



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

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**Bill Ukropina**  
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CalDRE #00820557

**Kathi Constanzo**  
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COLDWELL BANKER COMMERCIAL  
REALTY  
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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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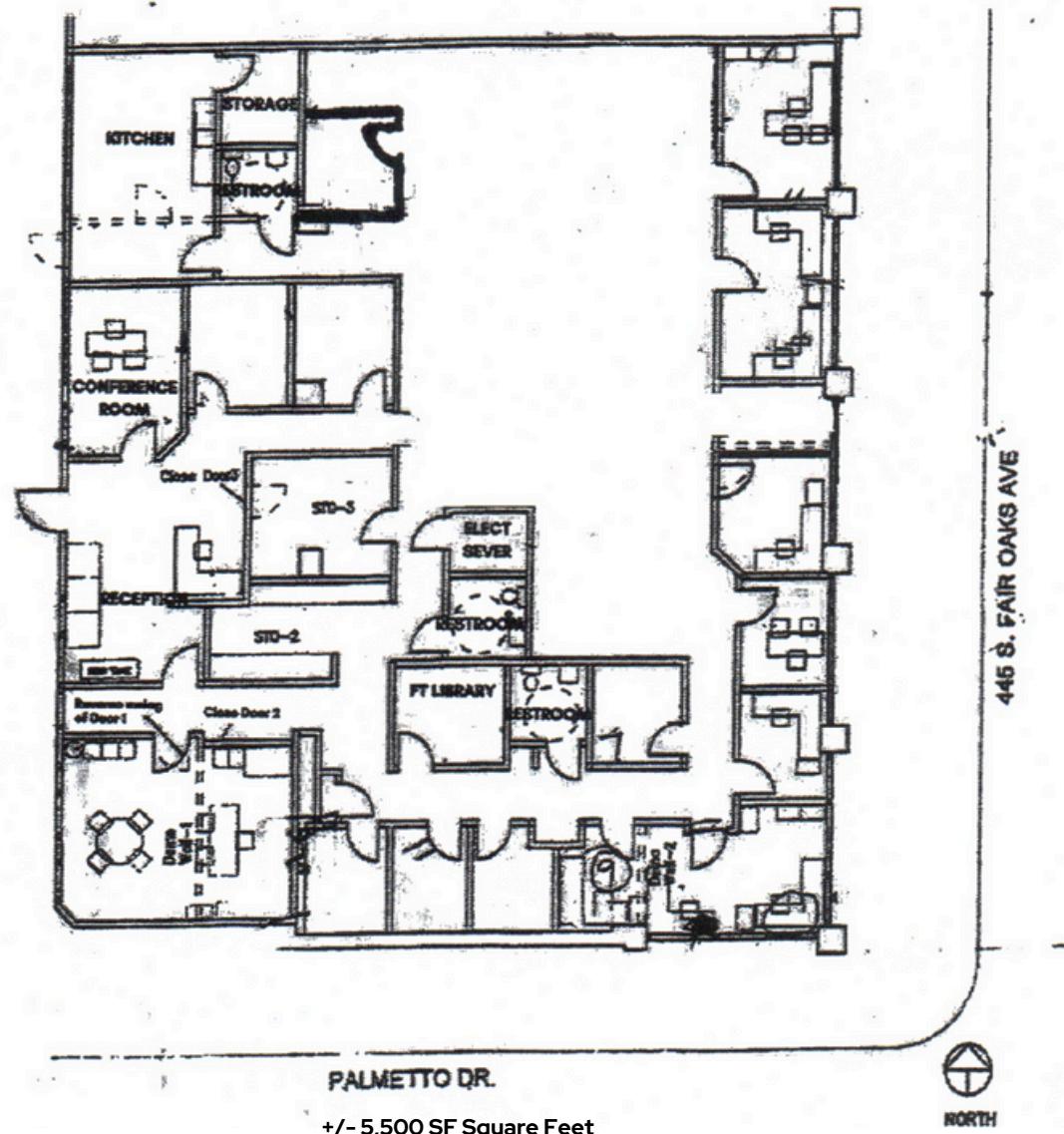








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\*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

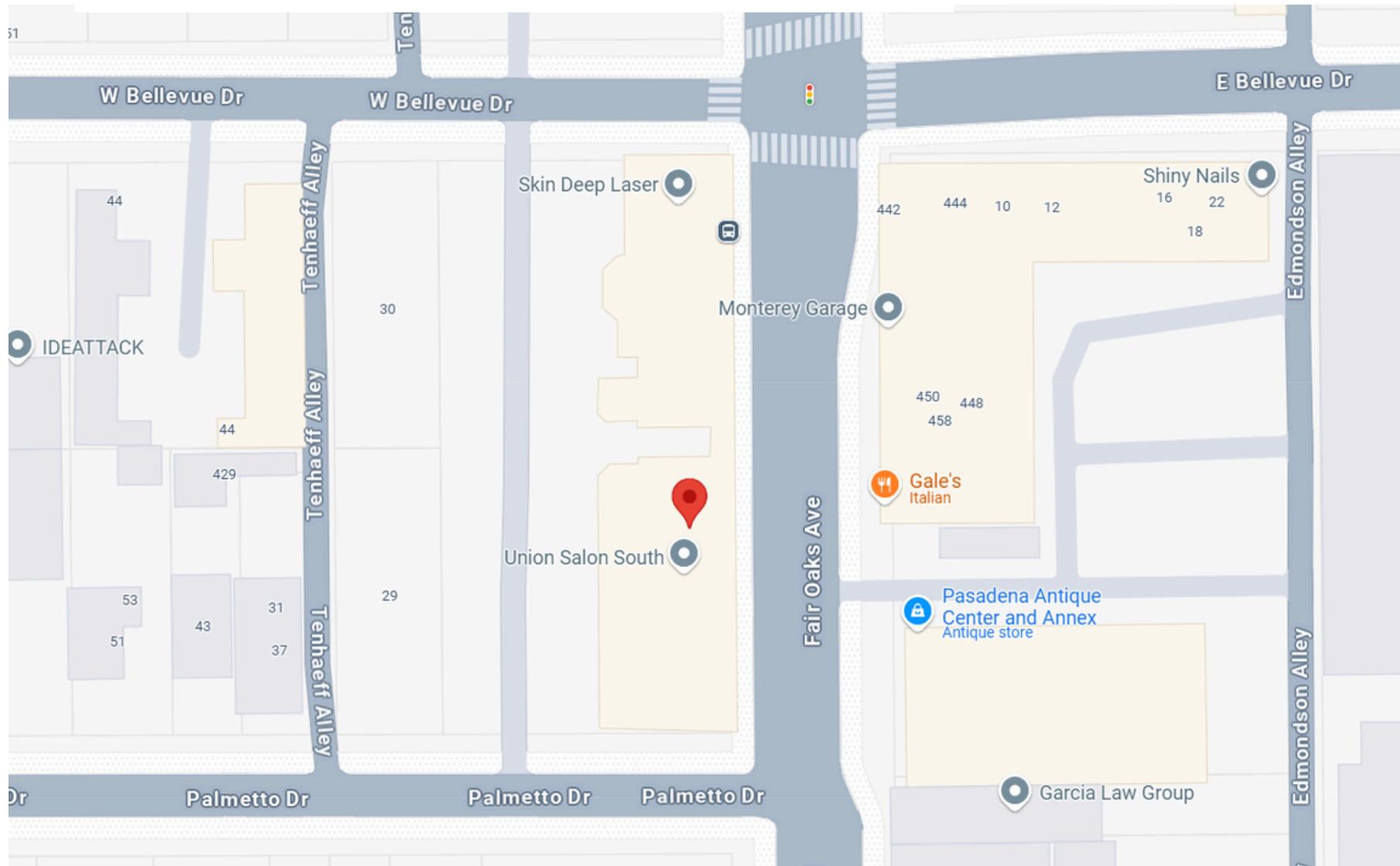
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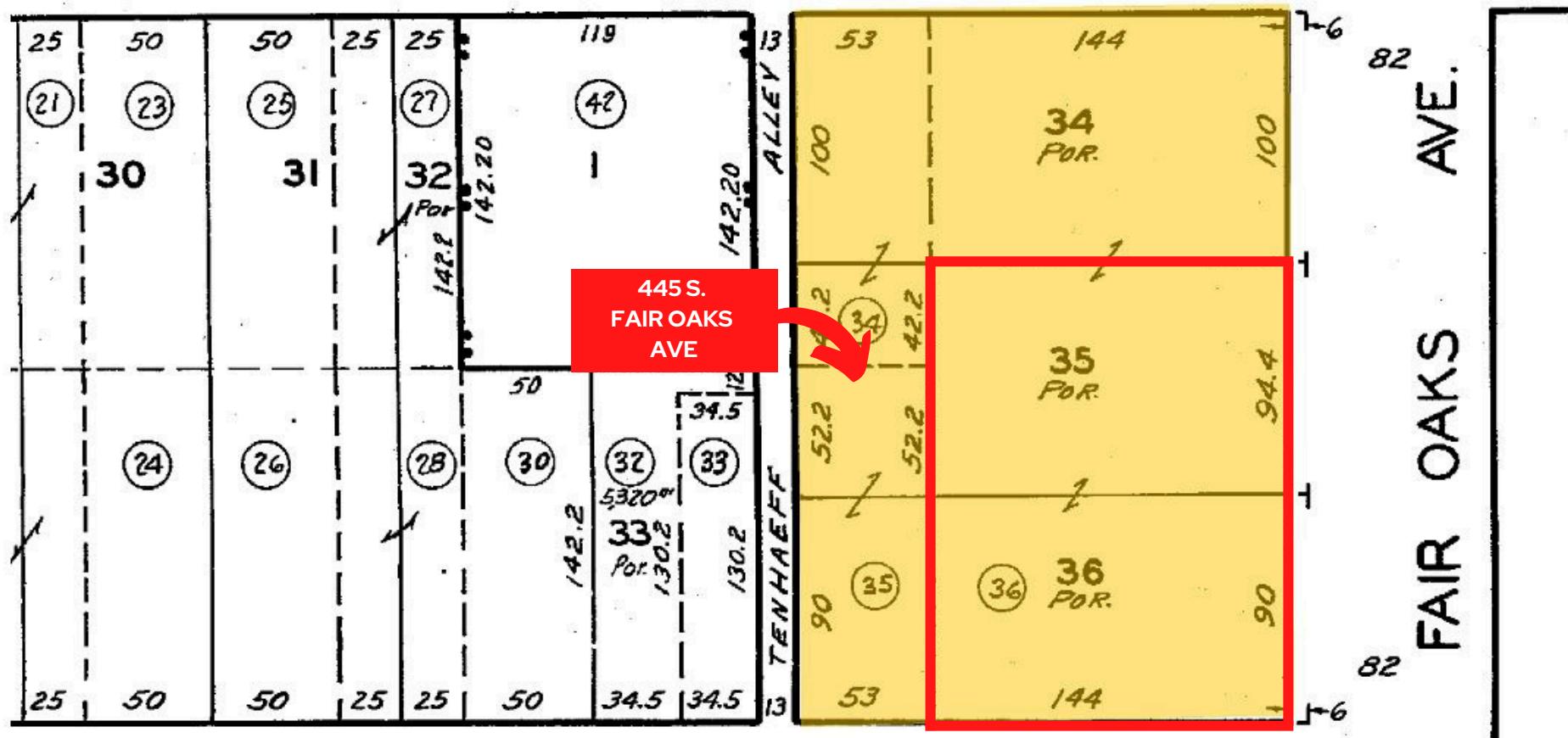
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## LEASE

# BELLEVUE DR.



# PALMETTO DR.

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**LEASE**

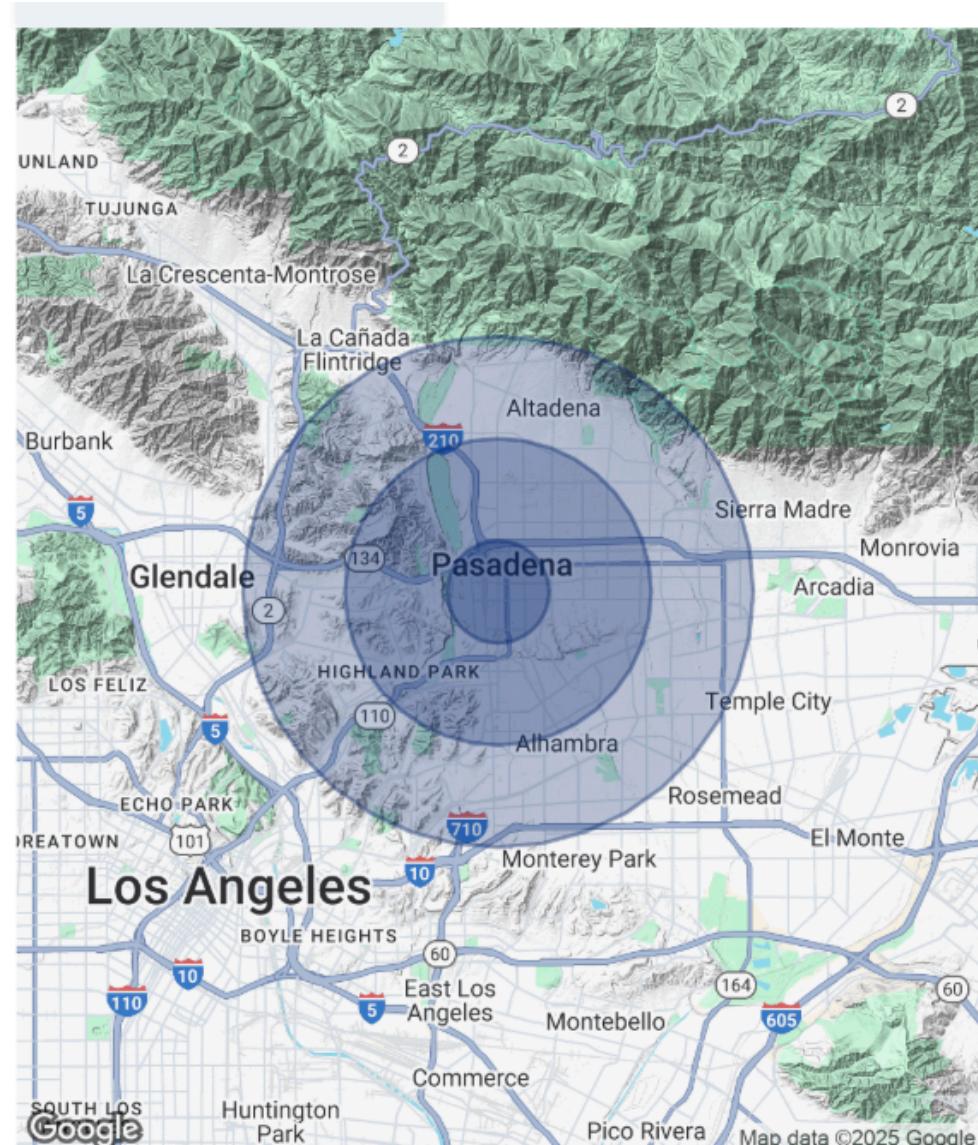
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,887	207,972	557,220
Average Age	39.1	37.2	37.4
Average Age (Male)	39.1	36.4	36.4
Average Age (Female)	39.5	37.9	38.4

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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