

RETAIL FOR LEASE

# 710 N FAIR OAKS AVE

PASADENA, CA 91103



**Brigham Yen**

213.293.6639 | Brigham@MacVaugh.com

#01817137

**MACVAUGH & CO**  
Commercial Real Estate Services

# LEASE HIGHLIGHTS

Brand new mixed-use development in highly sought-after Pasadena neighborhood nearby NEW Stumptown Coffee, Homestate tacos, and Ferrazzani's Pasta & Market. Highly-visible corner retail space at busy signalized intersection (Fair Oaks/Orange Grove) just minutes from world-renowned Old Pasadena shopping district and Rose Bowl. Expansive covered outdoor patio perfect for a cafe/coffee shop, fitness center, etc. Convenient onsite parking includes 26 spaces reserved for this retail space!

## SIZE

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2,140 SQFT

## PRICE

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\$3.00/SF NNN

## FINISHES

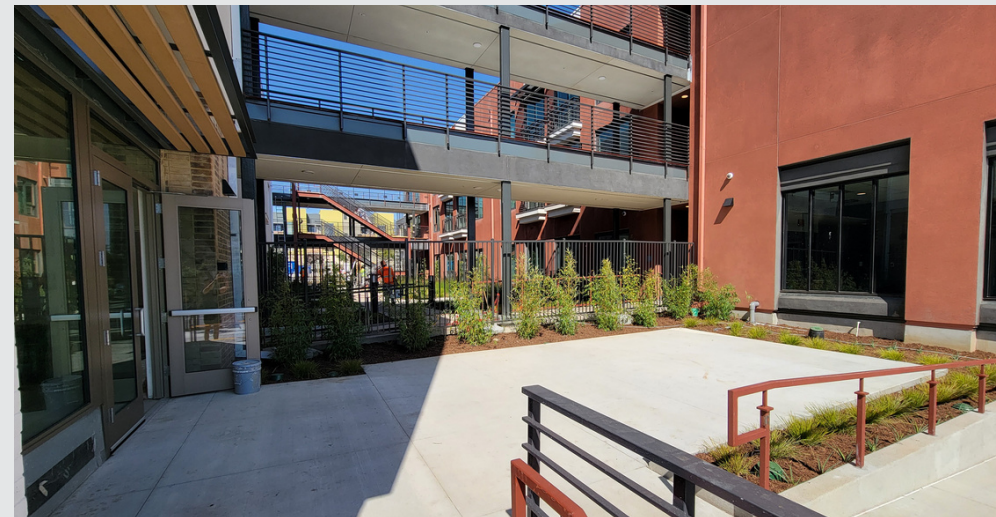
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Concrete flooring, high ceilings, large windows

## NEARBY TENANTS

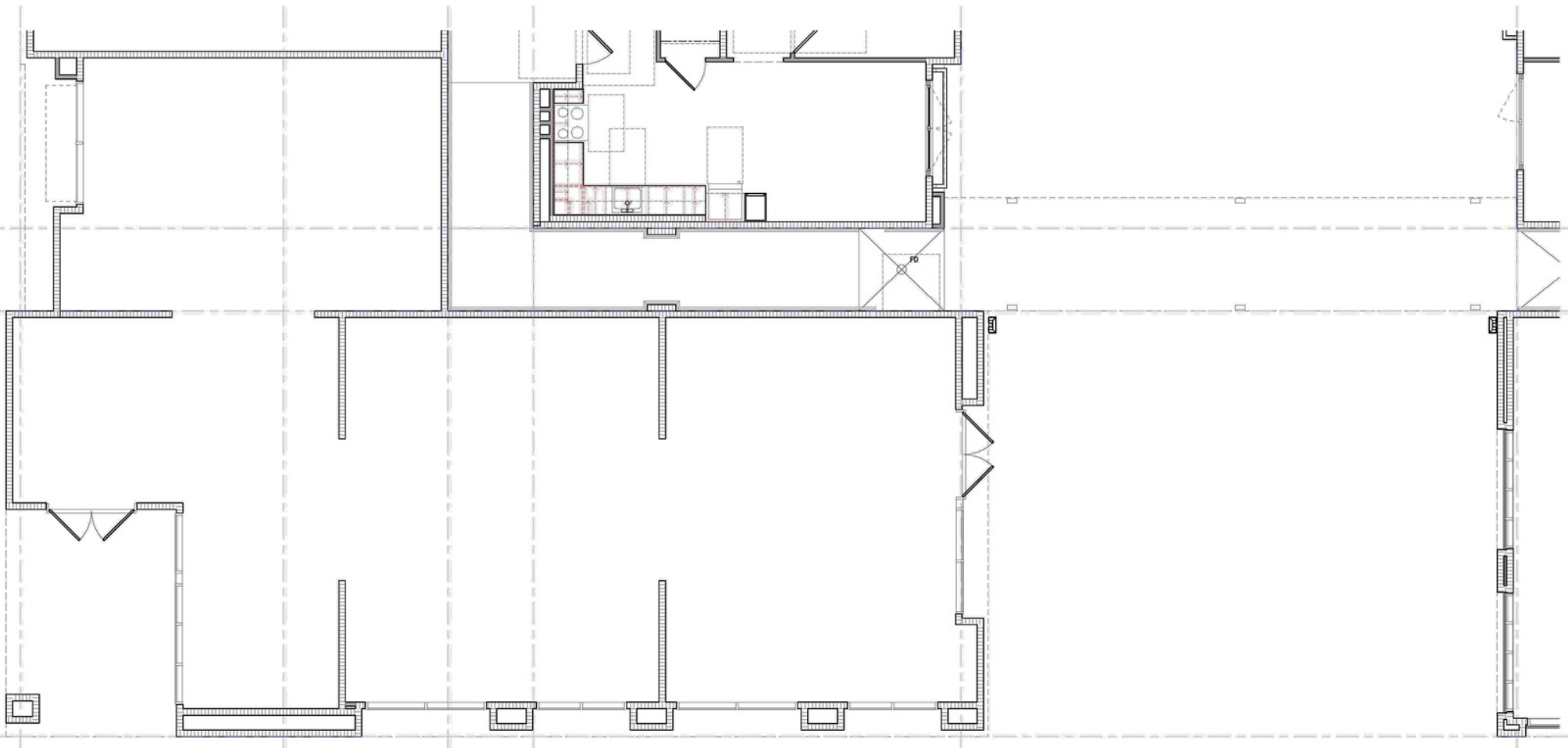
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Stumptown Coffee,  
Homestate, Ferrazzani's  
Pasta & Market



# GROUND FLOOR

2,140 SQFT



RETAIL

PRIVATE PATIO

# PASADENA, CA

## CITY INFORMATION

200k population, 110k employees, 127k average household income all within a 3-mile radius

The seasonal population reaches its peak through the Rose Bowl with sports events, concerts and New Years Eve/Day

Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

National icons such as Art Center College of Deign, JPL and Cal Tech

Multiple Metro Gold Line stops are located throughout the city - Bringing in people from Azusa to Downtown Santa Monica

You'll find a combination of mom-and-pop shops and major tenants keeping the history of the city alive while bringing a modern day flare

Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings

