

---

FOR LEASE

**603 SOUTH LAKE AVENUE,  
PASADENA**

SWC South Lake Ave + East California Blvd

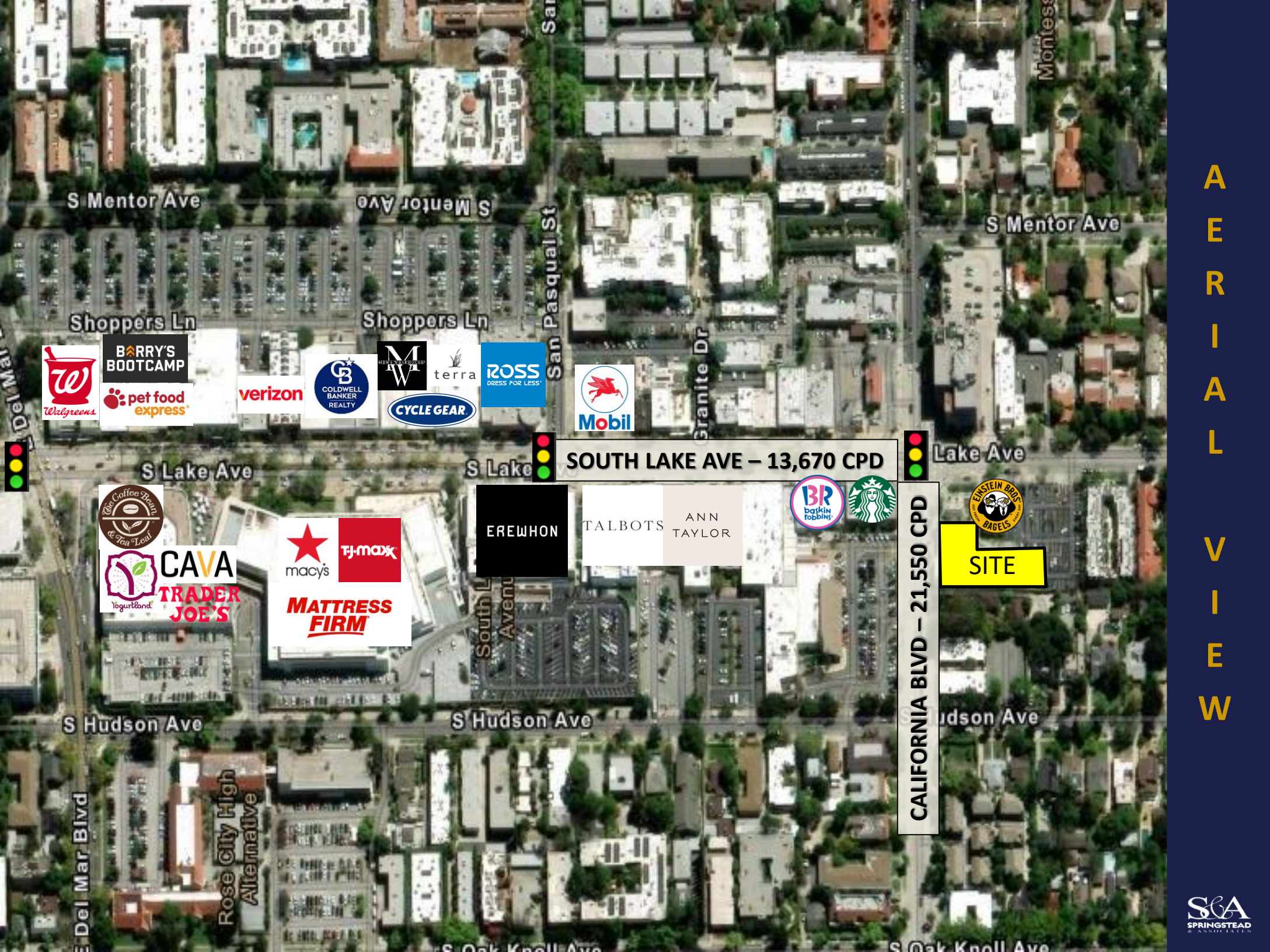
---

## 603 SOUTH LAKE AVENUE, PASADENA

---

- Featuring a 14,423 SF building on a half-acre lot in a prime location with 300 ft of frontage along South Lake Avenue.
- The site is located in a major retail node of Pasadena, featuring stores such as Erewon, Macy's, Trader Joe's, and many more.
- Located on the hard corner of the primary intersection South Lake Ave and California Blvd with over 35,000 cars per day combined.
- Dense trade area with over 207,000 people within 3 miles and strong daytime population with over 138,000 employees within 3 miles.
- Regional draw with close proximity to The Huntington Library, California Institute of Technology, and Downtown Pasadena.





SOUTH LAKE AVE – 13,670 CPD

CALIFORNIA BLVD – 21,550 CPD



SITE

Walgreens  
BARRY'S BOOTCAMP  
pet food express  
verizon  
COLDWELL BANKER REALTY  
M  
terra  
ROSS DRESS FOR LESS  
CYCLE GEAR  
Mobil

The Coffee Bean & Tea Leaf  
CAVA  
yogurtland  
TRADER JOE'S  
macy's  
TJ-maxx  
MATTRESS FIRM

EREWON  
TALBOTS  
ANN TAYLOR  
BR  
bakkin' robbin's  
Starbucks



SOUTH LAKE AVE – 13,670 CPD



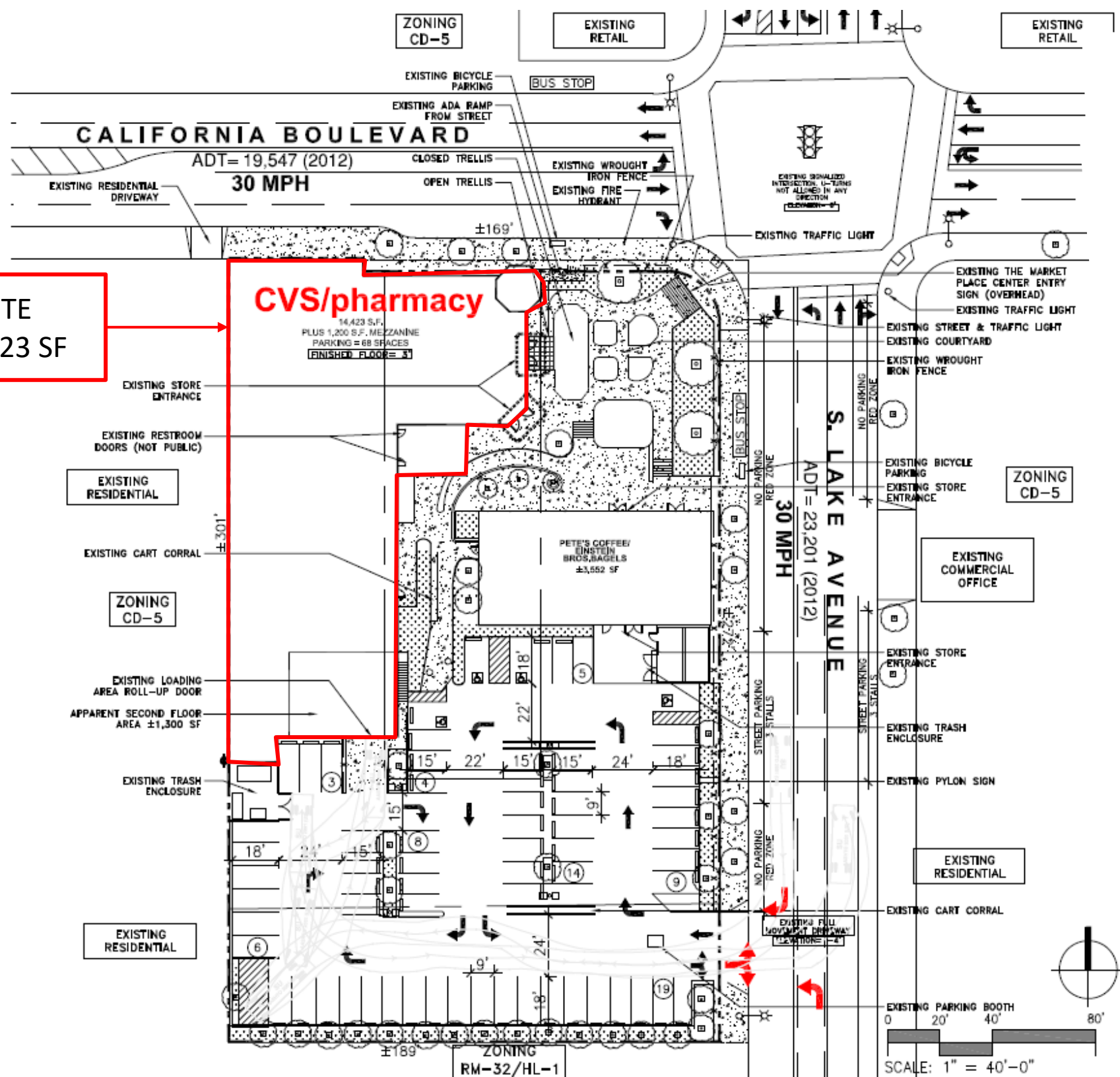
CALIFORNIA BLVD – 21,550 CPD



O  
v  
e  
r  
v  
i  
e  
w



SITE  
14,423 SF



CVS/pharmacy

14,423 S.F.  
PLUS 1,200 S.F. MEZZANINE  
PARKING = 68 SPACES  
FINISHED FLOOR = 3'

ZONING  
RM-32/HL-1

0 20' 40' 80'

SCALE: 1" = 40'-0"

# EXPANDED DEMOGRAPHIC PROFILE

Estimated 2024

603 SOUTH LAKE AVENUE | PASADENA, CA

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	26,843	207,659	546,881
Estimated Population (2029)	26,958	202,245	533,119
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	14,273	87,048	206,277
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income	\$150,730	\$155,229	\$143,649
Estimated Average HH Income (2029)	\$172,982	\$178,729	\$166,883
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	\$104,221	\$106,463	\$101,812
Estimated Median HH Income (2029)	\$117,682	\$122,697	\$117,077
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	\$80,155	\$64,781	\$54,260
Estimated Per Capita Income (2029)	\$94,449	\$76,861	\$64,928

## LEASING:



### **CAROL SPRINGSTEAD**

CA DRE #01082067

949.797.9040

[cspringstead@springstead-associates.com](mailto:cspringstead@springstead-associates.com)

### **KARINA ROSTOMIANI**

CA DRE #02073753

949.797.9040

[karina@springstead-associates.com](mailto:karina@springstead-associates.com)

### **TRAVIS BELL**

CA DRE #02241394

949.797.9040

[travis@springstead-associates.com](mailto:travis@springstead-associates.com)