

# PRIME LOFT-STYLE OFFICE FOR LEASE

300 S RAYMOND AVE, SUITE 9  
PASADENA, CA 91105



**Hoss MacVaugh**

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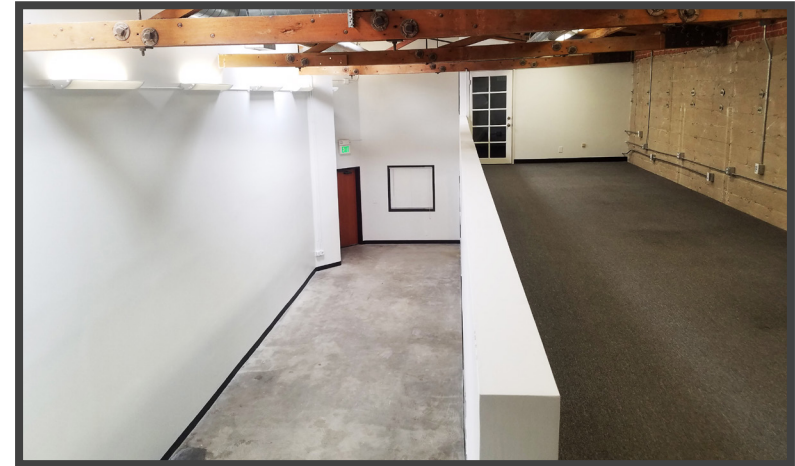


## PRICING

- 1,994 SQFT @ \$2.40/SF + JAN

## PROPERTY HIGHLIGHTS

- Loft suite located in a multi-tenant building on the corner of Del Mar & Raymond
- Includes three private offices, two storage rooms, conference/reception area and loft space
- Features mezzanine that contains extra work space & private office
- Exposed wood roof trusses, high ceilings, skylights and red brick
- Walking distance to Metro Gold Line - Del Mar Station & 210/134/110 Freeways
- Close to Old Pasadena with 100+ options for retail & dining



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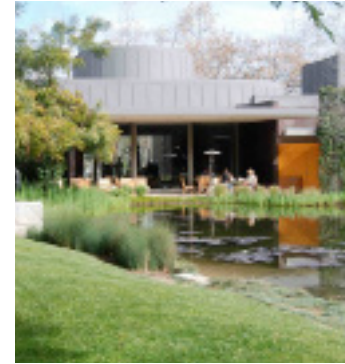
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## CITY INFO

- Old Pasadena is one of the West Coast's most vibrant walkable destinations
- Pasadena as a city has cultural, institutional and entertainment resources unlike any other city
- Deeply rooted with history, architecture and art with the Norton Simon Museum, City Hall and hundreds of historically significant buildings
- Higher restaurant density than New York City
- Colorado Blvd and surrounding streets are filled with hundreds of restaurant and shopping opportunities
- Walk score of 96
- Easy commute with freeways and Metro Line stations

## DEMOGRAPHICS

- 200k population | 110k employees | \$122k avg. household income all within a 3-mile radius
- The seasonal population reaches it's peak during Rose Bowl games/concerts and over New Year's Eve/Day
- Ranked as one of the top walking and retail locations in the United States
- 32k cars/day



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