



488 | EAST SANTA CLARA

ARCADIA, CA 91006

2nd Floor



PROPERTIES

The Area's Best

CREATIVE

Medical Office Space Value

+/- 4,432

rentable square feet of medical office space

ACCESSIBILITY

medical office space in integrated health network community

PARKING

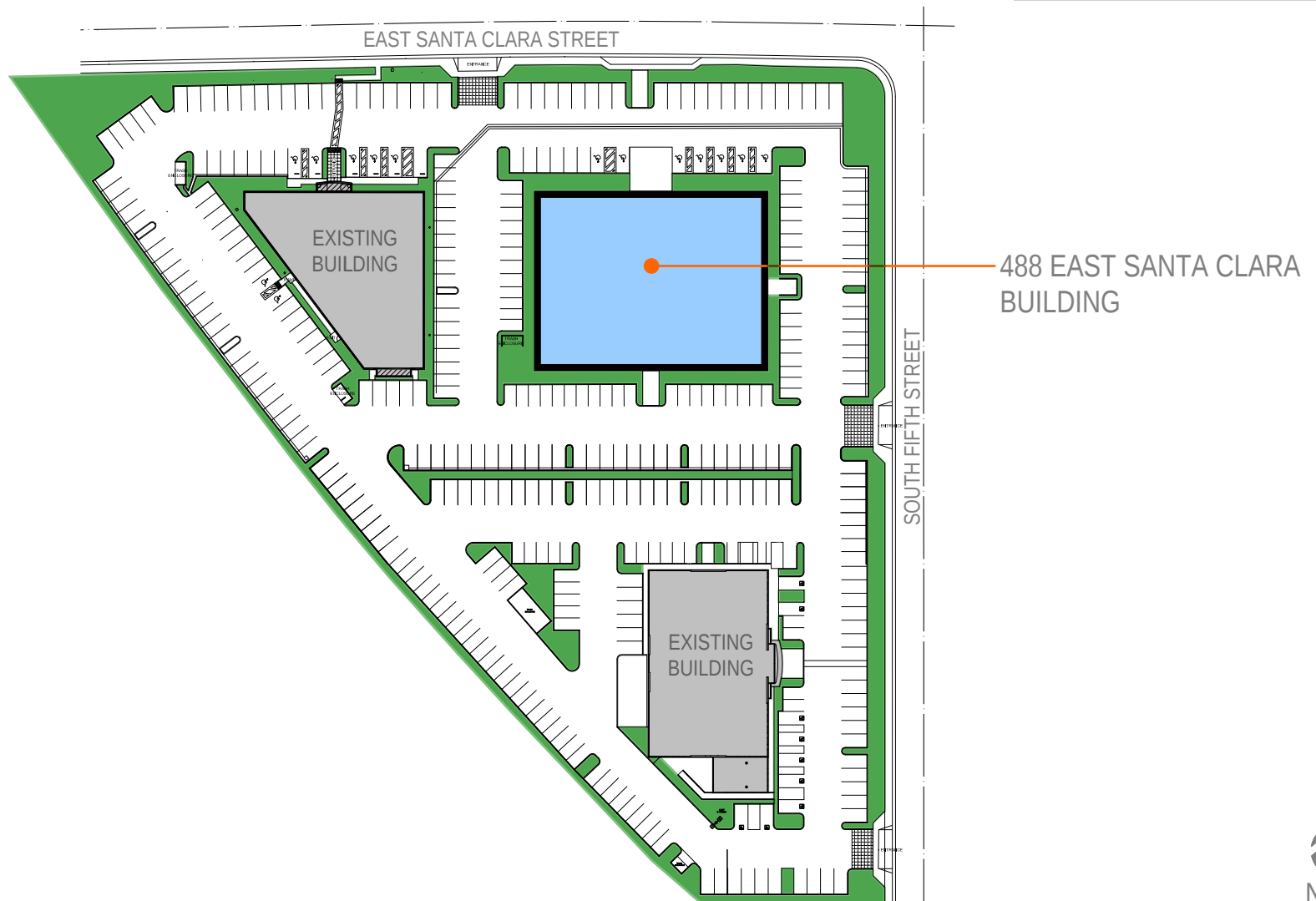
sufficient parking with free stalls

AVAILABLE

see floor plan for suite availability



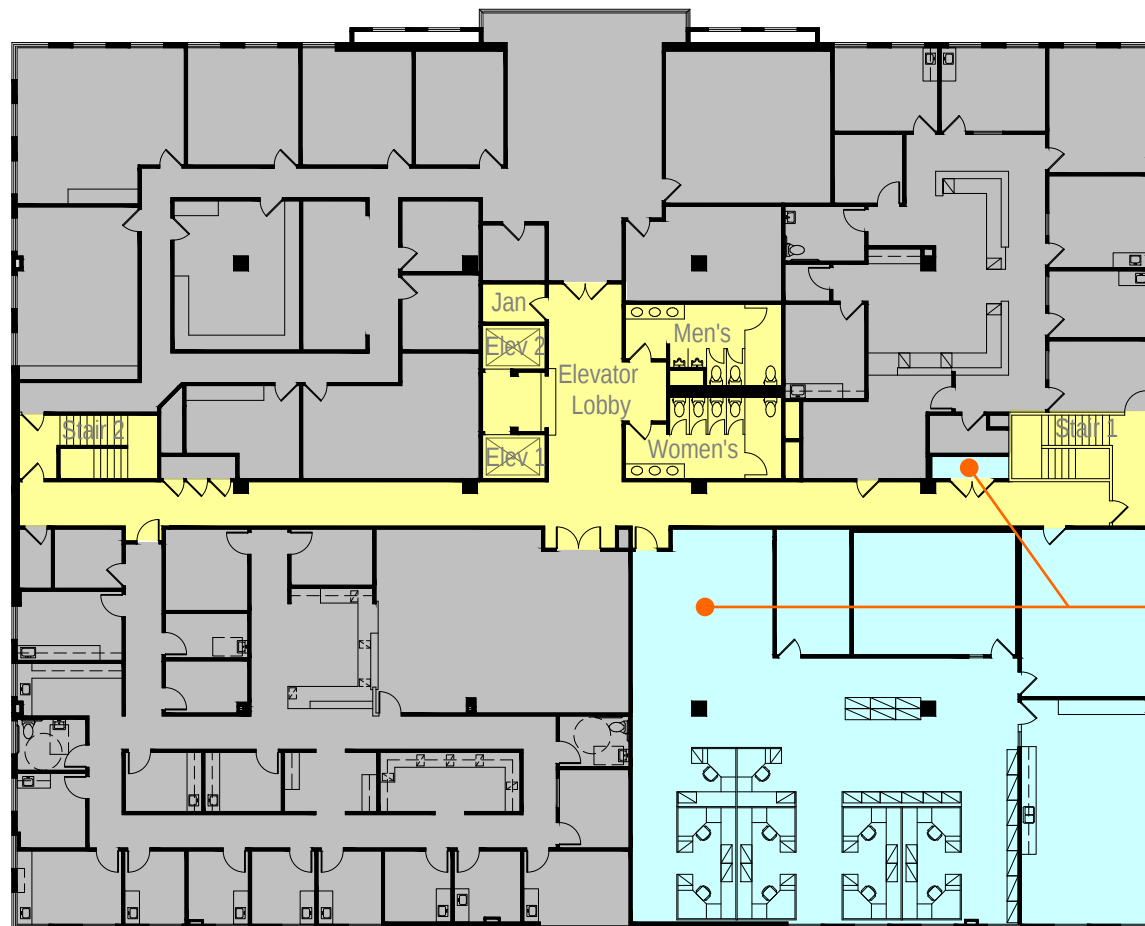
SITE PLAN



FLOOR PLAN

Suite 206 (Divisible)

Existing



Suite 206
4,432 rsf / 3,811 usf
Available: Now

Note: All walls shown are existing. Furniture layout shown is conceptual and not existing.



CREATIVE

Medial Office Space Value



The Area's Best CREATIVE

Medical Office Space Value

EASY ACCESSIBILITY

1 to 5 min drive

- 210 Freeway
- Westfield Santa Anita Shopping Mall
- Santa Anita Horse Racing Park
- USC Arcadia Hospital - Keck Medicine of USC
- LA County Arboretum & Botanic Garden
- Trader Joe's

5 to 10 min walk

- Metro Gold Line
- Restaurants
- 24 Hour Fitness Sport

Building Info.

- Professionally Managed
- Constructed in 2002
- Free Surface Parking



57,047
2021 total population



14.8%
total Millennial
population in Arcadia



52%
total population with a
bachelor's degree or higher



52,554
cars travel along Huntington
Drive (Route 66) daily
264,000
cars travel along 210 freeway
through Arcadia daily



20
total restaurants within a
1 mile radius of
488 East Santa Clara



1,000,000+
total square feet of retail
within a
1 mile radius of
488 East Santa Clara



10
hotels within a
1 mile radius



72
average annual high
temperature in Arcadia



SANTA ANITA HORSE RACE TRACK



LA COUNTY ARBORETUM & BOTANIC GARDEN



WESTFIELD SANTA ANITA SHOPPING MALL



VIBRANT CITY

At the heart of the most vibrant neighborhood in City of Arcadia, 488 East Santa Clara is surrounded by fine dining, shops, nature and fun.



DINING



GILB MUSEUM OF ARCADIA HERITAGE

BLENDING

488 EAST SANTA CLARA & CITY OF ARCADIA



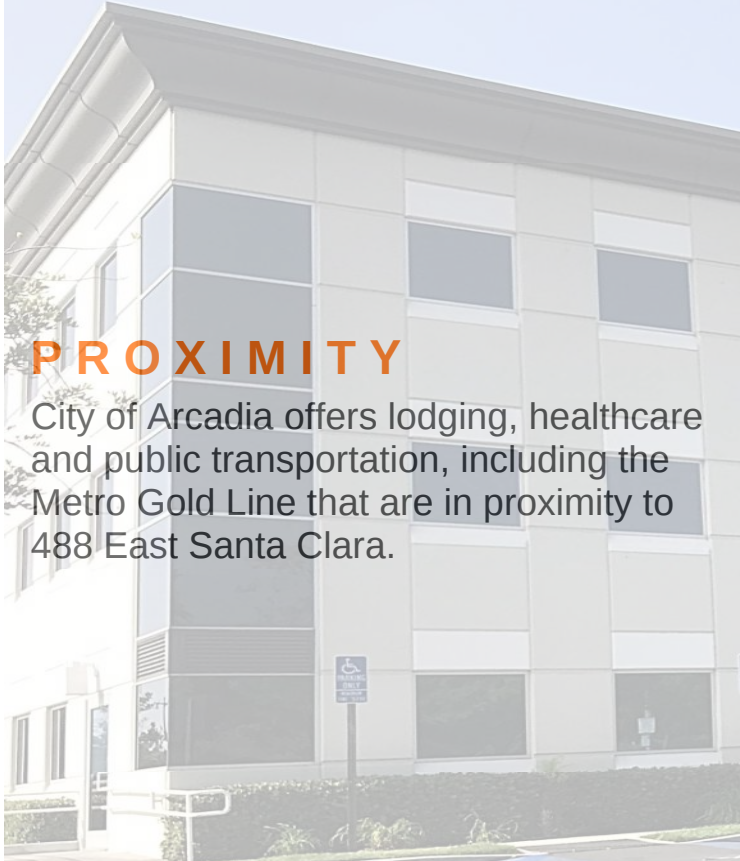
HALE MEDICAL CENTER



USC ARCADIA HOSPITAL - KECK MEDICINE OF USC



METRO GOLD LINE ARCADIA STATION



PROXIMITY

City of Arcadia offers lodging, healthcare and public transportation, including the Metro Gold Line that are in proximity to 488 East Santa Clara.

STAY. CARE. TRANSIT.



ARCADIA'S BIKE SHARE PROGRAM



LE MERIDIEN HOTEL

ACCOMMODATING

488 EAST SANTA CLARA &
CITY OF ARCADIA

488 EAST SANTA CLARA
BUILDING







488 | EAST SANTA CLARA

ARCADIA, CA 91006

2nd & 3rd Floors

Richard T. Hale III

Principal | Broker

+1 626 622 4253

Lic.01323213

RichardHale@crPropertiesRE.com



PROPERTIES

© 2025 CR Properties. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

Updated: 3.14.25

File Path: L:\Hale Properties\488 Santa Clara - Fifth Ave Group, LLC\Marketing Brochure