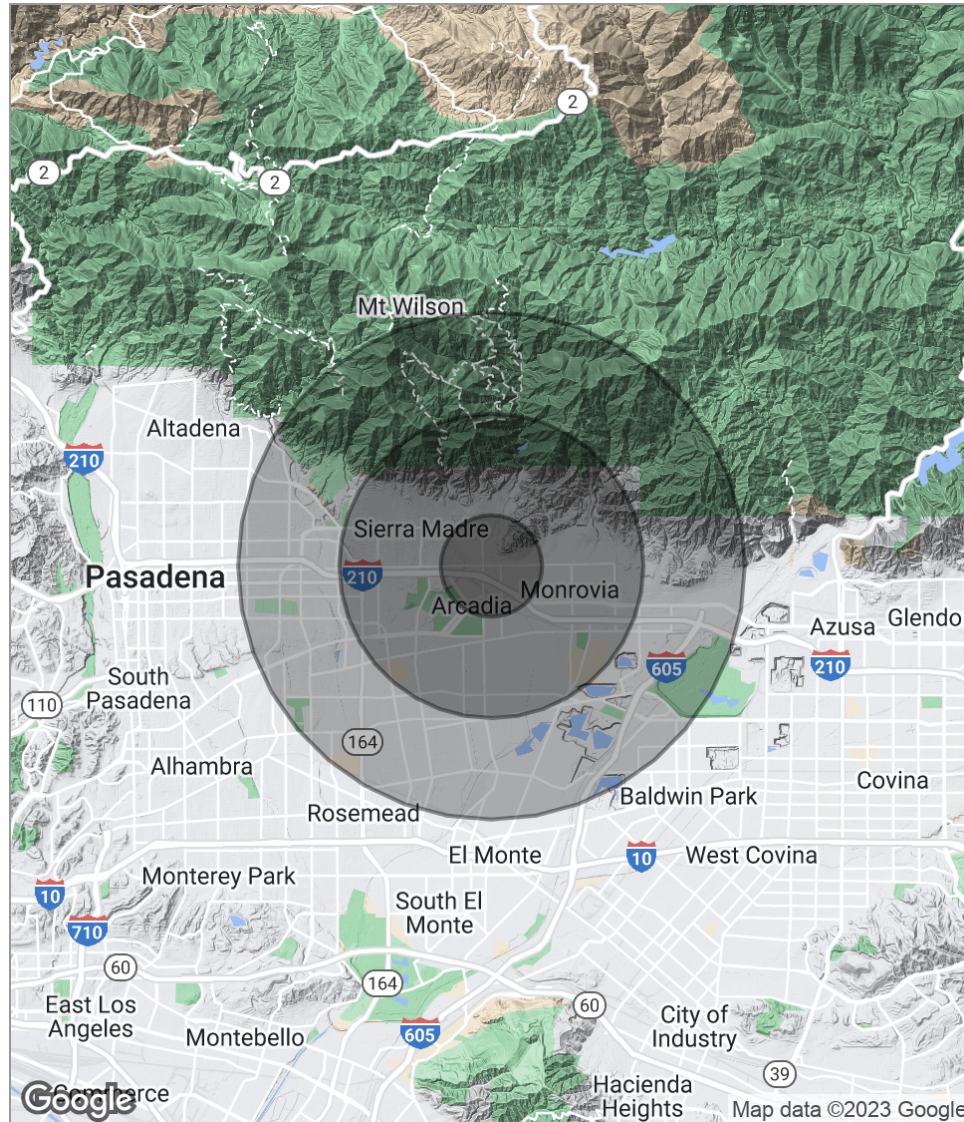
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,602	124,775	297,306
Median Age	39.3	39.8	39.6
Median Age (Male)	39.0	39.0	38.3
Median Age (Female)	39.6	41.0	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,010	44,441	98,982
# Of Persons Per HH	2.9	2.8	3.0
Average HH Income	\$116,270	\$99,527	\$90,607
Average House Value	\$715,325	\$687,328	\$618,776
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	19.0%	23.2%	29.4%
RACE (%)	1 MILE	3 MILES	5 MILES
White	41.5%	46.3%	43.5%
Black	2.0%	3.3%	2.8%
Asian	44.5%	35.1%	35.7%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.3%	0.3%	0.4%
Other	8.8%	11.4%	14.5%

\* Demographic data derived from 2020 ACS - US Census

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