



COLDWELL BANKER
COMMERCIAL
REALTY

PRIME OFFICE / RETAIL OR MEDICAL CLINIC FOR LEASE - 17 **FREE** Reserved Parking Spaces

445 S. FAIR OAKS AVE.
PASADENA, CA 91105

PRIME CORNER AT FAIR OAKS
HIGH IDENTITY PROPERTY
GREAT SIGNAGE RIGHTS

AVAILABLE SPACE

+/- 5,500 SF

LEASE RATE

\$1.95/SF + CAMs, Utilities and Janitorial



OFFICE

Bill Ukropina

626 844 2200

Bill.Ukropina@cbcncrt.com

CalDRE #00820557

Kathi Constanzo

626 898 2308

kathi.constanzo@cbcncrt.com

CalDRE #02067397

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REALTY

388 S Lake Ave, Pasadena, CA 91101
626.584.0050

FOR LEASE

CBCWORLDWIDE.COM



**PRIME BUILDING SIGN RIGHT AVAILABLE
ON VERY BUSY SOUTH FAIR OAKS AVENUE - 17 FREE RESERVED PARKING SPACES**
PRIME OFFICE / RETAIL OR MEDICAL CLINIC
445 S. Fair Oaks Avenue, Pasadena, CA 91105

LEASE



OFFERING SUMMARY

Lease Rate:	\$1.95/SF + CAMs, Utilities and Janitorial
Availability:	The current tenant's lease expires 8/31/2025 but could vacate with 30 days notice
Available Space:	+/- 5,500 SF
Zoning:	PSC

PROPERTY HIGHLIGHTS

- This is beautiful office space that's could potentially be medical office.
- This location comes with 17 **FREE** reserved parking spaces plus visitor parking.
- Conveniently located on the corner of Fair Oaks Avenue and Palmetto Drive. This location is in the medical office and commercial hub of Pasadena, conveniently located 0.4 miles from Huntington Memorial Hospital.
- 2 minute walk from the Filmore Goldline station.
- This area provides a broad mix of uses at the periphery of the urban core, including employment generating uses that are adaptable to changing economic conditions, as well as to establish Arroyo Parkway as a visually important and attractive gateway to Downtown.

***Tenant pays all operating expenses. Call Broker for more information.**

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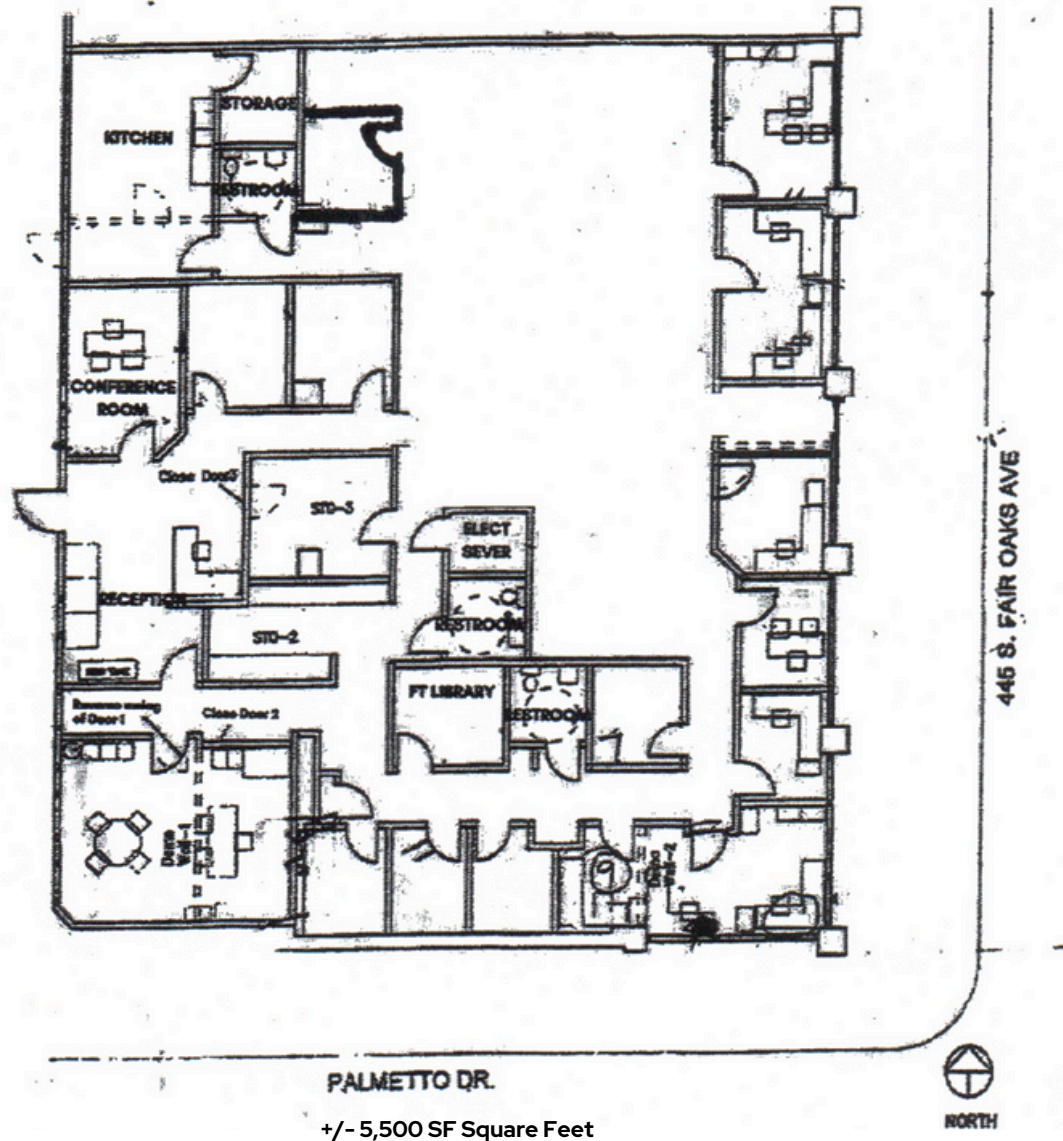






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*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

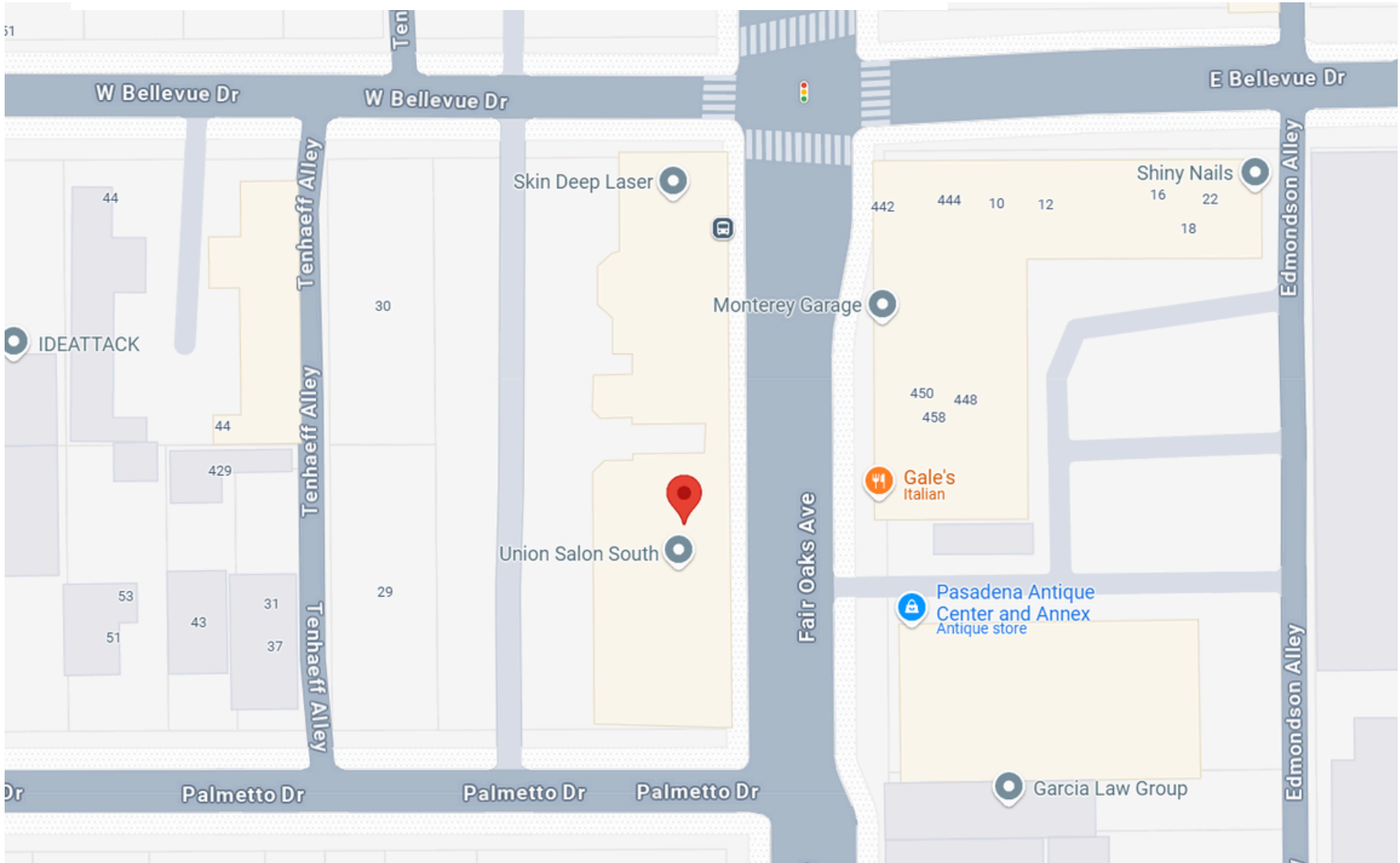
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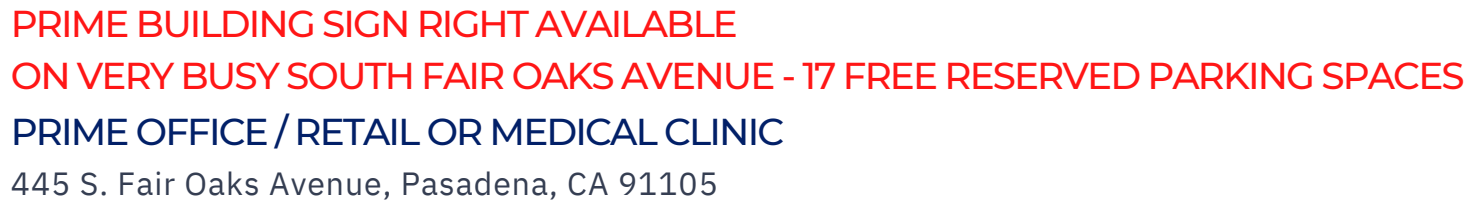
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BELLEVUE DR.



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,887	207,972	557,220
Average Age	39.1	37.2	37.4
Average Age (Male)	39.1	36.4	36.4
Average Age (Female)	39.5	37.9	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,245	79,115	194,612
# of Persons per HH	1.9	2.6	2.9
Average HH Income	\$106,489	\$96,610	\$90,929
Average House Value	\$756,653	\$720,755	\$662,599

** Demographic data derived from 2020 ACS - US Census*



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