

SECOND-GENERATION RESTAURANT FOR LEASE

80 N FAIR OAKS AVE
PASADENA, CA 91103



Hoss MacVaugh

Office: 626.583.8400 | Cell: 626.255.2308 | Email: Hoss@MacVaugh.com

MacVaugh & Co. | 119 E Union St, Suite D, Pasadena, CA 91103 | www.MacVaugh.com

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PRICING

2,651 SQFT @ \$3.25/SF NNN

PROPERTY HIGHLIGHTS

- Great street visibility across the street from the new Parsons building (expected to finish development in 2025)
- Grease trap, walk-in fridge and wash stations are still installed
- Ample space for indoor dining as well as courtyard seating
- Two private restrooms and an office
- Neighbors include Fish Wives, Tortas Mexico, Der Wolf, as well as other offices and retailers
- One block away from Colorado Blvd
- Great access to the 134/210 freeways and the Gold Line



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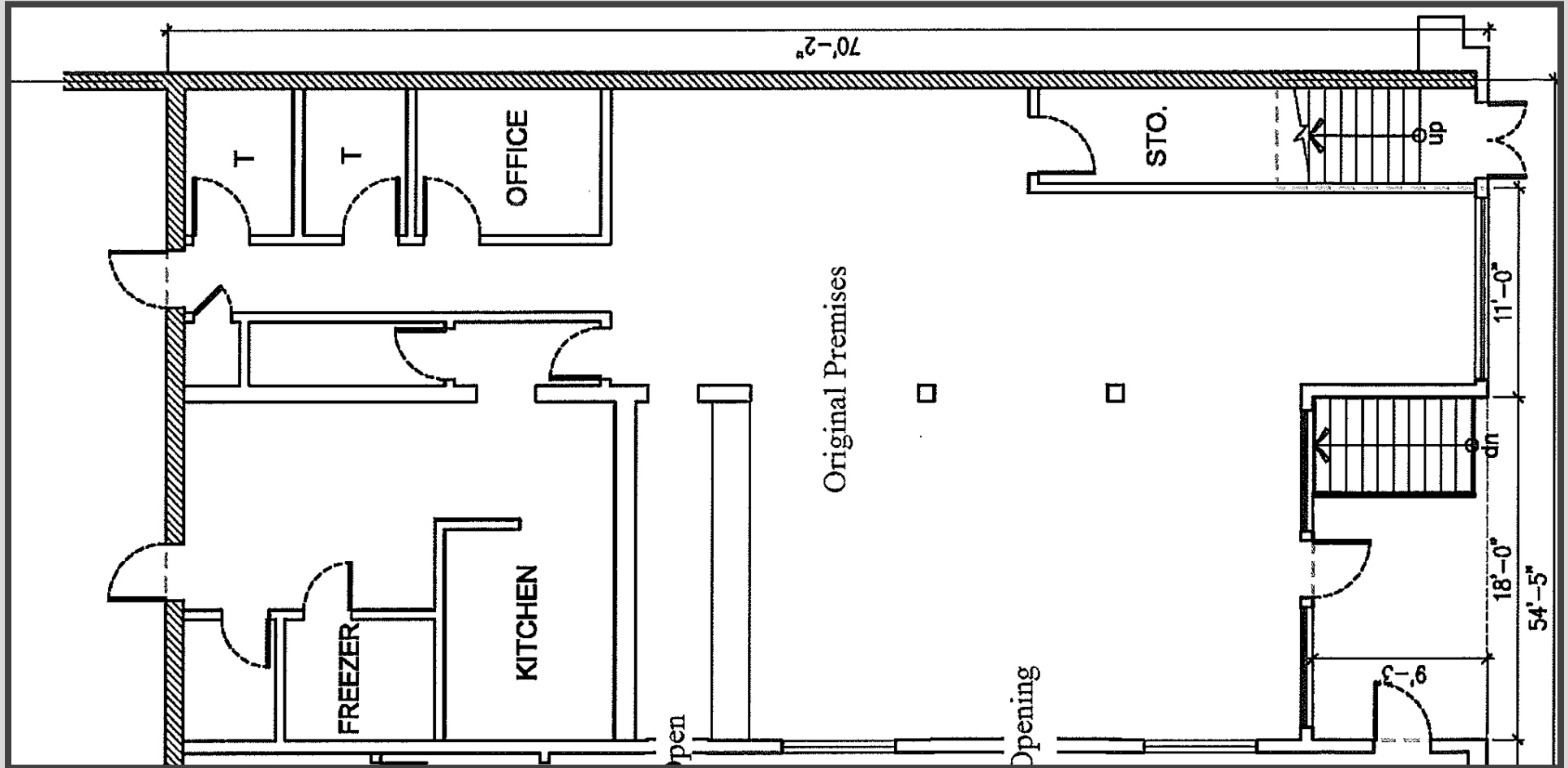
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CITY INFO

- 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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