



# 17 Las Tunas Dr

Arcadia, California 91007

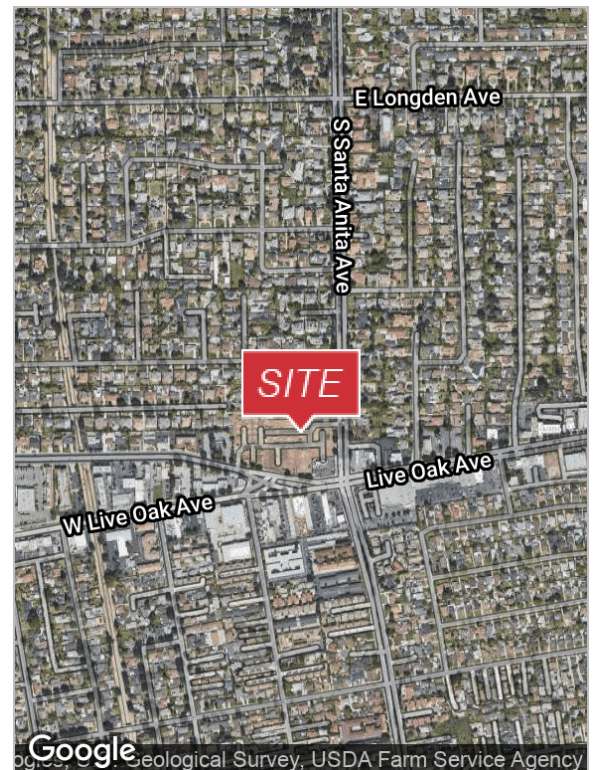
## Property Description

Lennar's mixed use development features Santa Barbara and Spanish architecture consisting of 80 for sale homes and 8,500 square feet of retail/commercial. Excellent demographics and traffic counts.

The retail portion of The Olson Company's Las Tunas Mixed Use project will be a total of 8,500 square feet comprised of two (2) buildings of 2,700 square feet and 5,800 square feet. The residential component will consist of 80 for sale homes, including three (3) live/work units.

## Demographics

	1 Mile	2 Miles	3 Miles
Total Households	7,396	30,747	68,046
Total Population	21,880	94,280	216,823
Average HH Income	\$113,483	\$99,831	\$92,313



For more information

**James Houghton**

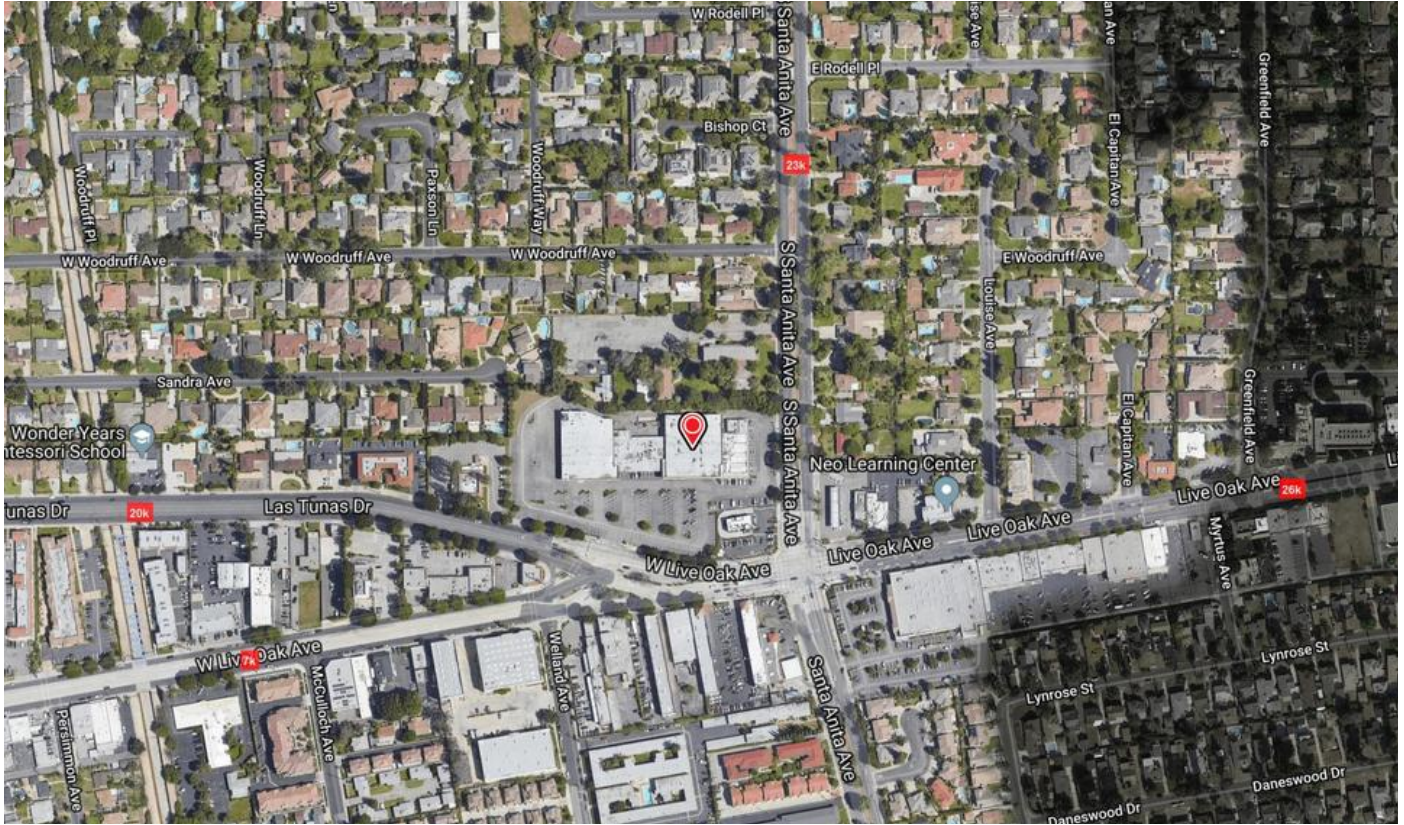
O: 626.204.1522

jhoughton@naicapital.com | CalDRE #00666326

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For Lease

# 17 Las Tunas Dr



## Property Summary

Available SF: 1,350 - 5,500 SF

Lease Rate: \$4.50 - 5.00  
SF/month (NNN)

Lot Size: 31,000 SF

Total Building Size: 8,500 SF

## Property Overview

The retail portion of Lennar's Las Tunas Mixed Use project will be a total of 8,500 square feet comprised of two (2) buildings of 2,700 square feet and 5,800 square feet. The residential component will consist of 80 for sale homes, including three (3) live/work units.

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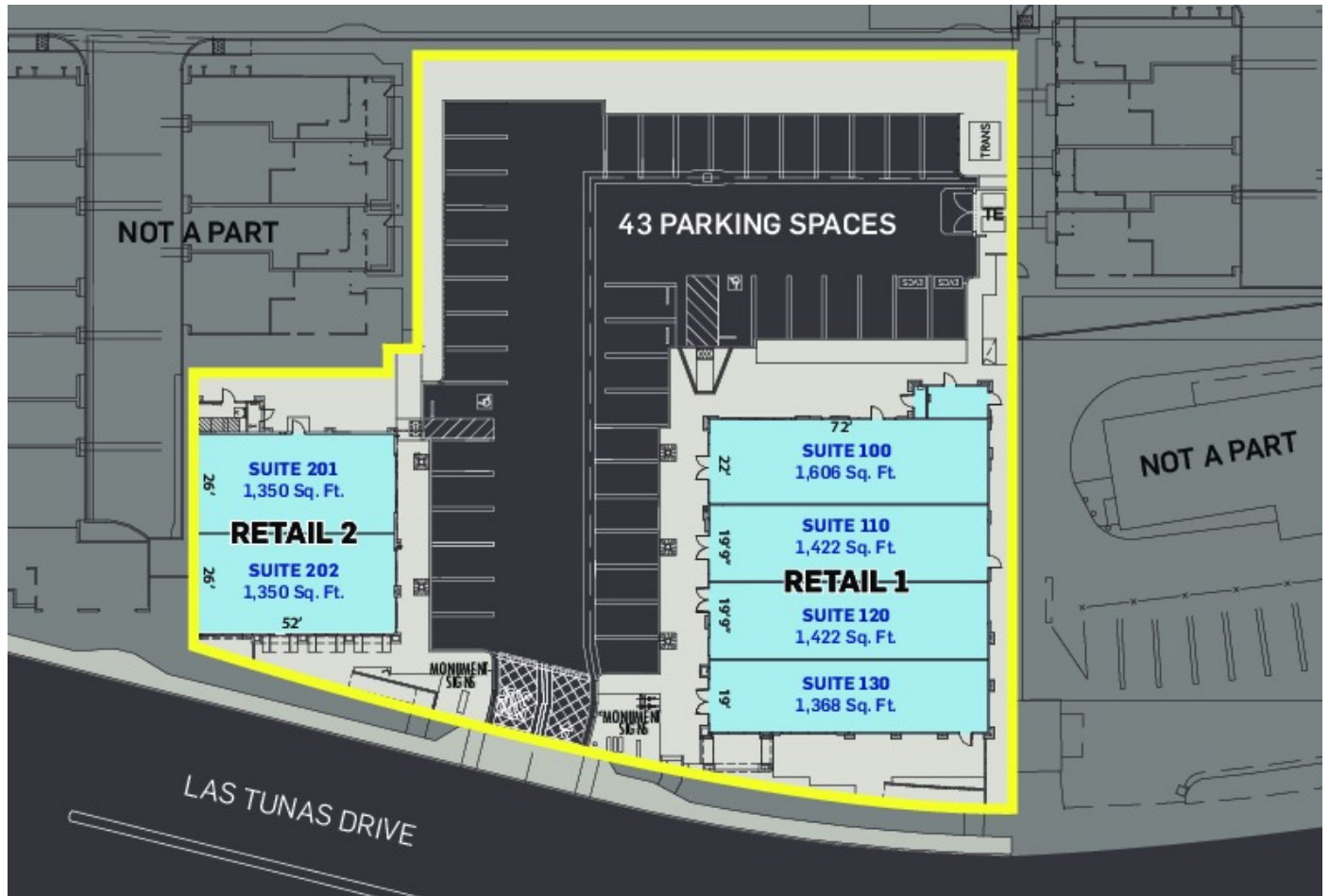
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**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Lease

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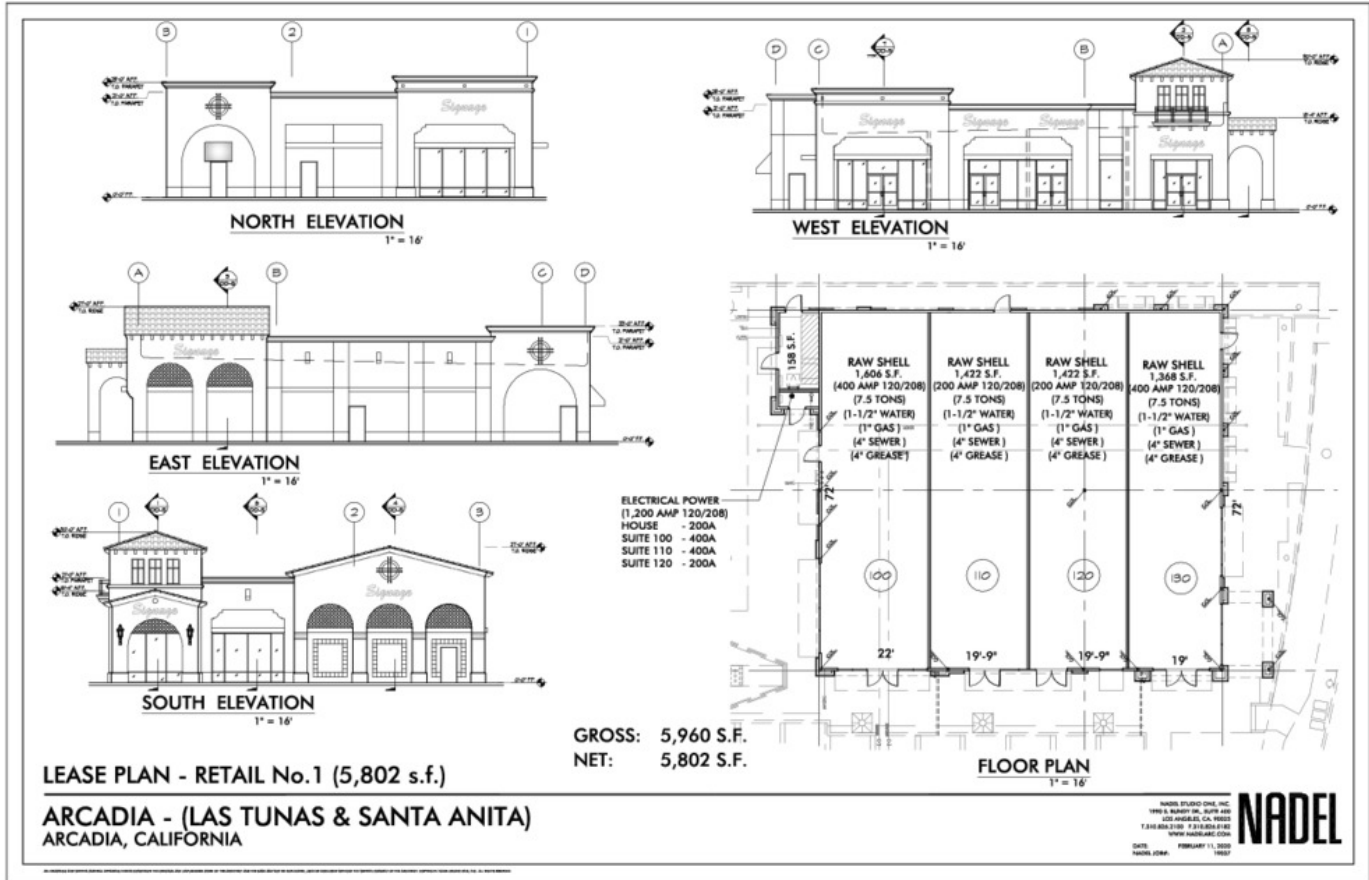
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**NORTH ELEVATION**  
10/21/2017



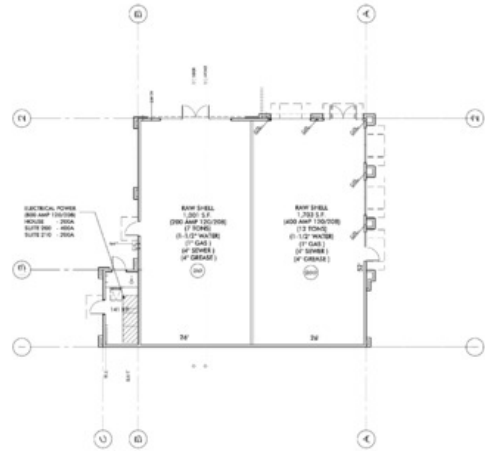
**SOUTH ELEVATION**  
10/21/2017



**WEST ELEVATION**  
10/21/2017



**EAST ELEVATION**  
10/21/2017



**FLOOR PLAN**  
10/21/2017

GROSS: 2,845 S.F.  
NET: 2,704 S.F.



## DESIGN DEVELOPMENT - RETAIL No. 2 (ELEVATIONS)

ARCADIA - LAS TUNAS & SANTA ANITA  
ARCADIA, CALIFORNIA

**DD-4** **NADEL**

NADEL STUDIO ONE, INC.  
1990 S. BLANCH ST. SUITE 400  
LOS ANGELES, CA 90007  
TEL: 310.804.2100 F: 310.804.0142  
WWW.NADEL.COM

DATE: DECEMBER 4, 2019  
NADL: KMP 1/16/20

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For Lease

# 17 Las Tunas Dr



NORTH ELEVATION



SOUTH ELEVATION

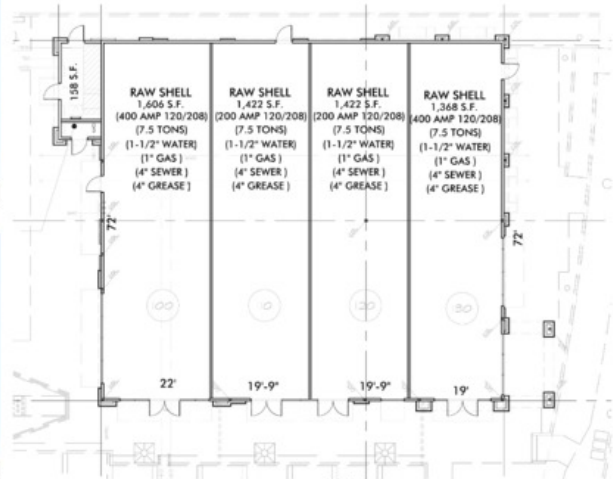
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WEST ELEVATION



EAST ELEVATION



FLOOR PLAN

GROSS: 5,960 S.F.  
NET: 5,802 S.F.

## DESIGN DEVELOPMENT - RETAIL No. 1 (ELEVATIONS)

ARCADIA - LAS TUNAS & SANTA ANITA  
ARCADIA, CALIFORNIA

DD-3 **NADEL**

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1910 S. BUNNY DR. SUITE 400  
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1.310.824.2100 F.310.824.3142  
WWW.NADEL.COM

DATE: FEBRUARY 22, 2022  
DRAWN: JCB

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**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE