



101 S. 1ST AVENUE
ARCADIA, CA 91106

SIZE:

4,000 SQFT

PRICE

\$2.65/FT NNN

AVAILABLE

NOW

PROPERTY HIGHLIGHTS:

- Restaurant infrastructure in place with a newly renovated open floor plan.
- New two inch water line, 15 tons of HVAC, 600 amp panel, and Conditional Use Permit for beer & wine
- Display windows surround building for great street visibility to attract heavy foot traffic
- City of Arcadia easy to comply with.
- Close to Santa Anita Race Track and Westfield Santa Anita Mall.
- Located in the heart of Downtown Arcadia. Walking distance to the Metro Gold Line.



Hoss MacVaugh

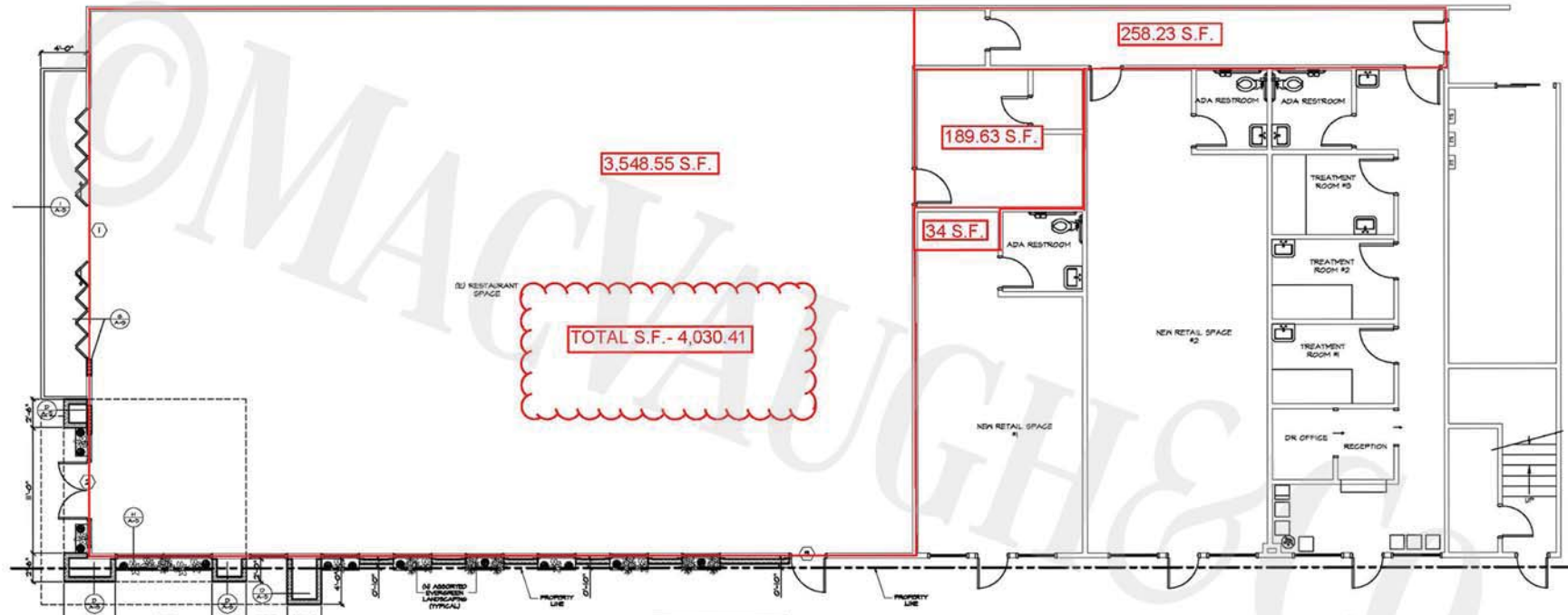
Office: 626.583.8400 • **Cell:** 626.255.2308 • **Email:** hoss@macvaugh.com

MacVaugh & Co. • 87 North Raymond Ave. Suite 320 • Pasadena • CA 91103 • www.MacVaugh.com

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Terms and conditions are subject to change. BRE License #00971669

FLOOR PLAN



WALL SCHEDULE

- EXISTING 2X 8 STD WALL
- NEW 2X 8 STD WALL
- - - EXIST. 2X 8 STD WALL TO BE REMOVED
- 1 HOUR RATED WALL 2x8" STUD, BOARD, TYPE "F" FLOOR TO ROOF

MARK	LOCATION	TYPE	SIZE (ORIGINAL)	TRK	DOOR	FRAME	FINISH	REMARKS
1	FRONT RESTAURANT	A	22'-0" x 8'-6"	3/4"	ALUM.	PAINT	ALUM.	DOOR IS NEW WITH LEVER TYPE HARDWARE
2	RESTAURANT ENTRANCE	A	9'-0" x 8'-6"	3/4"	ALUM.	PAINT	ALUM.	DOOR IS NEW WITH PUSH PULL HARDWARE AND IS SELF-CLOSING
3	RESTAURANT REAR/DRY EXIT	A	8'-0" x 8'-6"	3/4"	ALUM.	PAINT	ALUM.	DOOR IS NEW WITH PUSH PULL HARDWARE AND IS SELF-CLOSING

Legacy BUILDERS
DESIGN & CONSTRUCTION (818) 482-7003

PROJECT TITLE ADDRESS
PROPOSED EXTERIOR FACADE RE-MODEL
101 FIRST ST. # 60 ALTA ST.
ARCADIA, CA. 91006

SCALE
1/4" = 1'-0"

SHEET TITLE
PROPOSED FLOOR PLAN

SHEET NO.
A-2