

OLD PASADENA RETAIL FOR LEASE

86 N FAIR OAKS AVE | PASADENA, CA | 91103



Hoss MacVaugh

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

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SUITE INFORMATION

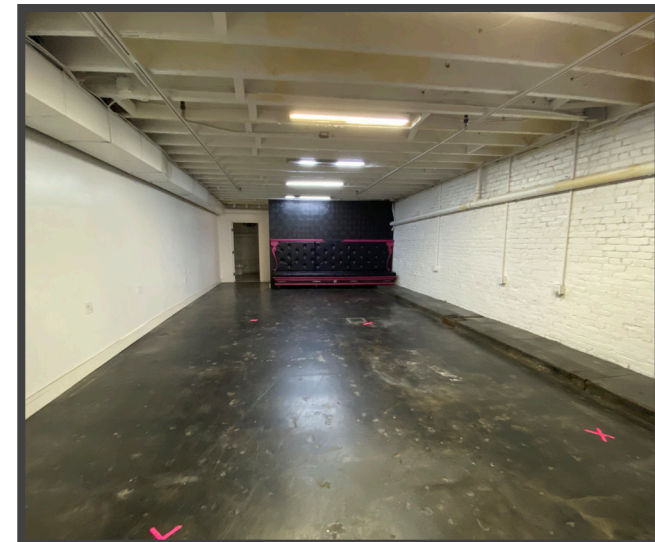
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PRICING | 2,390 SQFT @ \$2.75/SF NNN

PROPERTY HIGHLIGHTS

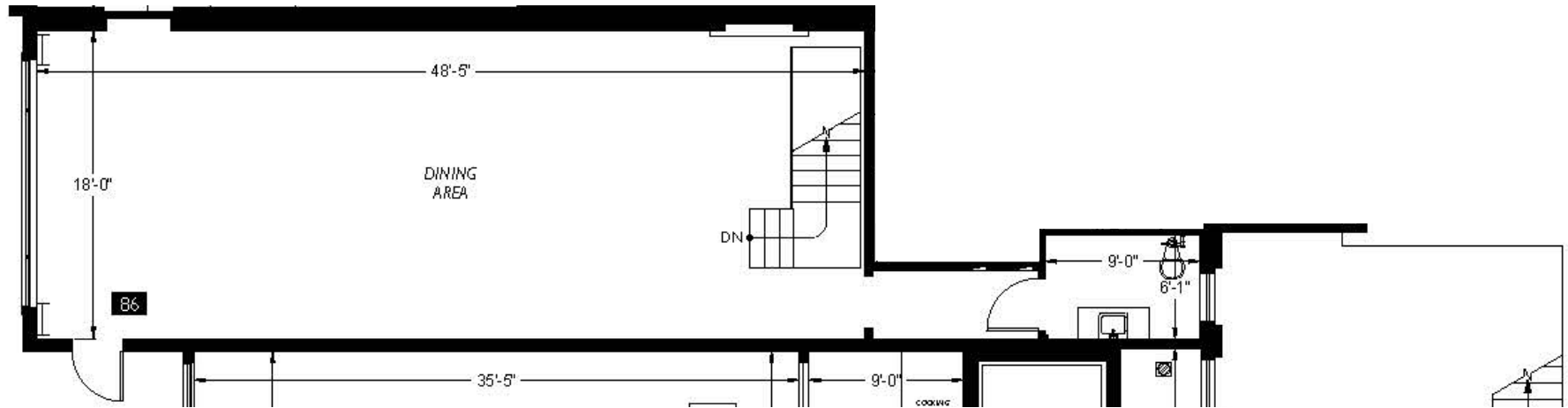
- Located on Fair Oaks Ave directly across from the 10 & 100 W. Walnut new developments
- Great street visibility and with staging windows
- First floor: open plan, exposed brick walls, private restroom
- Basement: open plan, private office, restroom and break are equipped with sink, fridge and washer/dryer hookups



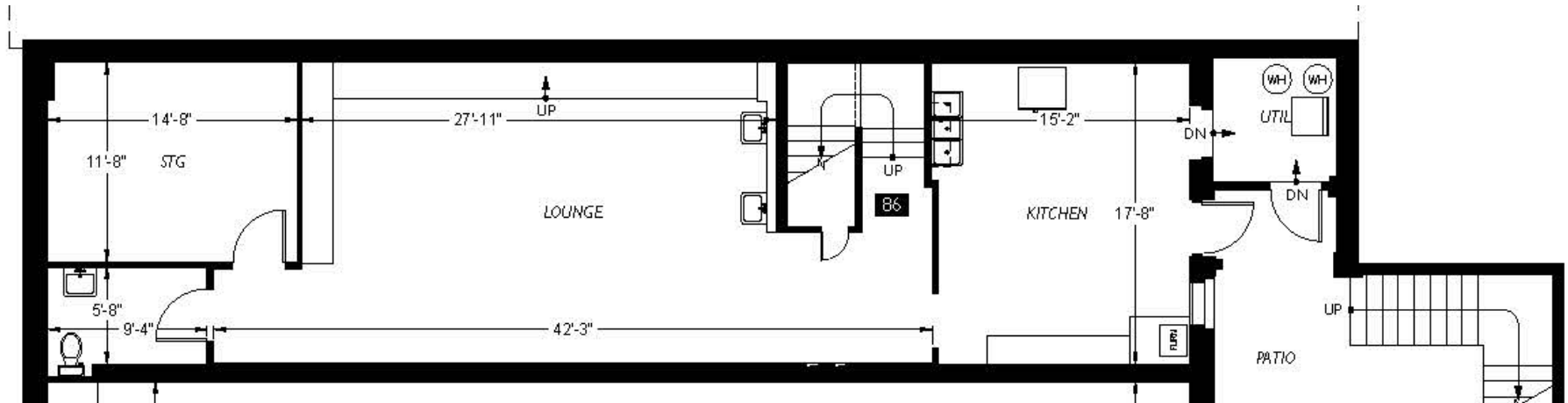
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FIRST FLOOR



BASEMENT



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PASADENA, CA

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

