EXCLUSIVE LISTING

845 S BALDWIN AVE, Arcadia, CA 91007

PRIME DEVELOPMENT SITE in the heart of ARCADIA | Development Lot steps away from The SHOPS at Santa Anita
Class A Location perfect for New Residential/Mixed-Use | ±0.51AC Flat Usable Lot w/ 120ft Baldwin Ave Frontage

GROWTH INVESTMENT GROUP
CALIFORNIA



CONCEPTUAL DESIGN - 2-STORY STAND-ALONE TOWNHOMES (24 UNITS) - 845 S BALDWIN AVE, ARCADIA

SUMMARY

Subject Property:	845 S Baldwin Ave Arcadia, CA 91007
Price:	$3,500,000
Lot Size:	22,213 SF / 0.51AC
Price per SF Lot:	$157
APN#:	5783-010-076
Zoning:	CG (Commercial General) Residential Flex (R-F) Overlay Zone
Lot Dimension:	121' W (Baldwin Ave) x 183' D

Investment Highlights

- **PRIME ARCADIA DEVELOPMENT SITE**: A rare 0.51-acre (22,213 SF) VACANT parcel located on a highly visible commercial corridor, offering an exceptional footprint for a multi-family or mixed-use project.
- **RESIDENTIAL FLEX (R-F) OVERLAY**: Dual-zoning flexibility (Base C-G with R-F Overlay) explicitly permits standalone residential developments, preserving commercial use rights while unlocking lucrative residential density. (BUYER TO VERIFY and CONDUCT THEIR OWN DUE DILIGENCE)
- **STREAMLINED "BY-RIGHT" ENTITLEMENTS**: Developers can bypass Arcadia's discretionary Conditional Use Permit (CUP) process by reserving 20% of the units for affordable housing, significantly reducing entitlement timelines and holding costs. (BUYER TO VERIFY and CONDUCT THEIR OWN DUE DILIGENCE)
- **HIGH-YIELD DENSITY POTENTIAL**: The R-F overlay provides a base density of 20 to 30 dwelling units per acre (yielding approximately 15 base units). Utilizing California State Density Bonus provisions alongside the by-right pathway easily accommodates expanded yields, such as a 24-unit townhome community. (BUYER TO VERIFY and CONDUCT THEIR OWN DUE DILIGENCE)
- **ACCOMMODATING DEVELOPMENT STANDARDS**: The site benefits from highly workable R-F overlay parameters, including a 40-foot maximum building height and manageable 10-foot front, street side, and interior side yard setbacks, ideal for maximizing buildable square footage. (BUYER TO VERIFY and CONDUCT THEIR OWN DUE DILIGENCE)
- **Due Diligence Package Included**: reports may be available and seller will provide what they have upon acceptance and during due diligence period
- **PAST PLAN and DRAWING INCLUDED in THE SALE**: Plan for a 2-story Medical Office Building is included

Exclusively Listed By: **HAN WIDJAJA CHEN** **626.594.4900** **han.chen@growthinvestmentgroup.com** Broker License# 01749321

EXCLUSIVE LISTING

845 S BALDWIN AVE, Arcadia, CA 91007

PRIME DEVELOPMENT SITE in the heart of ARCADIA | Development Lot steps away from The SHOPS at Santa Anita
Class A Location perfect for New Residential/Mixed-Use | ±0.51AC Flat Usable Lot w/ 120ft Baldwin Ave Frontage

GROWTH INVESTMENT GROUP
CALIFORNIA

Mockup Concept (Virtually Generated Image - Buyer to Verify and Conduct their own due diligence)



CONCEPTUAL DESIGN - 2-STORY STAND-ALONE TOWNHOMES (24 UNITS) - 845 S BALDWIN AVE, ARCADIA

Exclusively Listed By: **HAN WIDJAJA CHEN** **626.594.4900** **han.chen@growthinvestmentgroup.com** Broker License# 01749321

EXCLUSIVE LISTING

845 S BALDWIN AVE, Arcadia, CA 91007

PRIME DEVELOPMENT SITE in the heart of ARCADIA | Development Lot steps away from The SHOPS at Santa Anita
Class A Location perfect for New Residential/Mixed-Use | ±0.51AC Flat Usable Lot w/ 120ft Baldwin Ave Frontage

GROWTH INVESTMENT GROUP
CALIFORNIA

Mockup Concept (Virtually Generated Image - Buyer to Verify and Conduct their own due diligence)



CONCEPTUAL DESIGN - 2-STORY STAND-ALONE TOWNHOMES (24 UNITS) - 845 S BALDWIN AVE, ARCADIA

Exclusively Listed By: **HAN WIDJAJA CHEN** **626.594.4900** **han.chen@growthinvestmentgroup.com** Broker License# 01749321

EXCLUSIVE LISTING

845 S BALDWIN AVE, Arcadia, CA 91007

PRIME DEVELOPMENT SITE in the heart of ARCADIA | Development Lot steps away from The SHOPS at Santa Anita
Class A Location perfect for New Residential/Mixed-Use | ±0.51AC Flat Usable Lot w/ 120ft Baldwin Ave Frontage

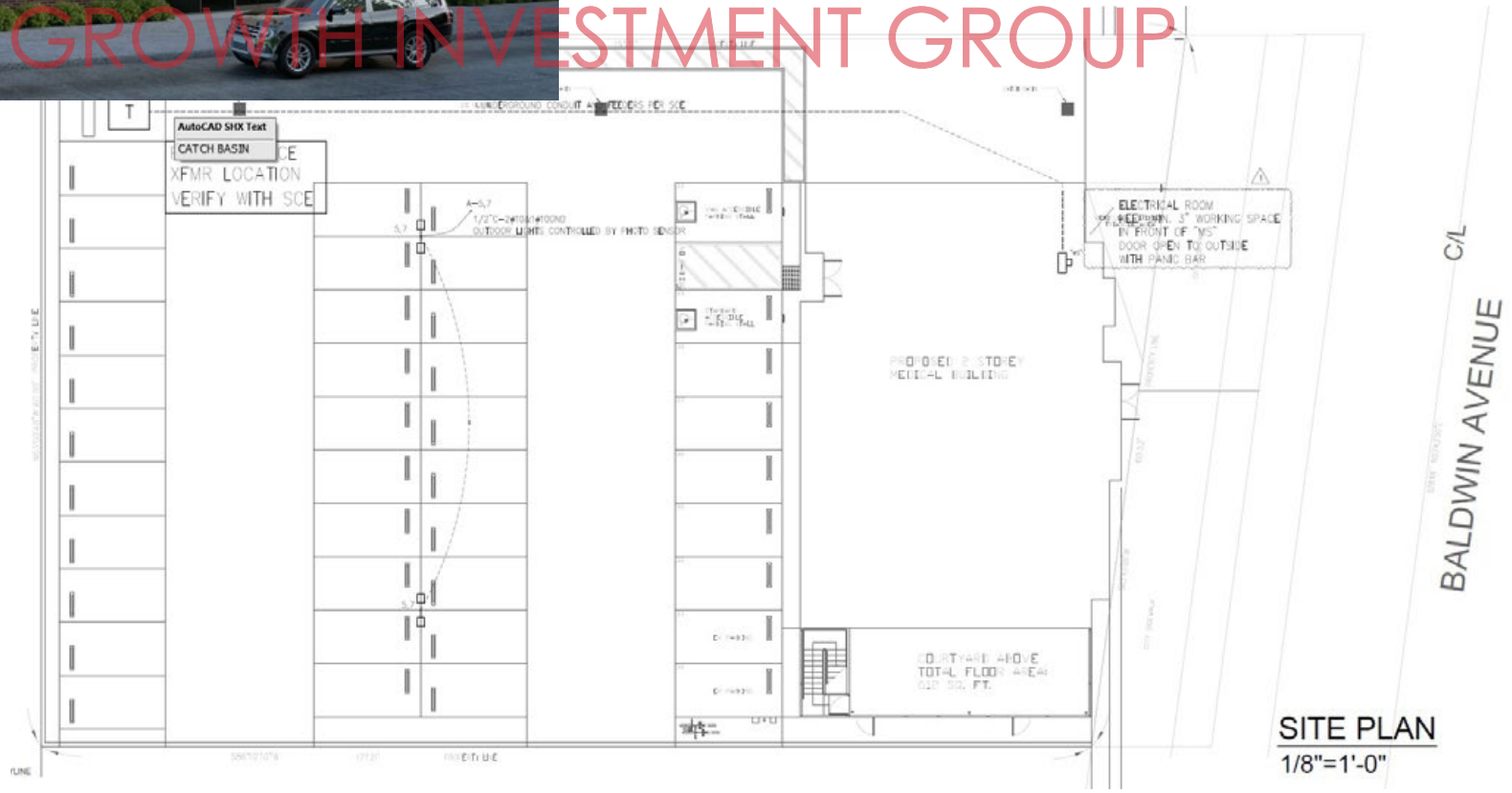
GROWTH INVESTMENT GROUP
CALIFORNIA

PAST PLAN - 2 Story Medical Office Building (Drawing included in the sale)

PERSPECTIVE



GROWTH INVESTMENT GROUP



SITE PLAN
1/8"=1'-0"

Exclusively Listed By: **HAN WIDJAJA CHEN** 626.594.4900 han.chen@growthinvestmentgroup.com Broker License# 01749321

EXCLUSIVE LISTING

845 S BALDWIN AVE, Arcadia, CA 91007

PRIME DEVELOPMENT SITE in the heart of ARCADIA | Development Lot steps away from The SHOPS at Santa Anita
Class A Location perfect for New Residential/Mixed-Use | ±0.51AC Flat Usable Lot w/ 120ft Baldwin Ave Frontage

GROWTH INVESTMENT GROUP
CALIFORNIA



Exclusively Listed By: **HAN WIDJAJA CHEN** 626.594.4900 han.chen@growthinvestmentgroup.com Broker License# 01749321

EXCLUSIVE LISTING

845 S BALDWIN AVE, Arcadia, CA 91007

PRIME DEVELOPMENT SITE in the heart of ARCADIA | Development Lot steps away from The SHOPS at Santa Anita
Class A Location perfect for New Residential/Mixed-Use | ±0.51AC Flat Usable Lot w/ 120ft Baldwin Ave Frontage

GROWTH INVESTMENT GROUP
CALIFORNIA



Exclusively Listed By: **HAN WIDJAJA CHEN** **626.594.4900** **han.chen@growthinvestmentgroup.com** Broker License# 01749321

EXCLUSIVE LISTING

845 S BALDWIN AVE, Arcadia, CA 91007

PRIME DEVELOPMENT SITE in the heart of ARCADIA | Development Lot steps away from The SHOPS at Santa Anita
Class A Location perfect for New Residential/Mixed-Use | ±0.51AC Flat Usable Lot w/ 120ft Baldwin Ave Frontage

GROWTH INVESTMENT GROUP
CALIFORNIA



Exclusively Listed By: **HAN WIDJAJA CHEN** **626.594.4900** **han.chen@growthinvestmentgroup.com** Broker License# 01749321

EXCLUSIVE LISTING

845 S BALDWIN AVE, Arcadia, CA 91007

PRIME DEVELOPMENT SITE in the heart of ARCADIA | Development Lot steps away from The SHOPS at Santa Anita
Class A Location perfect for New Residential/Mixed-Use | ±0.51AC Flat Usable Lot w/ 120ft Baldwin Ave Frontage

GROWTH INVESTMENT GROUP
CALIFORNIA



Exclusively Listed By: **HAN WIDJAJA CHEN** 626.594.4900 han.chen@growthinvestmentgroup.com Broker License# 01749321

EXCLUSIVE LISTING

845 S BALDWIN AVE, Arcadia, CA 91007

PRIME DEVELOPMENT SITE in the heart of ARCADIA | Development Lot steps away from The SHOPS at Santa Anita
Class A Location perfect for New Residential/Mixed-Use | ±0.51AC Flat Usable Lot w/ 120ft Baldwin Ave Frontage

GROWTH INVESTMENT GROUP
CALIFORNIA



Exclusively Listed By: **HAN WIDJAJA CHEN** **626.594.4900** **han.chen@growthinvestmentgroup.com** Broker License# 01749321

EXCLUSIVE LISTING

845 S BALDWIN AVE, Arcadia, CA 91007

PRIME DEVELOPMENT SITE in the heart of ARCADIA | Development Lot steps away from The SHOPS at Santa Anita
Class A Location perfect for New Residential/Mixed-Use | ±0.51AC Flat Usable Lot w/ 120ft Baldwin Ave Frontage

GROWTH INVESTMENT GROUP
CALIFORNIA





GROWTH INVESTMENT GROUP





Exclusively Listed By: **HAN WIDJAJA CHEN** **626.594.4900** **han.chen@growthinvestmentgroup.com** Broker License# 01749321