

EXCLUSIVE LISTING

134 E. Huntington Drive | Arcadia, CA 91006

Prime Multi-Tenant NNN Leased Commercial in Downtown Arcadia | Anchored by Charles Schwab (lease through 2030 + 15 Years of Options) | Turnkey Asset in a Class-A Location, Major CAPEX Completed, 100ft Huntington Dr frontage, C2 Zone



SUBJECT PROPERTY:	134 E. Huntington Drive, Arcadia, CA
PRICE:	\$5,000,000
PRICE PER SF:	\$770
YEAR RENOVATED	2018-2019
YEAR BUILT/RENOVATED:	1939/2018-2019
BUILDING AREA/LOT SIZE:	6,492 SF/14,840 SF
APN/ZONING:	5773-014-029 / C2 in Arcadia CBD
PARKING:	14 open (1 disabled parking)
LEASE STRUCTURE:	NNN (Anchor Tenant: Charles Schwab (86%) NNN (Owner Sale Leaseback – 14%)
NOTABLE HIGHLIGHTS:	✓ Anchor tenant spent over \$1 million in Capital Improvements in 2018-2019

INVESTMENT HIGHLIGHTS

- ✓ **Institutional Anchor Tenant:** Anchored by Charles Schwab & Co., Inc. (Fitch Credit Rating "A"), a nationally recognized multinational financial services corporation. Schwab occupies approximately 86% of the property.
- ✓ **Secure Triple Net Lease Structure:** The primary tenant is secured by a Triple Net Lease running through 2030, featuring three (3) 5-year renewal options (up to Year 2045) with 10% rent escalations/renewal.
- ✓ **Immediate Sale-Leaseback Upside:** The remaining $\pm 14\%$ of the building footprint consists of an owner-occupied industrial garage. The owner will execute a 2-year NNN Lease (with two 2-year renewal options) at the close of escrow, immediately stabilizing the asset for additional income.
- ✓ **Elite Demographics:** Located in a highly affluent trade area with an Average Household Income of \$156,729 within a one-mile radius.

PROPERTY HIGHLIGHTS

- ✓ **Class A Location & Curb Appeal:** A striking asset with superb curb appeal, offering excellent access to an established, affluent customer base in the heart of Downtown Arcadia.
- ✓ **Major CAPEX Completed:** The property underwent a complete modernization in 2018–2019, including upgraded electrical panels and subpanels, brand-new HVAC systems, and over \$1 million in tenant improvements funded by Schwab. The roof was completely rebuilt in 2013–2014.
- ✓ **Minimal Landlord Responsibilities:** Favorable multi-tenant NNN/Net lease structures limit operational exposure for the investor.
- ✓ **Versatile Industrial Component:** The separate $\pm 14\%$ warehouse/garage structure features 14-foot height clearance, three roll-up doors, and a dedicated electricity meter.



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HAN WIDJAJA CHEN



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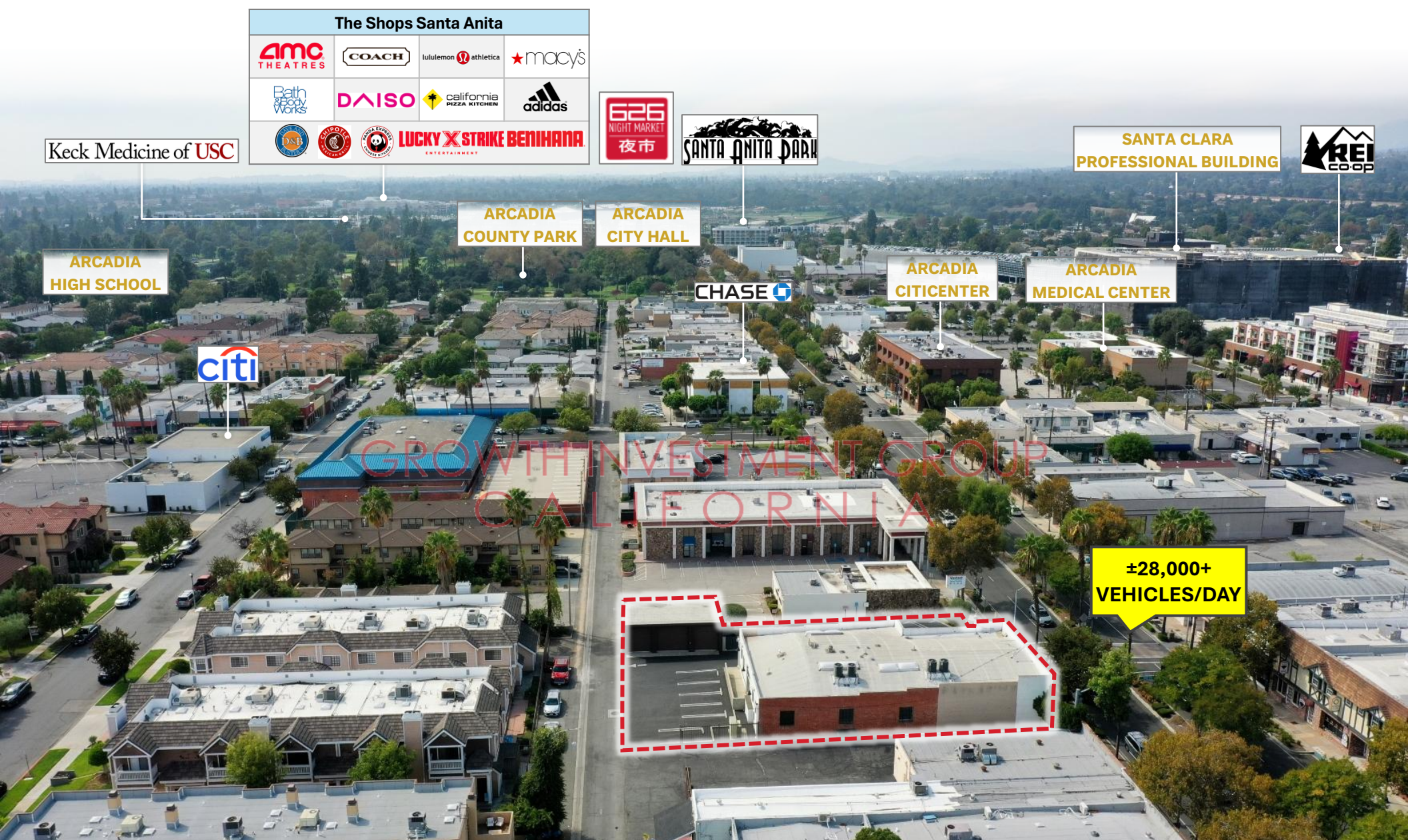
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The Shops Santa Anita			



SANTA CLARA
PROFESSIONAL BUILDING



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ARCADIA
COUNTY PARK

ARCADIA
CITY HALL

CHASE

ARCADIA
CITICENTER

ARCADIA
MEDICAL CENTER

ARCADIA
HIGH SCHOOL



±28,000+
VEHICLES/DAY



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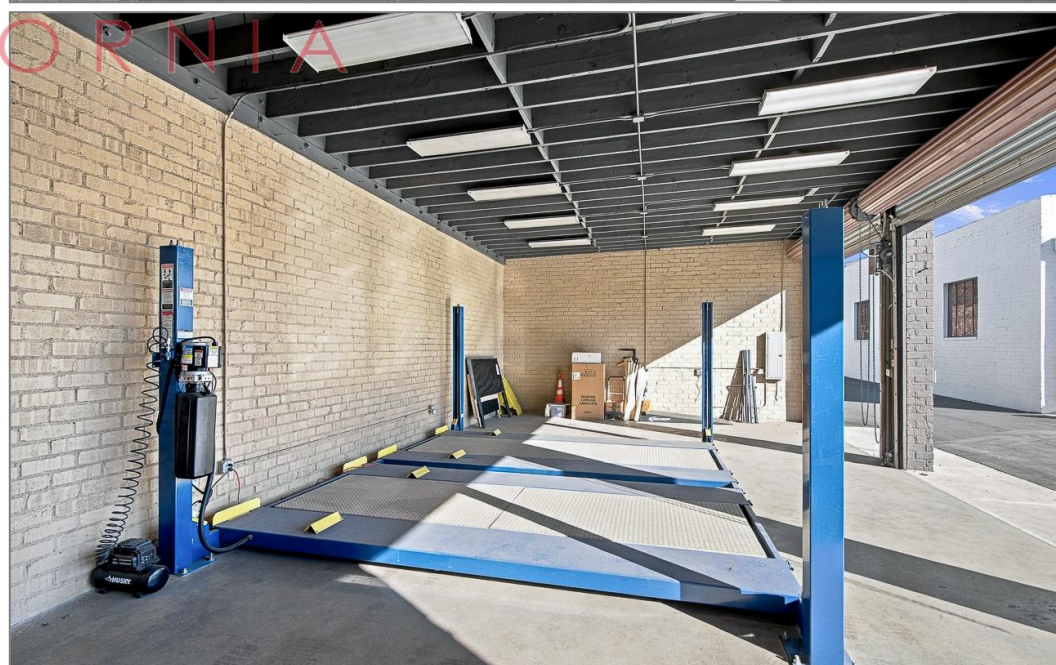
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