



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

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Demographic Detail Report

Arcadia Hub Shopping Center

1201-1325 S Baldwin Ave, Arcadia, CA 91007

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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