



Arcadia Hub Shopping Center

Retail Space For Lease

Anchored by Vons, LA Fitness and Burlington Coat Factory
 1201 - 1325 S. Baldwin Ave., 733-815 W. Naomi, Arcadia, CA 91007



FEATURES:

- **GLA: 349,862 Total Parking: 1,137 stalls**
- Heavy Trafficked Intersection, conveniently located on Baldwin Avenue and Duarte Road, between 210 and 10 freeways.
- Traffic Count (2014): 52,335+ cars per day at Baldwin Avenue and Duarte Road.
- This power center is located in the heart of Arcadia just south of Westfield Santa Anita Mall, Race Track, and Los Angeles County Arboretum.
- Anchor tenants are Vons Pavilions, Burlington Coat Factory, Subway, LA Fitness, Starbucks, and other strong retailers.



DEMOGRAPHICS Source : CoStar (2018)	1-MILE	3-MILE	5-MILE
Population	28,640	193,737	524,167
Average HH Income	\$94,648	\$103,437	\$93,464

For more information, please contact
BP International, Inc.

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650 W. Duarte Rd., #1088, Arcadia, CA 91007

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Aerial Map



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<u>Unit</u>	<u>Tenant</u>
733 W. Naomi	
A	Starbucks Coffee
B	Starbucks Coffee
C	Gen Da Jewelry
D	Taiwanese Deli
E	Boutique No. 5
F	Rancho Shoe Repair
G	Subway
H	Poke Bar
I	Yum Creamery
J	Vivi Hair Salon
K	Nail Spa
L	Available +/- 787SF
M	JC Herbs
N	Clothing Store

<u>Unit</u>	<u>Tenant</u>
745 W. Naomi	
	Vons
815 W. Naomi	
A	Japanese Restaurant
B	American Continental Bank
C-D	Jenny Craig
E	The Barn
F	Mokkoji
G	Au 79
H	Creations Hair & Skin
I	GNC
J	Time Warner Cable
K & L	Parklane Dental
M	Fine Art Classes
S. Baldwin Ave.	
1201	Cell Phone Repair & Accessories
1201A-B	Burlington Coat Factory

<u>Unit</u>	<u>Tenant</u>
S. Baldwin Ave.	
1205A	Daiso
1205B	Energy Bistro
1207	Yamaha Music
1215	Ann Karen Spa
1225	REMAX Real Estate Agency
1227	Fusion Restaurant
1265	Bank of America
1271	Dim Sum/ Seafood Restaurant
1309	First Commercial Bank
1311A	Orchid Thai Cuisine
1311B	Young Dong Tofu
1311C	Vita Health Food
1313	Cosmetic Medical Clinic
1317	Cosmetic Medical Clinic
1325	LA Fitness

Demographic Detail Report

Arcadia Hub Shopping Center

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Building Type: General Retail
 Secondary: Storefront
 GLA: 258,624 SF
 Year Built: 1958

Total Available: 787 SF
 % Leased: 100%
 Rent/SF/Yr: Negotiable



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	29,433		199,159		538,539	
2017 Estimate	28,640		193,737		524,167	
2010 Census	27,635		186,623		506,477	
Growth 2017 - 2022	2.77%		2.80%		2.74%	
Growth 2010 - 2017	3.64%		3.81%		3.49%	
2017 Population by Age						
Age 0 - 4	1,561	5.45%	10,482	5.41%	30,955	5.91%
Age 5 - 9	1,449	5.06%	10,049	5.19%	29,530	5.63%
Age 10 - 14	1,512	5.28%	10,512	5.43%	29,770	5.68%
Age 15 - 19	1,699	5.93%	11,408	5.89%	31,638	6.04%
Age 20 - 24	1,840	6.42%	12,211	6.30%	34,723	6.62%
Age 25 - 29	1,876	6.55%	12,689	6.55%	37,754	7.20%
Age 30 - 34	1,713	5.98%	11,825	6.10%	36,072	6.88%
Age 35 - 39	1,692	5.91%	11,505	5.94%	34,362	6.56%
Age 40 - 44	1,912	6.68%	12,440	6.42%	35,120	6.70%
Age 45 - 49	2,160	7.54%	13,870	7.16%	36,837	7.03%
Age 50 - 54	2,257	7.88%	14,824	7.65%	37,630	7.18%
Age 55 - 59	2,166	7.56%	14,764	7.62%	36,510	6.97%
Age 60 - 64	1,846	6.45%	13,143	6.78%	32,004	6.11%
Age 65 - 69	1,484	5.18%	10,808	5.58%	26,076	4.97%
Age 70 - 74	1,104	3.85%	7,960	4.11%	19,014	3.63%
Age 75 - 79	838	2.93%	5,796	2.99%	13,763	2.63%
Age 80 - 84	634	2.21%	4,205	2.17%	10,014	1.91%
Age 85+	897	3.13%	5,245	2.71%	12,391	2.36%
Age 65+	4,957	17.31%	34,014	17.56%	81,258	15.50%
Median Age	42.60		42.50		39.60	
Average Age	41.20		41.20		39.50	



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4/30/2018

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2017 Households by HH Income	10,704		67,362		171,726	
<\$25,000	2,103	19.65%	10,709	15.90%	31,504	18.35%
\$25,000 - \$50,000	1,945	18.17%	11,217	16.65%	34,683	20.20%
\$50,000 - \$75,000	1,527	14.27%	10,187	15.12%	26,991	15.72%
\$75,000 - \$100,000	1,287	12.02%	8,822	13.10%	21,073	12.27%
\$100,000 - \$125,000	1,019	9.52%	7,494	11.12%	17,234	10.04%
\$125,000 - \$150,000	835	7.80%	4,822	7.16%	10,831	6.31%
\$150,000 - \$200,000	1,043	9.74%	6,612	9.82%	13,091	7.62%
\$200,000+	945	8.83%	7,499	11.13%	16,319	9.50%
2017 Avg Household Income	\$94,648		\$103,437		\$93,464	
2017 Med Household Income	\$71,359		\$79,443		\$67,979	
2017 Occupied Housing	10,704		67,364		171,728	
Owner Occupied	5,118	47.81%	41,079	60.98%	91,088	53.04%
Renter Occupied	5,586	52.19%	26,285	39.02%	80,640	46.96%
2010 Housing Units	11,004		69,046		175,562	
1 Unit	6,147	55.86%	52,509	76.05%	123,288	70.22%
2 - 4 Units	494	4.49%	3,160	4.58%	10,418	5.93%
5 - 19 Units	2,150	19.54%	7,049	10.21%	21,818	12.43%
20+ Units	2,213	20.11%	6,328	9.16%	20,038	11.41%
2017 Housing Value	5,118		41,078		91,086	
<\$100,000	25	0.49%	467	1.14%	1,164	1.28%
\$100,000 - \$200,000	5	0.10%	64	0.16%	293	0.32%
\$200,000 - \$300,000	21	0.41%	332	0.81%	2,546	2.80%
\$300,000 - \$400,000	153	2.99%	1,905	4.64%	8,607	9.45%
\$400,000 - \$500,000	660	12.90%	5,019	12.22%	14,916	16.38%
\$500,000 - \$1,000,000	2,950	57.64%	23,677	57.64%	46,764	51.34%
\$1,000,000+	1,304	25.48%	9,614	23.40%	16,796	18.44%
2017 Median Home Value	\$787,288		\$769,290		\$692,637	
2017 Housing Units by Yr Built	11,010		69,543		177,552	
Built 2010+	248	2.25%	1,935	2.78%	4,855	2.73%
Built 2000 - 2010	564	5.12%	2,780	4.00%	8,455	4.76%
Built 1990 - 1999	744	6.76%	3,939	5.66%	9,512	5.36%
Built 1980 - 1989	1,077	9.78%	5,115	7.36%	16,298	9.18%
Built 1970 - 1979	1,989	18.07%	7,367	10.59%	19,994	11.26%
Built 1960 - 1969	1,968	17.87%	10,355	14.89%	25,762	14.51%
Built 1950 - 1959	2,310	20.98%	18,297	26.31%	37,850	21.32%
Built <1949	2,110	19.16%	19,755	28.41%	54,826	30.88%
2017 Median Year Built	1965		1957		1958	



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