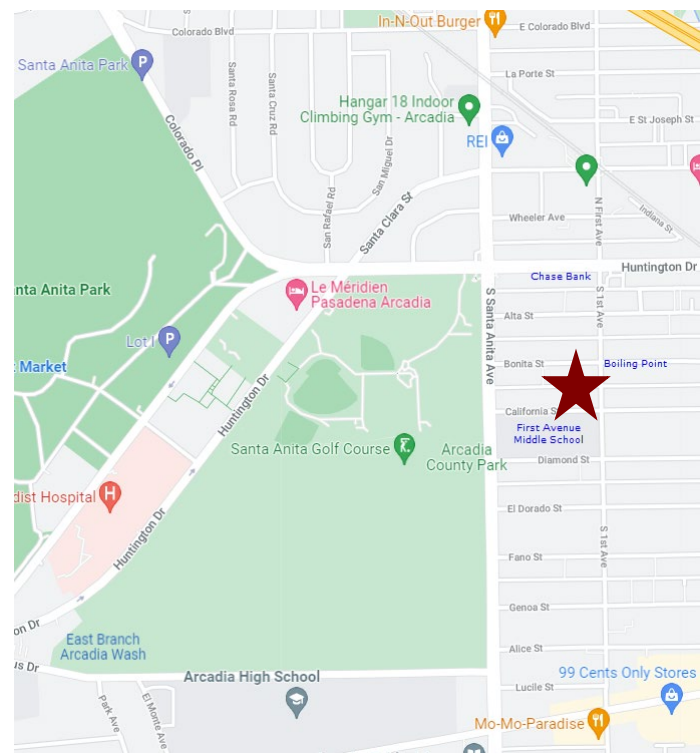


PROMINENT OFFICE BUILDING FOR SALE



225 S. 1ST AVENUE, ARCADIA, CA

| | | |
|----------------------------------|--|----------|
| SQUARE FOOTAGE AVAILABLE: | 1 st and 2 nd Floor Permitted Finished Office/Restroom Space: | 3,200 SF |
| | Additional Finished Office Space: | 180 SF |
| | Additional Finished Storage Space: | 95 SF |
| | Total Finished Space: | 3,475 SF |
| SALE PRICE: | \$2,100,000.00 | |
| APN: | 5773-019-010 | |
| LOT SIZE: | 7,989 sq. ft. | |
| ZONING: | MU | |
| YEAR BUILT: | 1979 | |
| AMENITIES: | <ul style="list-style-type: none">* Exceptional 1st Street location in the heart of Arcadia.* Spacious patio on second floor.* Covered parking lot with 12 spaces plus ample street parking.* Walking distance to local restaurants (Boiling Point and Hyper Cafe) and banks including Chase, Citibank, Citizens, and First Federal Credit Union Bank.* Close proximity to City Hall, Methodist Hospital, Santa Anita Racetrack, L.A. County Arboretum, and Westfield Mall. | |



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225 S. 1ST AVENUE

INTERIOR PICTURES



FIRST FLOOR OFFICE SPACE



FIRST FLOOR PRIVATE OFFICE



SECOND FLOOR SAMPLE OFFICE



SECOND FLOOR SAMPLE OFFICE



SECOND FLOOR SAMPLE OFFICE



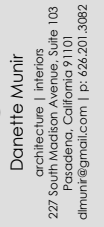
PATIO AREA



| | |
|----------|------------|
| Date | Issue |
| 12.11.21 | FOR REVIEW |
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| Project | 21-016 |
| 1st FLOOR AS-BUILT | AB.1 |
| Scale: Not To Scale | Sheet |

ARCADIA, CA 91006





| Date | Issue |
|----------|------------|
| 12/11/21 | FOR REVIEW |
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| Project | 2101016 |
|-----------|---------|
| 2nd FLOOR | |
| AS-BUILT | |

| Issue Dates | Issue Sheet | Scale: Half To Scale |
|-------------|-------------|----------------------|
| | | AB.2 |

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