

87 N. RAYMOND AVE. SUITE 320
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OFFICE / RETAIL BUILDING FOR SALE OR LEASE



203 N. SIERRA MADRE BLVD.
PASADENA, CA 91107

- FREE STANDING BUILDING AVAILABLE IN CENTRAL PASADENA LOCATION
- DAILY TRAFFIC COUNT IS APPROX. 20,737
- NW CORNER OF FOOTHILL & SIERRA MADRE BLVD.
- 16 ON SITE PARKING SPACES
- ZONED FOR GENERAL COMMERCIAL USE

BUILDING SIZE: 2,296 SQ. FT. LOT SIZE: 12,819 SQ.FT.
RENTAL RATE: \$2.20 NNN SALE PRICE: \$1,550,000.00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	23,797	190,864	461,016
CONSUMER SPENDING	\$451,519	\$3,440,259	\$7,769,699