



see  
**ARCADIA**



**Above and Beyond** 





The City of Arcadia's Economic Development Team welcomes you to explore the rich history, current growth, and future development potential of our City! We are here to help your business thrive in an exciting, central location within the Greater Los Angeles area. We are located 13 miles northeast of the heart of Los Angeles, and immediately adjacent to the City of Pasadena within the prosperous San Gabriel Valley.

Our economic development staff will work with you hand in hand through the approval process from the first point of contact all the way to the ribbon cutting ceremony. We are committed to a business friendly environment and a great business experience above and beyond your expectations.



Economic Development Division  
T: (626) 574-5409  
E: EconDev@ArcadiaCA.gov  
240 W. Huntington Drive  
Arcadia, CA 91007

Want more?  
**see ARCADIA,** Above and Beyond at:  
 [ArcadiaCA.Gov](http://ArcadiaCA.Gov)

## Who We Are & Where We Are

**Population:** 56,681\*

**Size:** 10.9 square miles

**Location:** 13 miles northeast of Downtown L.A.

**Median Household Income: \$95,736\***

Median Home Value: \$1 136 700\*

### Owner Occupied Housing: 60.4%\*

**Education:** 56.9% Bachelor's Degree/Advanced Degree (age 25+ years) \*

**Top Quality Schools:** 3x winner Gold Medal Schools by *U.S. News and World Report*, top 200 high schools nationwide by *Newsweek*, and regarded as one of the top school districts in Southern California.

**2x Winner** Best California City to Raise Children by *BusinessWeek* magazine.

**Transportation Links:** Direct Access to I-210 & I-605 Freeways. Light Rail passenger service to Pasadena & Downtown Los Angeles. 23 miles to Burbank Airport, 33 miles to Ontario Airport, and 38 miles to LAX Airport.

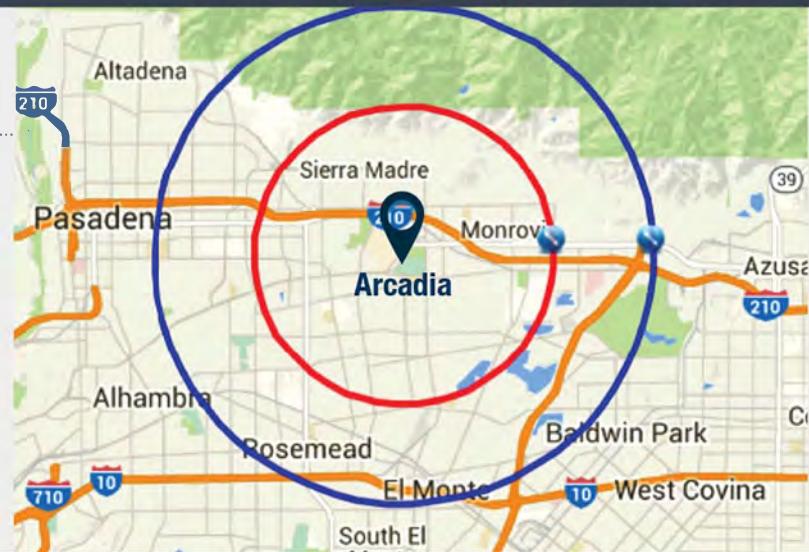
\*Census 2020 data

### **3-Mile & 5-Mile Trade Areas:**

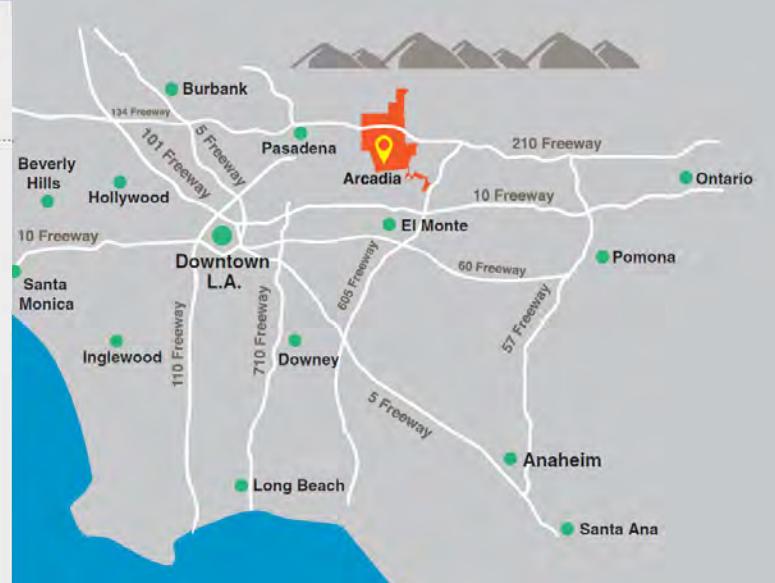
	Population*	Households*	Median Income*
<b>3-mile Radius</b>	179,303	61,328	\$90,403
<b>5-mile Radius</b>	440,001	136,611	\$79,612

\* Estimates based on March 2022 CoStar data

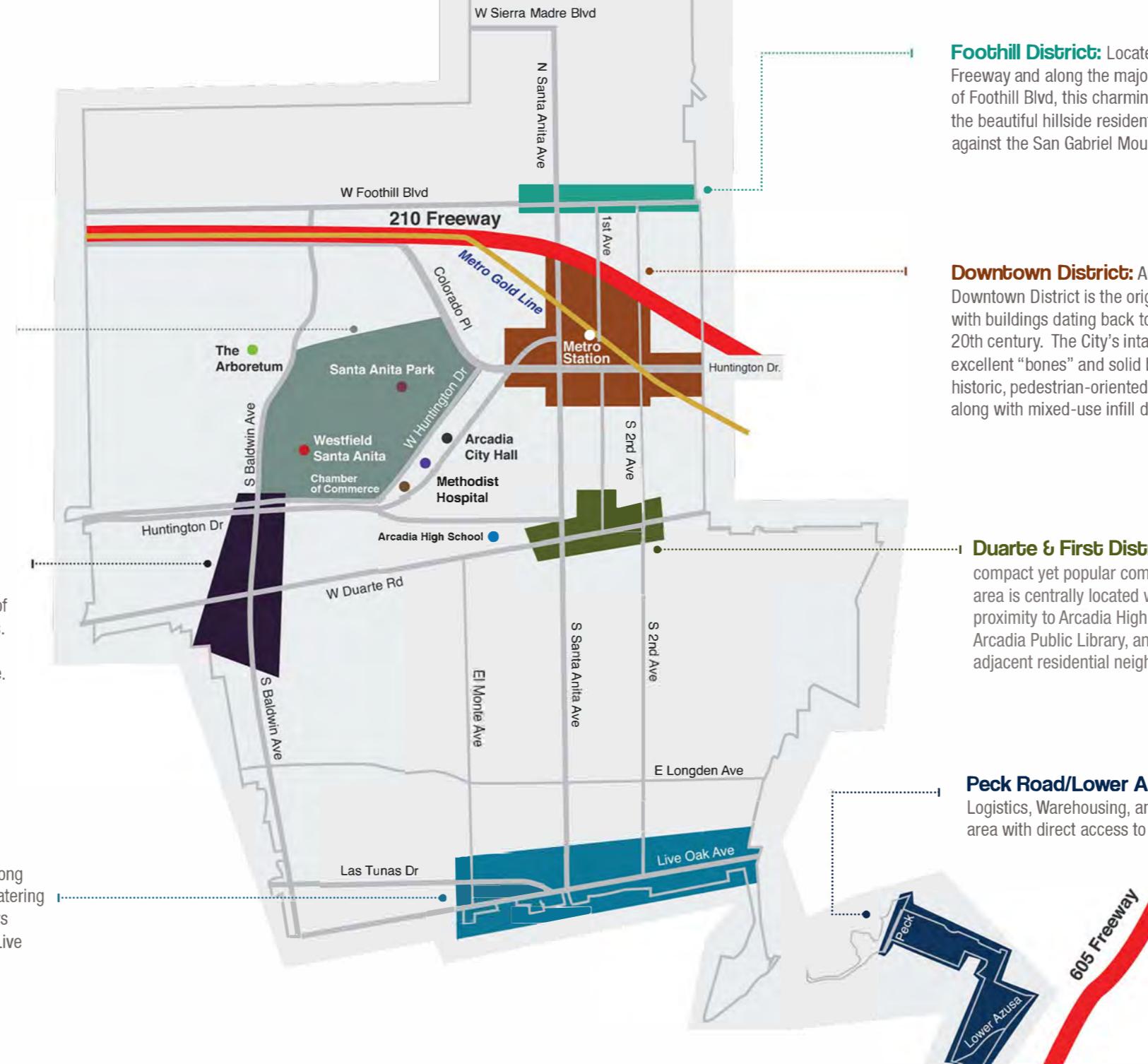
## Pasadena & Monrovia adjacent



13 miles northeast  
of Downtown L.A.



# Commercial Districts



**Foothill District:** Located just north of the I-210 Freeway and along the major East-West thoroughfare of Foothill Blvd, this charming commercial district abuts the beautiful hillside residential communities nestled against the San Gabriel Mountains.

**Downtown District:** Arcadia's Historic Downtown District is the original heart of the city, with buildings dating back to the early-to-mid 20th century. The City's intact Downtown provides excellent "bones" and solid building stock for an historic, pedestrian-oriented entertainment district, along with mixed-use infill development opportunities.

**Santa Anita Park & Westfield Santa Anita:**  
World class thoroughbred racing and premier shopping & dining.

**Baldwin District:** East meets West with world renowned Asian restaurants and a wide selection of independent and national retailers. Includes major retail centers The Arcadia Hub and President Square.

**Live Oak District:** Stretching along the southern border of the City and catering to both local residents and commuters traveling along major thoroughfares Live Oak and Santa Anita Avenues.

**Duarte & First District:** This compact yet popular commercial area is centrally located with close proximity to Arcadia High School, the Arcadia Public Library, and several adjacent residential neighborhoods.

**Peck Road/Lower Azusa District:**  
Logistics, Warehousing, and Light Manufacturing area with direct access to the I-605 Freeway.

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 **The Gold Line**

The Gold Line Light Rail extension, with a metro station centrally located in Arcadia's Historic Downtown District, opened in 2016 providing a direct, high volume mass transit connection to Pasadena and Downtown Los Angeles. In addition, the line continues east through the San Gabriel Valley providing an opportunity for residents in neighboring cities to quickly and easily access Downtown Arcadia. The Gold Line has brought new development and business opportunities to the area, contributing to the growing vitality and excitement of the Downtown District.



 **Downtown District Opportunities:**

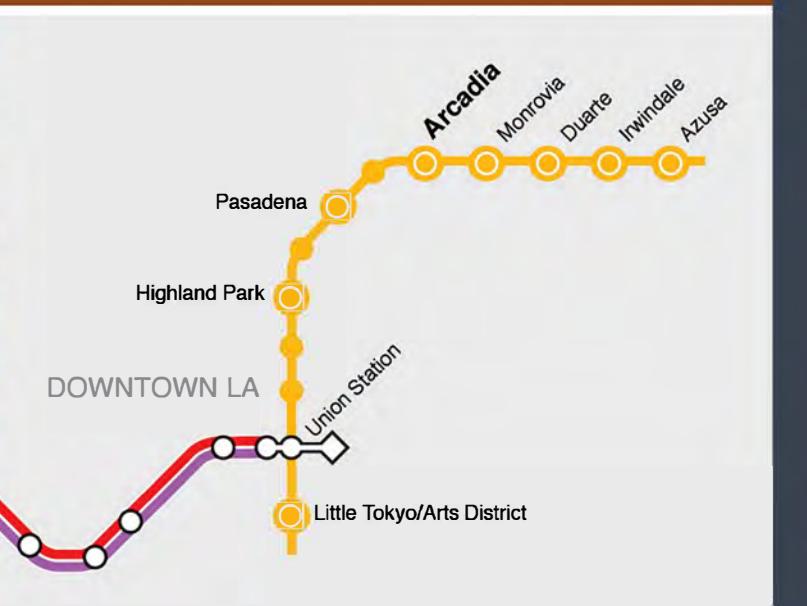
**Shared Vision:**  
There is a shared vision in the community of the Downtown District as a pedestrian friendly place with active day and night uses and smart growth opportunities. In short, it is a lively, economically sustainable Downtown for this upscale community, as well as a destination attraction for the greater Los Angeles area.

**In-fill Development:**  
Much of the area surrounding the Gold Line Light Rail station has been rezoned to permit mixed-use commercial/residential projects.

**Public Parking:**  
Three city-owned public parking lots in addition to Gold Line station parking provides over 600 spaces of shared parking for use by shoppers and other visitors to the area.

**Reuse & Repurposing:**  
Opportunities abound to reuse and repurpose existing commercial buildings for entertainment, dining, shopping, and nightlife all within steps of the Gold Line Light Rail Station. A large area of former warehouse/light industrial located just north of the Gold Line Station presents additional possibilities for renovation and reuse.

**Living in and around the Downtown:**  
In addition to the mixed-use residential opportunities available within the Downtown District, much of the surrounding area is zoned for and developed with high-end multifamily residential, providing built-in density and a customer base for the area.





- **Westfield Santa Anita Shopping Center:**

Strategically located directly off the highly-traveled 210 Freeway and next to the Santa Anita Race Track, Westfield Santa Anita is the premier shopping and entertainment destination for the San Gabriel Valley. Home to more than 225

top brand stores, restaurants, and seasonal entertainment experiences, along with an outdoor promenade area that offers an additional 115,000 square feet of elegant outdoor shopping and dining in a stylish open-air setting.

- **Robust Medical Sector:**

Centered around Methodist Hospital of Southern California, a robust and vibrant medical office sector has developed with 100,000-plus square-feet and counting of new medical office built since 2010.



- **Santa Anita Park:**

With its backdrop of the San Gabriel Mountains, this world-class and historic horse racing facility is considered by many to be the world's most beautiful race track. It is home to numerous prestigious races, including the Santa Anita Derby and the Santa Anita Handicap, and is a regular host of the Breeders' Cup (most recently in 2019 & 2023). The site also doubles as a popular Hollywood filming location and a venue for other major entertainment events throughout the year.



- **World Renowned Asian Cuisine:**

An international restaurant sector centered on Baldwin Avenue merges the finest of Asian cuisine with the best of California.



## Vibrant Retail, Office, & Housing Markets

Featuring seven distinct commercial districts, Westfield Santa Anita Mall, a fast-growing medical office sector, and a booming upscale housing and residential condominium market.



## Business Friendly Environment

Knowledgeable city staff and elected officials committed to a business friendly approach.



## Hub for International Investment & Growth

International reputation as one of the centers for development, investment, and upscale housing within the L.A. area.



## Central & Convenient Location

Centrally located in the San Gabriel Valley with direct links to Downtown L.A., Pasadena, Long Beach, the San Fernando Valley, and the Inland Empire.



## World Class Horseracing & Entertainment

Santa Anita Park provides an exquisite venue for some of the finest thoroughbred racing in the country as well as hosting other major events throughout the year.





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