



271 SHOPPERS LANE
PASADENA, CA 91101

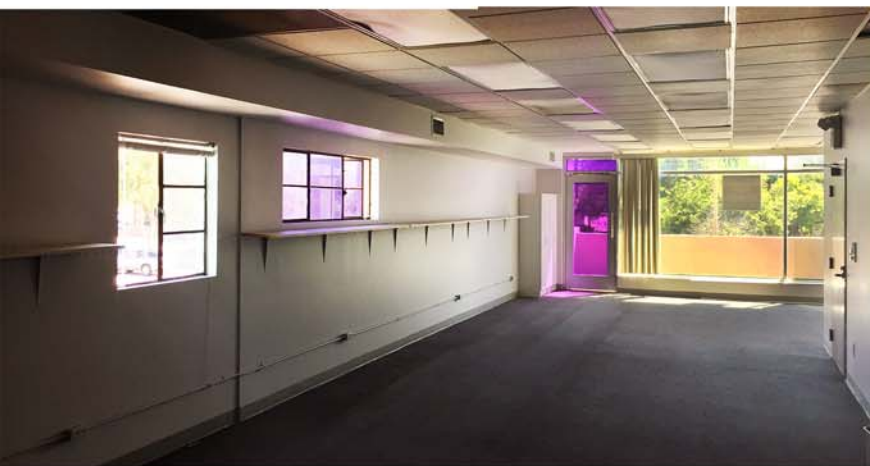
UNIT:
B

SIZE:
1,291 SQFT

PRICE
\$2.50 / FT NNN

PROPERTY HIGHLIGHTS

- Second floor unit above active restaurant and retail locations on South lake avenue
- Open floor plan. Contains a private bathroom and storage space.
- High foot traffic area- perfect for studio, private office, or exclusive retail shop!
- Floor-to-ceiling sliding glass door that leads to shared balcony
- Balcony doors provide an abundance of natural light
- Easy access to 210/134 freeways. Abundance of available surface parking



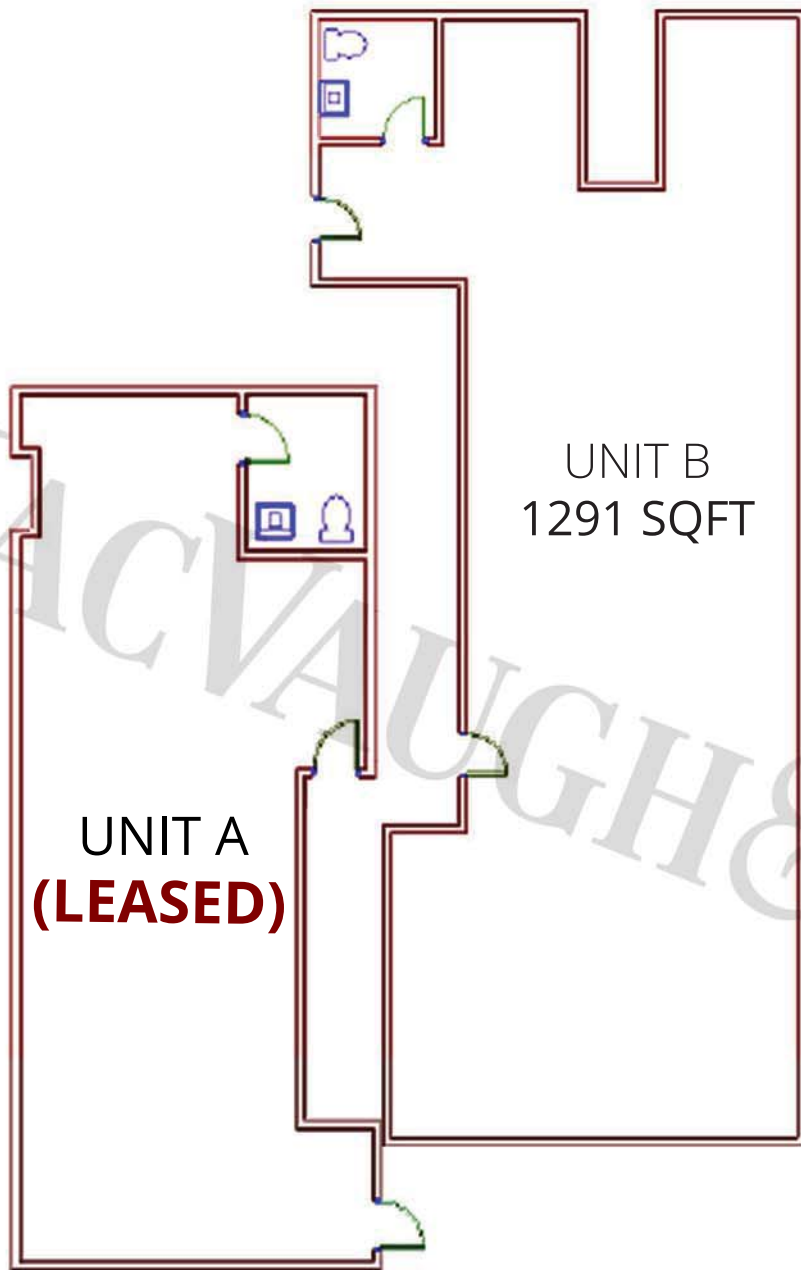
Hoss MacVaugh

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

MacVaugh & Co. • 300 S. Raymond Avenue • Suite 14 • Pasadena, CA 91105 • www.macvaugh.com

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FLOOR PLAN



— — — — SHOPPERS LANE — — — —

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MERCHANT MAP



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SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.1411/-118.1317

RS1

271 Shoppers Ln

Pasadena, CA 91101-3024

		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2016 Estimated Population	34,383	206,863	551,050	1,922,190
	2021 Projected Population	35,558	214,726	572,474	1,997,740
	2010 Census Population	32,279	197,791	531,438	1,851,523
	2000 Census Population	28,125	193,156	527,652	1,851,227
	Projected Annual Growth 2016 to 2021	0.7%	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2016	1.4%	0.4%	0.3%	0.2%
	2016 Median Age	35.4	38.8	38.9	37.2
HOUSEHOLDS	2016 Estimated Households	17,873	82,517	198,526	639,076
	2021 Projected Households	18,598	85,997	207,094	667,088
	2010 Census Households	16,726	78,111	190,167	610,321
	2000 Census Households	14,429	74,639	184,926	587,970
	Projected Annual Growth 2016 to 2021	0.8%	0.8%	0.9%	0.9%
	Historical Annual Growth 2000 to 2016	1.5%	0.7%	0.5%	0.5%
RACE AND ETHNICITY	2016 Estimated White	53.4%	52.3%	43.5%	45.8%
	2016 Estimated Black or African American	7.2%	8.5%	6.0%	3.7%
	2016 Estimated Asian or Pacific Islander	26.9%	22.3%	31.2%	25.1%
	2016 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.6%	0.7%
	2016 Estimated Other Races	12.0%	16.4%	18.6%	24.7%
	2016 Estimated Hispanic	21.5%	31.1%	35.8%	48.4%
INCOME	2016 Estimated Average Household Income	\$98,338	\$114,761	\$99,537	\$80,824
	2016 Estimated Median Household Income	\$72,359	\$86,699	\$76,412	\$62,572
	2016 Estimated Per Capita Income	\$51,406	\$45,953	\$35,982	\$27,085
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	4.4%	7.5%	9.9%	15.9%
	2016 Estimated Some High School (Grade Level 9 to 11)	2.9%	4.9%	6.7%	9.3%
	2016 Estimated High School Graduate	10.1%	13.9%	17.7%	20.3%
	2016 Estimated Some College	13.8%	16.5%	17.5%	16.8%
	2016 Estimated Associates Degree Only	6.1%	6.9%	7.1%	6.5%
	2016 Estimated Bachelors Degree Only	31.5%	27.4%	24.6%	20.3%
	2016 Estimated Graduate Degree	31.2%	22.7%	16.4%	10.9%
BUSINESS	2016 Estimated Total Businesses	5,020	12,853	24,119	89,275
	2016 Estimated Total Employees	71,756	133,835	228,882	930,667
	2016 Estimated Employee Population per Business	14.3	10.4	9.5	10.4
	2016 Estimated Residential Population per Business	6.8	16.1	22.8	21.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.