



# 900 S. 1st Avenue Arcadia, CA 91006

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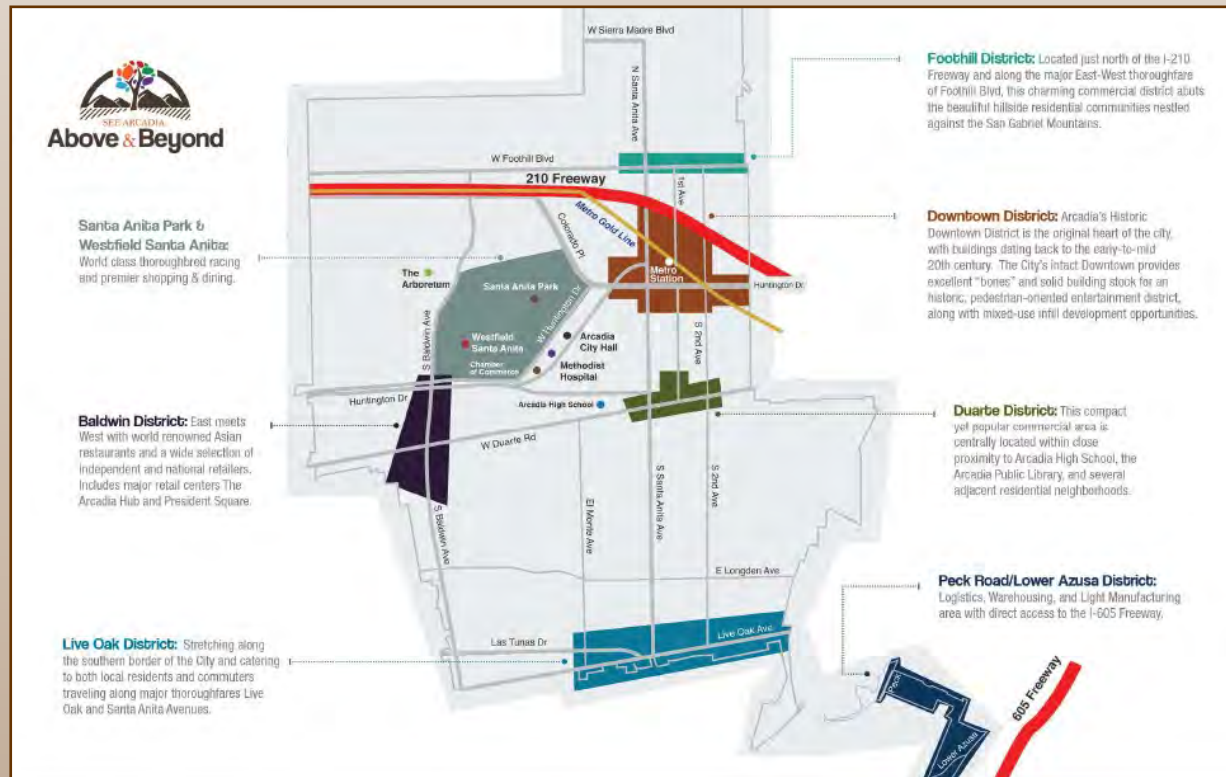
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# Executive Summary

The Tridocs Medical Plaza was completely renovated in 2009 to four medical practice suites with elevators and sprinklers added to the building. It is located in Downtown Arcadia adjacent to retail, restaurants, offices and recreation facilities. Arcadia is located approximately 13 miles northeast from downtown Los Angeles in the San Gabriel Valley. Arcadia is served by the Foothill Freeway (I-210), Foothill Boulevard, Huntington Drive, and the Gold Line Metro and within an hour's distance away from three major airports. This ease of access has attracted many businesses to locate their headquarters in Arcadia along with residents who work Downtown or in nearby cities. Arcadia is a highly affluent community with a prestigious school district that has received the highest honors. Arcadia is focused on building a vibrant, business-friendly infrastructure with a shared community vision for a pedestrian-friendly and transit-oriented environment.

This property is located in the Duarte Business District. The zoning is CG-Commercial General. However, it is located just outside of the MU- Mixed Use zoning. The city has been amenable to extending the mixed– use zoning to allow for more development and encouraging more housing throughout the city of Arcadia.



# Property Description

## Approximate 10,000 SF Free Standing Office/Medical Building

Located in the Downtown Arcadia in the CG– Commercial General Zone

Situated on 36,590 SF with ample on-site parking and multiple points of ingress and egress.

Two-story medical/office building with elevator access. Devised into four separate medical practices.

Condo map– allows potential for multiple owners.

32 on-site parking spaces.

Constructed in 1983 and completely renovated in 2009 for medical offices including elevator, sprinklers and full medical build-out including ADA restrooms, treatment rooms, patient waiting rooms, lobby waiting area & parking.

High Image Façade in a well-maintained free-standing building with monument signage along highly trafficked street.

Each practice suite has plumbing throughout in patient treatment rooms.

Built out with high end finishes throughout.

Each medical practice has a reception and waiting area, administrative area, multiple treatment rooms, doctors offices, private staff, lab/working area and patient restrooms and a breakroom.





# Development Potential

Arcadia has evolved from a mostly suburban area to something more tightly integrated with the rest of Los Angeles. The Downtown is currently being revitalized into a vibrant family and pedestrian-friendly, mixed-use district that is capable of housing a sizable residential population centered around the Metro Gold Line Station. The City is passionately committed to Arcadia's Downtown renaissance, actively promoting and supporting new Transit Oriented Development (TOD). The City has also completed streetscape and sidewalk enhancements as well as public infrastructure improvements with more planned in the future. Ample Downtown parking is also provided by three city-owned lots in addition to 300 Metro Station spots. Downtown Arcadia clearly offers plentiful opportunities for exceptional mixed-use development. This property is located in the General Commercial zone. It is directly adjacent to the Downtown Mixed Use zone which allows commercial on the ground level with residences above. There may be potential to contact the city to discuss extending the zoning to this adjacent parcel and procure additional parcels for development.





# City of Arcadia

Arcadia has a reputation for being an extremely business friendly city. In 2017, Arcadia was named most business friendly city by the Los Angeles County Economic Development Corporation. Knowledgeable city staff and dedicated elected officials are committed to helping businesses in the city. Their approach includes attracting new businesses, developers, hotels and making the permit process easy, fast and convenient.

The Downtown Arcadia Improvement Association (DAIA) is a dedicated group of property owners and merchants who are committed to promoting the Downtown Arcadia experience.



**METRO GOLD LINE STATION**

The Arcadia Metro Gold Line Station opened in March of 2016, providing a direct, high volume mass transit connection to Pasadena and Downtown Los Angeles.



**DOWNTOWN PARKING**

Three city-owned parking lots provide over 300 public parking spaces for use by shoppers and visitors to the area, in addition to 300 Metro Station parking spaces.



**STREETSCAPE ENHANCEMENTS**

The City of Arcadia has completed significant streetscape enhancements and public infrastructure improvements in Downtown Arcadia, with more planned in the coming years.



**DOWNTOWN ARCADIA IMPROVEMENT ASSOCIATION (DAIA)**

The DAIA is a business improvement district that funds streetscape and sidewalk enhancements, district marketing, and special events in Downtown Arcadia.

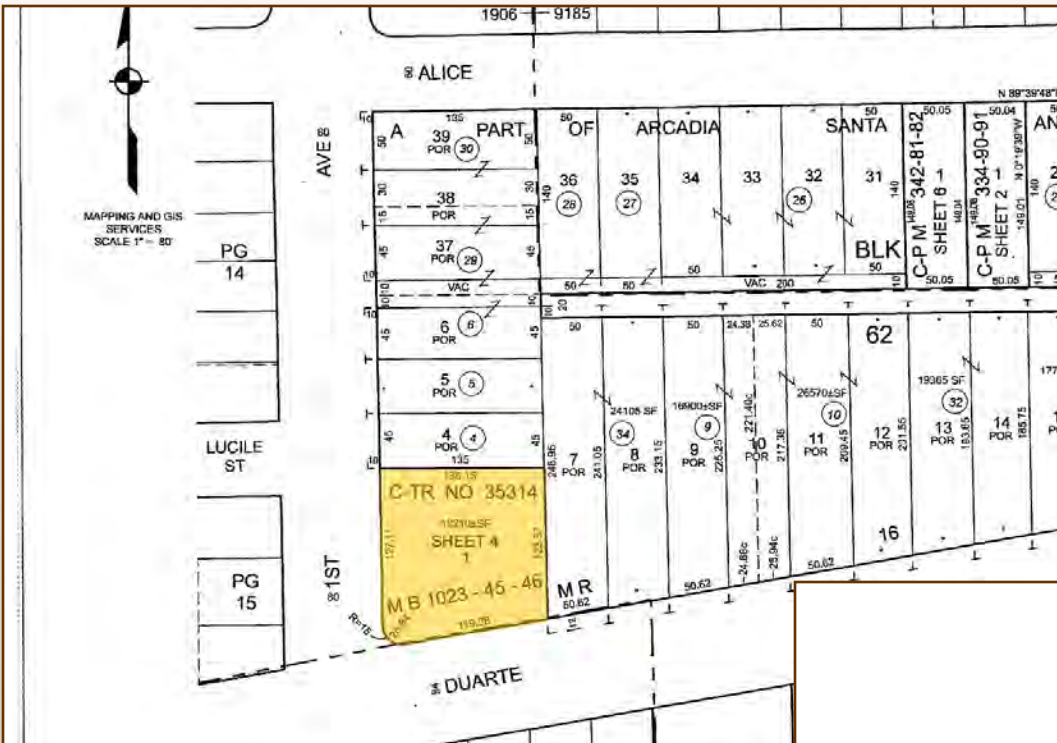


**THOROUGHBRED WALK OF CHAMPIONS**

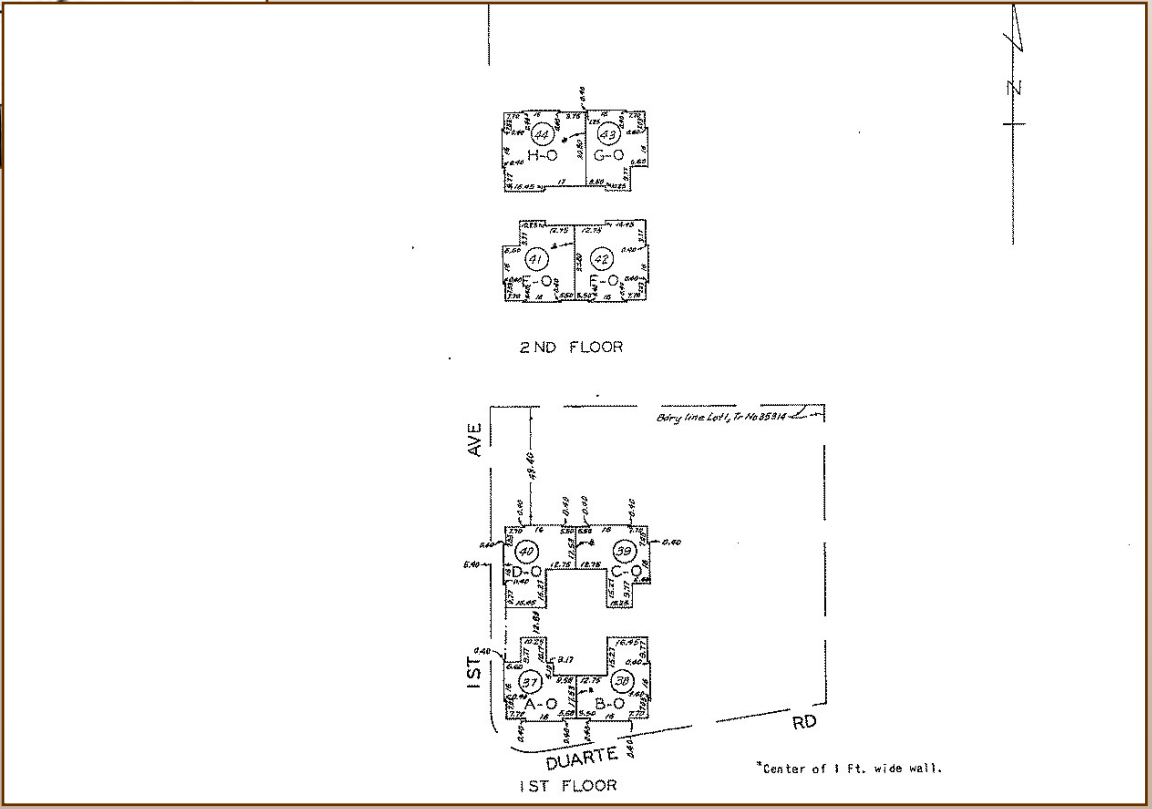
The Walk of Champions recognizes famous horses, owners, trainers, and jockeys associated with the history of Santa Anita Park and Downtown Arcadia.

ARCADIA   TOP EMPLOYERS		
	EMPLOYER	# EMPLOYEES
1	Vons Companies, Inc.	492
2	Macy's West	329
3	Nordstrom, Inc.	327
4	Worley Parsons Group, Inc.	310
5	California Medical Business Services	289
6	JC Penny Corp., Inc.	212
7	Emergency Groups Office	201
8	24 Hour Fitness	192
9	Dave & Busters	180
10	The Cheesecake Factory Restaurants	170

# Parcel Map



APN#'s: 5779-016-037, 038, 039, 040, 041, 042, 043 and 044

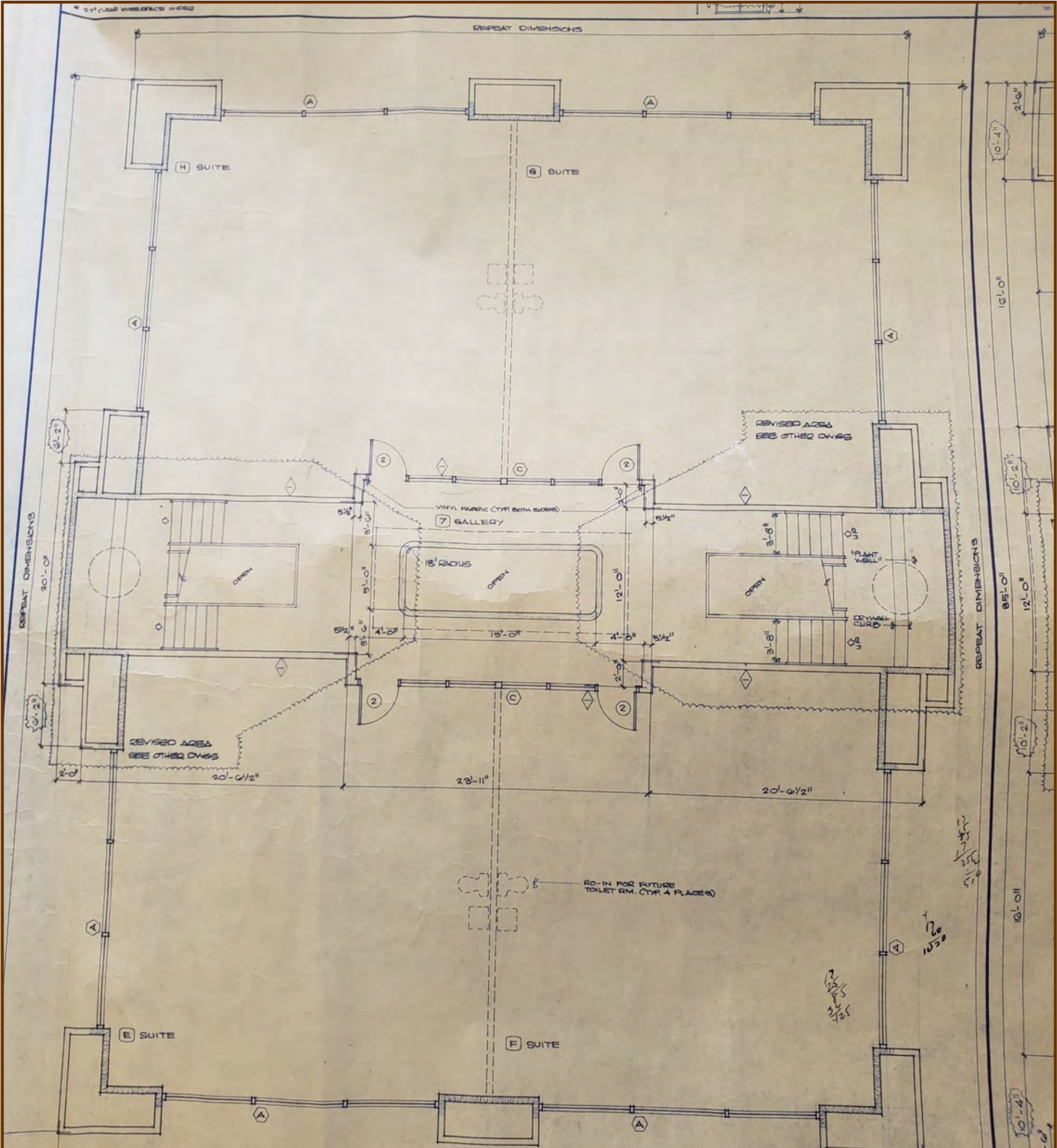




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# Second-Floor Floor Plan





# Property Photos– Medical Practice Suite 1





# Property Photos- Medical Practice Suite 2





# Property Photos- Medical Practice Suite 3



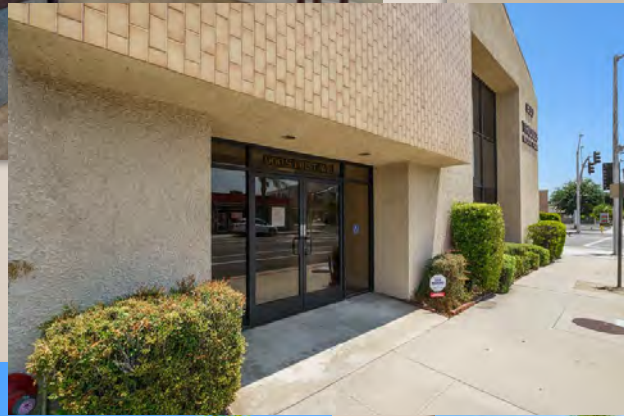


# Property Photos- Medical Practice Suite 4





# Property Photos







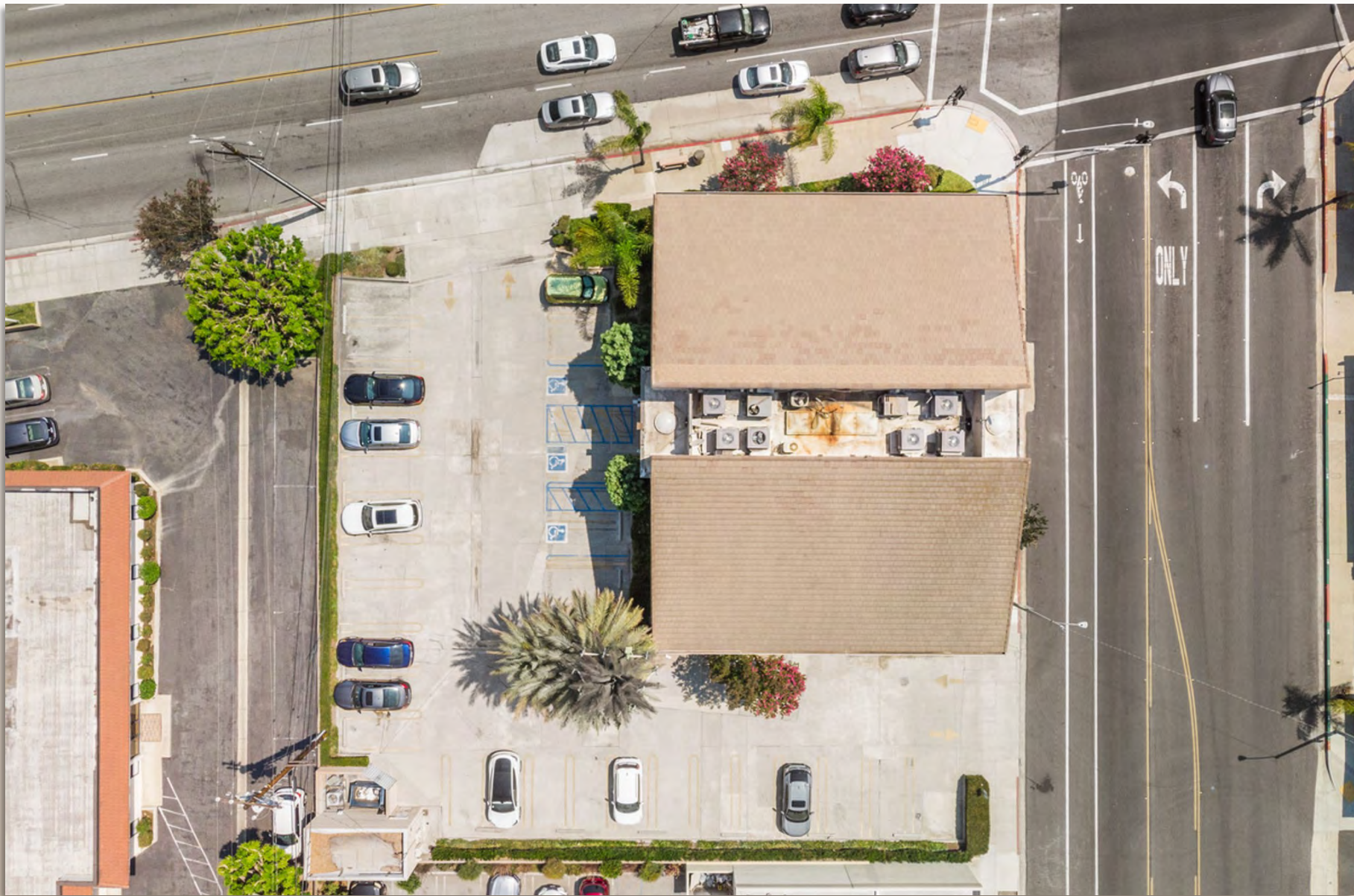
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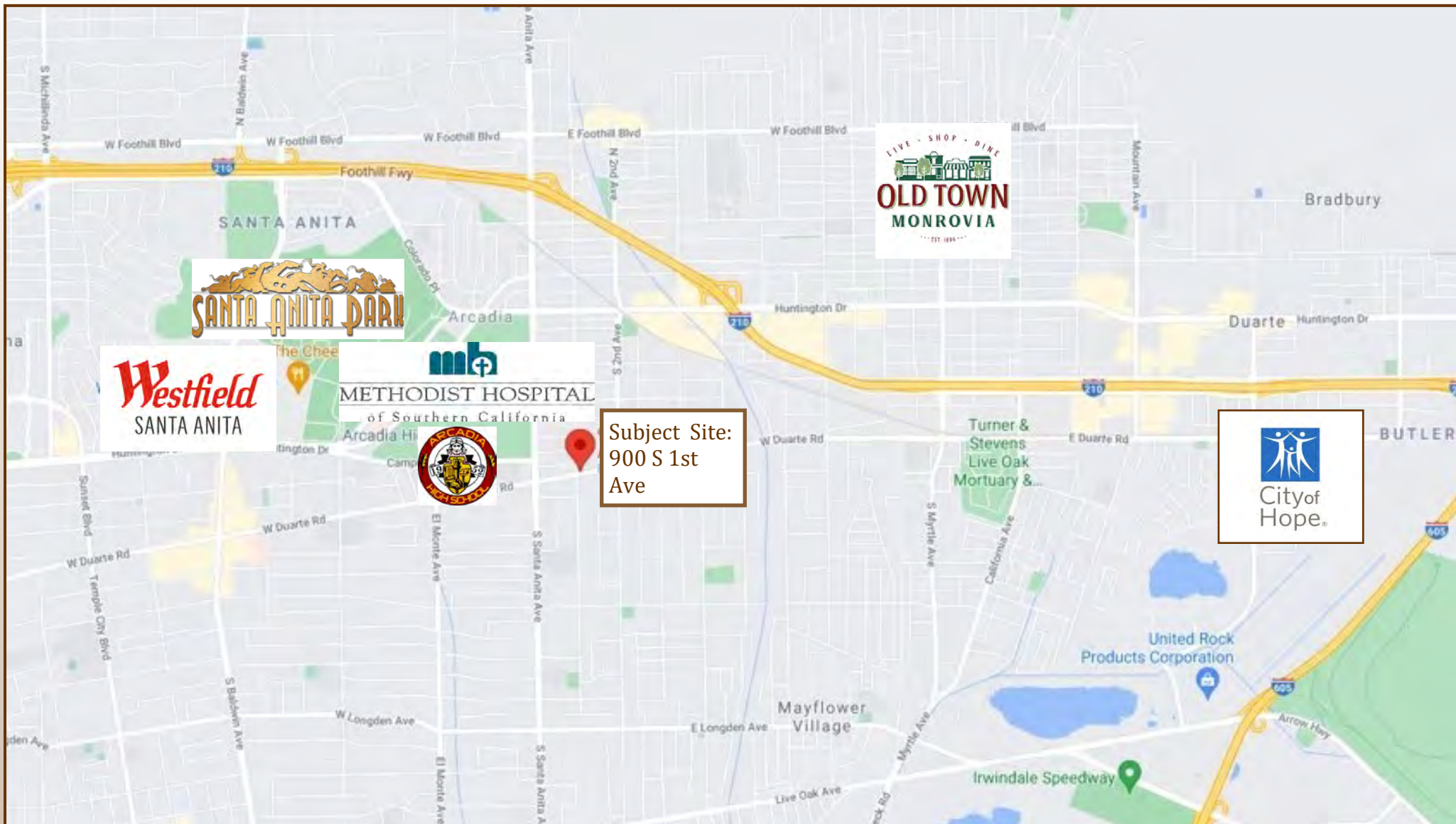
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