



CITY OF ARCADIA
240 WEST HUNTINGTON DRIVE
ARCADIA, CA 91066-6021

POTENTIAL DEVELOPMENT SITE



Address: 201 E. Live Oak Ave.
APN: 5790-027-034
Land Area: 17,130 square feet
Zoning: C-1 (Limited commercial)
Existing Development: Vacant corner lot
Traffic Volume: Located at the intersection of Live Oak Avenue and Second Avenue, with over 35,000 daily vehicle trips



CITY OF ARCADIA
240 WEST HUNTINGTON DRIVE
ARCADIA, CA 91066-6021

POTENTIAL DEVELOPMENT SITE



Address: 122 & 128 East Live Oak Avenue

APN: 8573-024-005 & 8573-024-006

Land Area: Approximately 16,000 square feet

Zoning: Mixed Use (General commercial uses, and potentially up to 30 residential dwelling units per acre)

Existing Development: Vacant lots located adjacent to Walgreens and aging retail buildings. Over 100 feet of frontage along Live Oak Avenue

Traffic Volume: Over 31,000 daily vehicle trips along Live Oak Avenue



CITY OF ARCADIA
240 WEST HUNTINGTON DRIVE
ARCADIA, CA 91066-6021

POTENTIAL DEVELOPMENT SITE



Address: S.E.C. of St. Joseph Street and Santa Anita Avenue

APN: 5773-006-062

Land Area: Approximately 31,560 square feet

Zoning: C-2 & DMU (Westerly Half is General commercial with downtown overlay allowing for a 4 story building and 1.0 FAR/Easterly Half is Downtown Mixed Use with 4 story overlay)

Existing Development: Undeveloped lot adjacent to REI store

Traffic Volume: Over 40,000 daily vehicle trips on Santa Anita Avenue, and also located within 500 feet of the new Gold Line Station



CITY OF ARCADIA
240 WEST HUNTINGTON DRIVE
ARCADIA, CA 91066-6021

POTENTIAL DEVELOPMENT SITE



Address: 220 N. First Avenue, corner of First Avenue and St. Joseph Street & adjacent property

APN: 5773-007-031 & 5773-007-028

Land Area: 16,800 square feet

Zoning: C-M (General commercial and manufacturing)

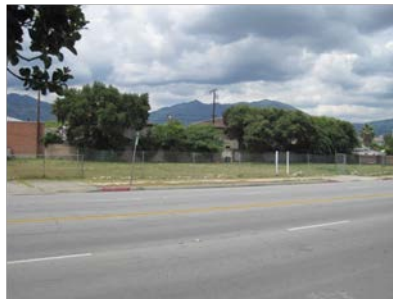
Existing Development: Vacant Lots

Traffic Volume: Over 8,000 daily vehicle trips, also located 250 feet from future Gold Line Station



CITY OF ARCADIA
240 WEST HUNTINGTON DRIVE
P.O. BOX 60021
ARCADIA, CA 91066-6021

POTENTIAL DEVELOPMENT SITE



Address: North-side of Duarte Rd., near Santa Anita Ave.

APN: 5779-015-041

Land Area: 21,420 square feet

Zoning: C-2 (General commercial)

Existing Development: Vacant Lot, located along an aging retail corridor with various gas stations and auto repair nearby, also a quarter mile away from Arcadia High School

Traffic Volume: Located less than 200 feet from the intersection of Duarte and Santa Anita, with over 50,000 daily vehicle trips



CITY OF ARCADIA
240 WEST HUNTINGTON DRIVE
P.O. BOX 60021
ARCADIA, CA 91066-6021

POTENTIAL DEVELOPMENT SITE



Address: 201 & 203 E. Duarte Road

APN: 5779-018-050 & 5779-018-040

Land Area: 27,447 square feet

Zoning: C-2 (General commercial)

Existing Development: Vacant Lots, located along an aging retail corridor with various gas stations and auto repair nearby, also a half mile away from Arcadia High School

Traffic Volume: Located two blocks from the major intersection of Duarte and Santa Anita, with over 50,000 daily vehicle trips