



**FOR LEASE:
PRIME RETAIL
CORNER**

**APPROXIMATELY
28,953 SF
ON 3 FLOORS**

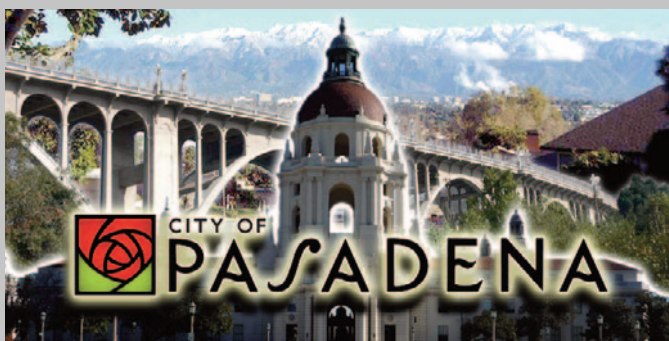
**60 N.
FAIR OAKS
@
UNION**

**OLD PASADENA
CALIFORNIA**

LOCATION ■ DISTRICT ■ OPPORTUNITY



**HURST/HARRIGAN
ASSOCIATES**



PASADENA
ALWAYS ONE
OF THE BEST



The *New York Times* lists Pasadena as a “Must Travel Destination in 2024.” The *Times* lauded Pasadena’s natural beauty, as well as hot new restaurants among reasons our great city is a top destination.

Outside Magazine named Pasadena “one of the best cities in which to live in the United States.”

Sunset, Travel + Leisure, Food & Wine and *National Geographic* feature Pasadena as a “highly desirable destination for shopping, entertainment and cultural amenities.”

“The area is home to Cal Tech - the #2 ranked university in the World University Rankings.”

THE HEART OF OLD PASADENA



allbirds

Herman Miller

Javier's
FINEST FOODS
OF MEXICO

ANTHROPOLOGIE

IPIC®

RH

ARC'TERYX

J.CREW

RIVIAN

ARHAUS®

LATHER.

Room&Board

BRILLIANT EARTH

LOVESAC
Designed for Life Furniture Co.

SEPHORA

Burke Williams
beyond the spa

lululemon

TESLA

The Cheesecake
Factory

Madewell

TIFFANY & CO.

Dr. Martens

PANDORA

VUORI

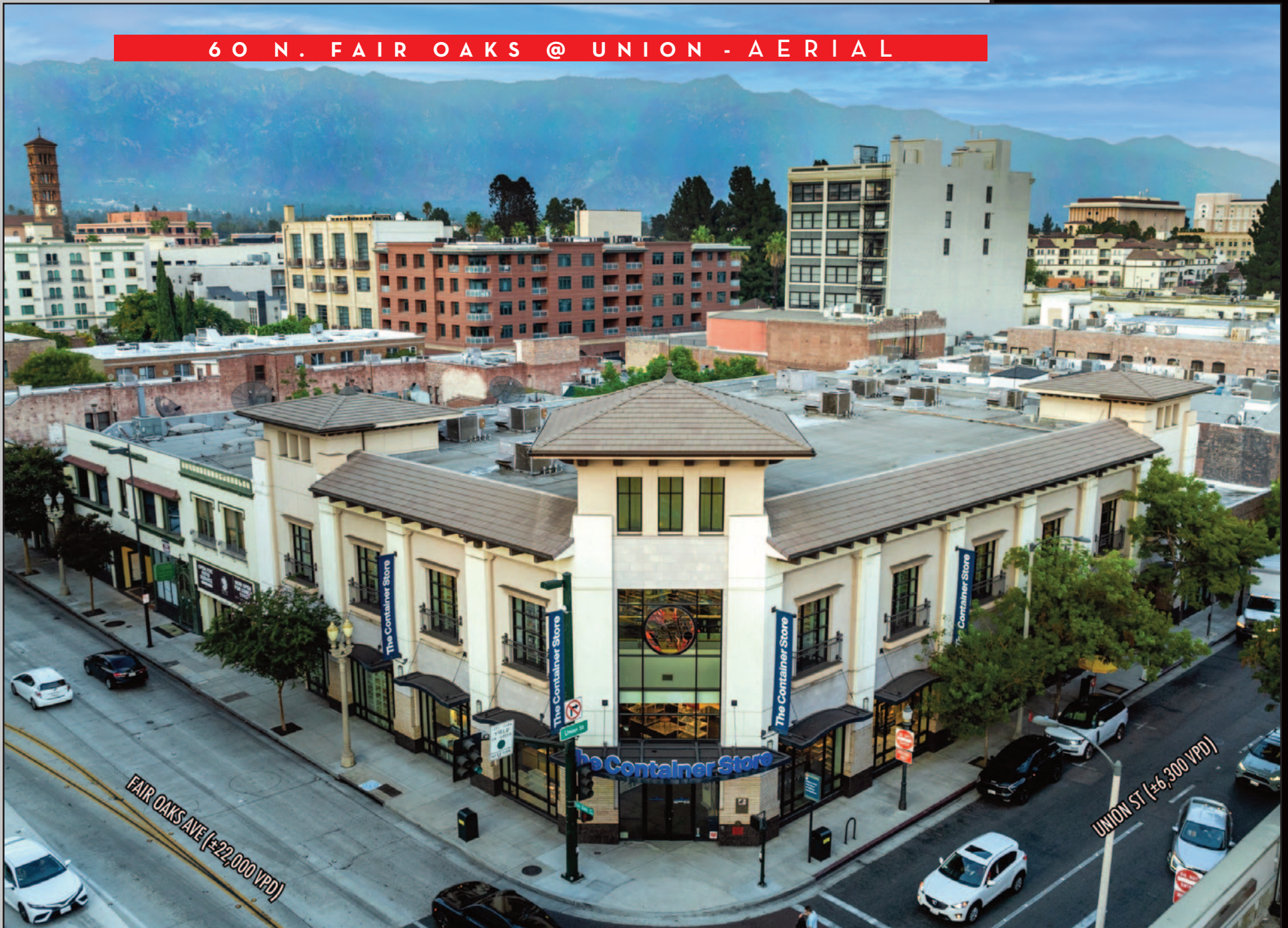
FREE
PEOPLE

PARACHUTE

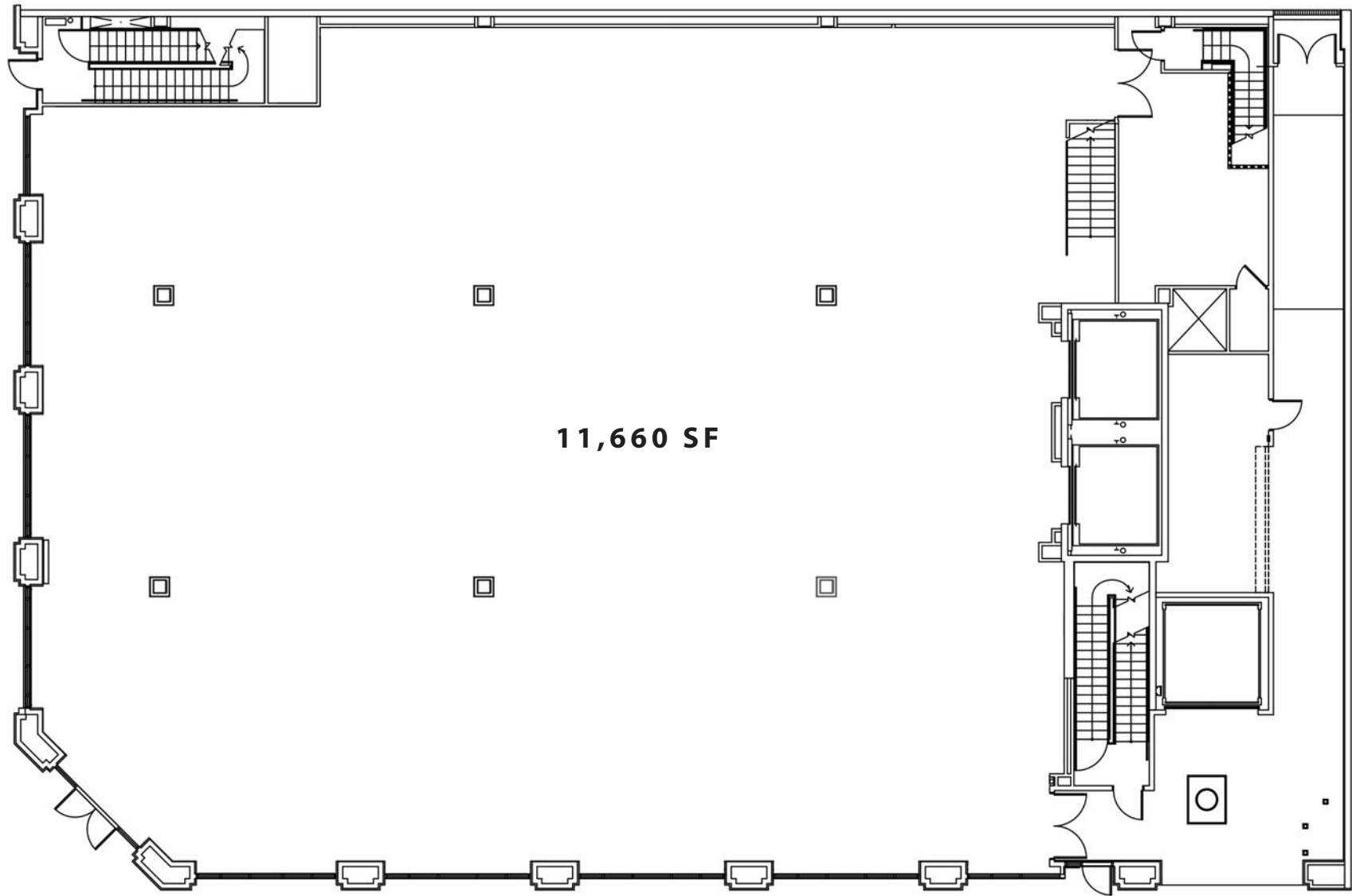
WARBY PARKER



60 N. FAIR OAKS @ UNION - AERIAL

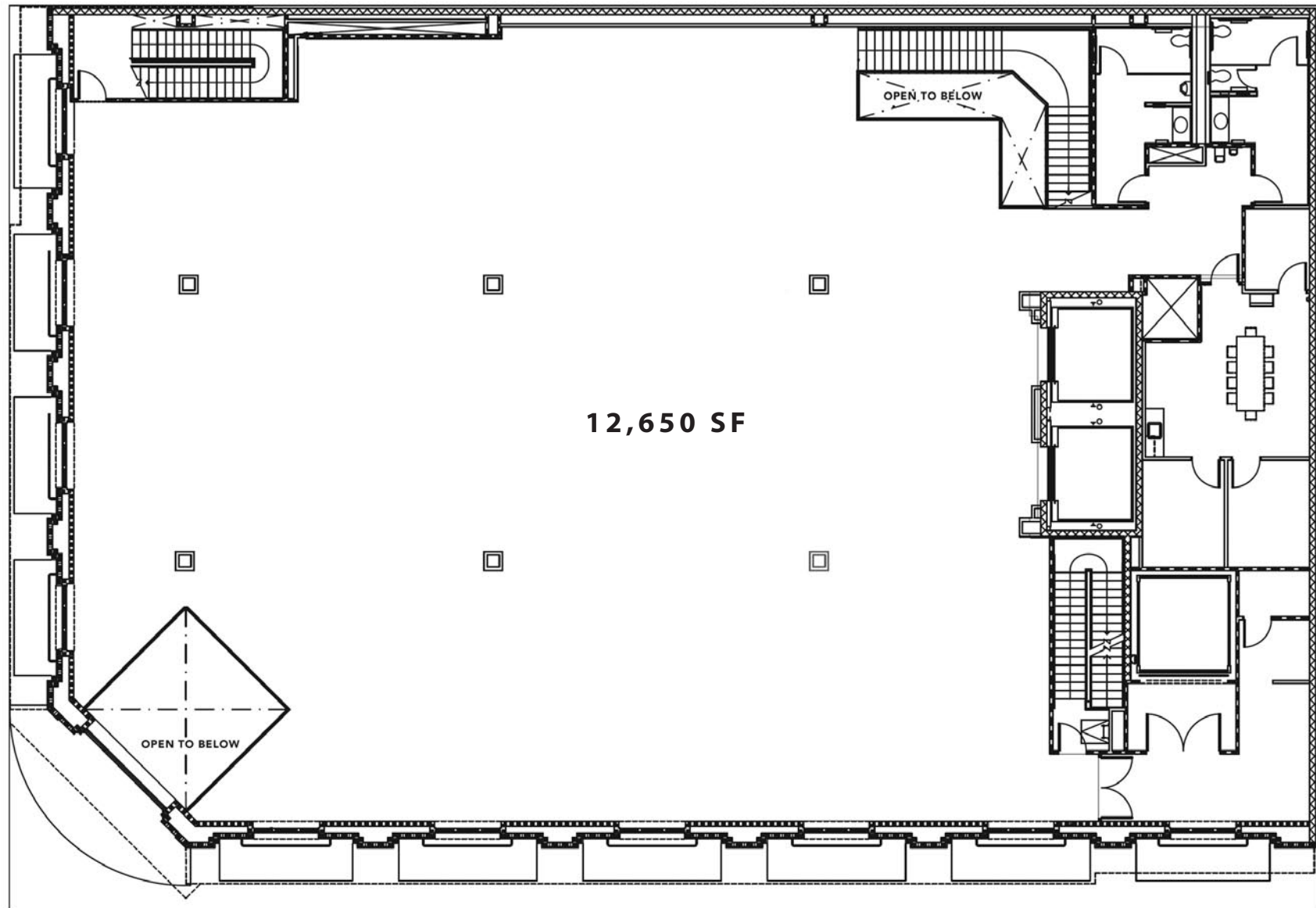


60 N. FAIR OAKS @ UNION - FLOOR PLAN



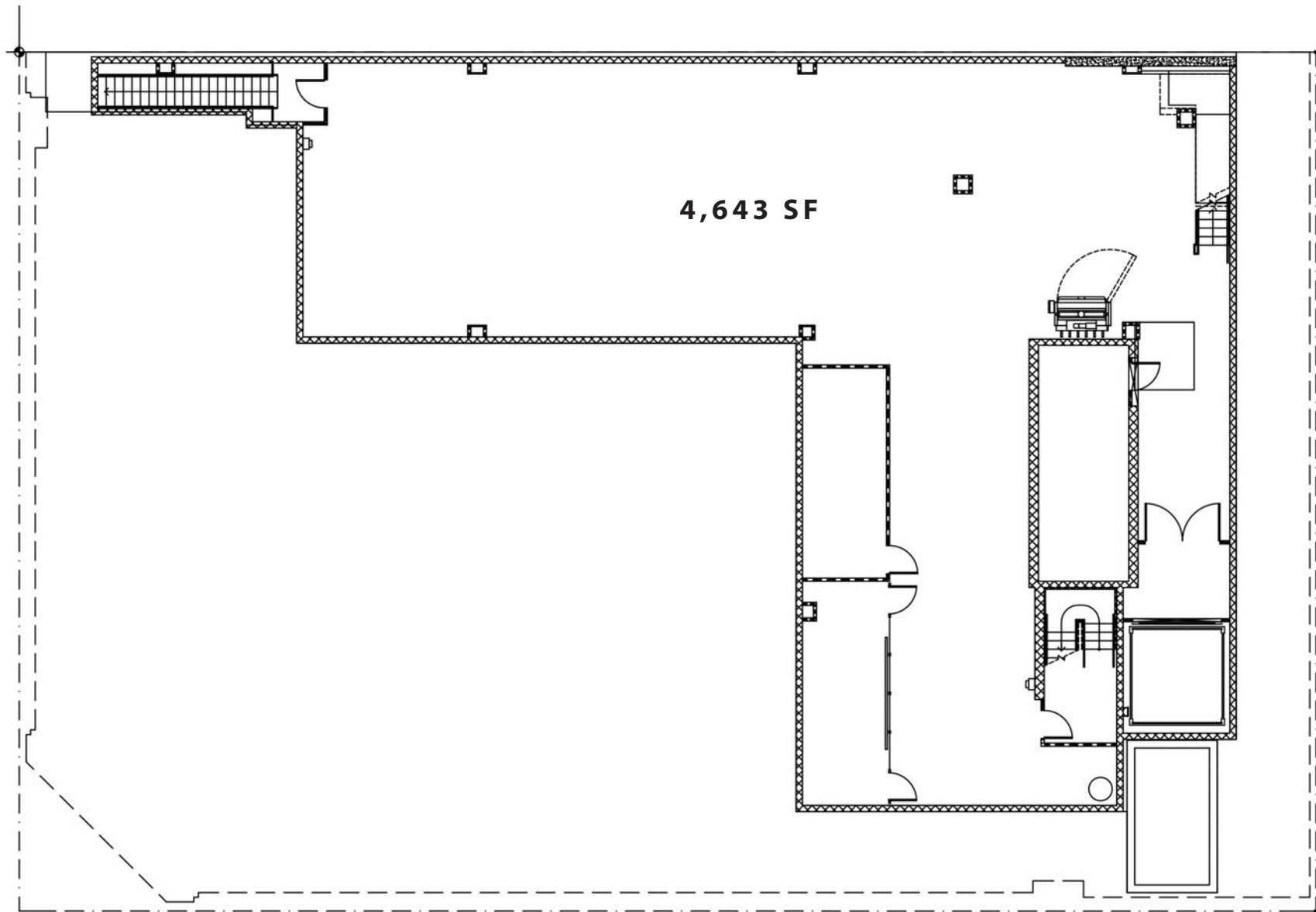
GROUND FLOOR NOT TO SCALE

60 N. FAIR OAKS @ UNION - FLOOR PLAN



SECOND FLOOR NOT TO SCALE

60 N. FAIR OAKS @ UNION - FLOOR PLAN



LOWER LEVEL

NOT TO SCALE



PASADENA
HAS STRONG
PSYCHO-
GRAPHICS



Pasadena supports some of the strongest psychographic profiles in the nation. In addition to being well educated, well employed, well informed, well established and very ambitious, Pasadena consumers seek out quality high end products and experiences.

Shoppers in Pasadena are:

- 244% more likely to buy luxury or foreign vehicles
- 214% more likely to use luxury beauty products
- Diners are 136% more likely to prefer gourmet, artful food

PASADENA DEMOGRAPHICS

PASADENA'S demographics speak for themselves. Highly educated & higher than average household incomes are just two hallmarks of a thriving economy.

POPULATION: 145,181

AVERAGE HOUSEHOLD INCOME: \$154,000

COLLEGE DEGREE OR HIGHER: 70%

HOUSEHOLDS WITHIN 5 MILES: 187,045

POPULATION WITHIN 5 MILES: 493,000

JOBS WITH PASADENA: 186,000

APPROXIMATELY OFFICE SQUARE FEET: 16.3 MILLION

NUMBER OF ANNUAL VISITORS: 6.7 MILLION

NUMBER OF COLLEGES & TRADE SCHOOLS: 6

NUMBER OF HOTEL ROOMS: 2,500

RETAIL VACANCY RATE: 3.5%^A

ANNUAL SPENDING TO HOTELS, RESTAURANTS & ATTRACTIONS: \$496.2 MILLION

NUMBER OF SUBWAY STOPS & REGIONAL TRANSPORTATION HUBS: 6

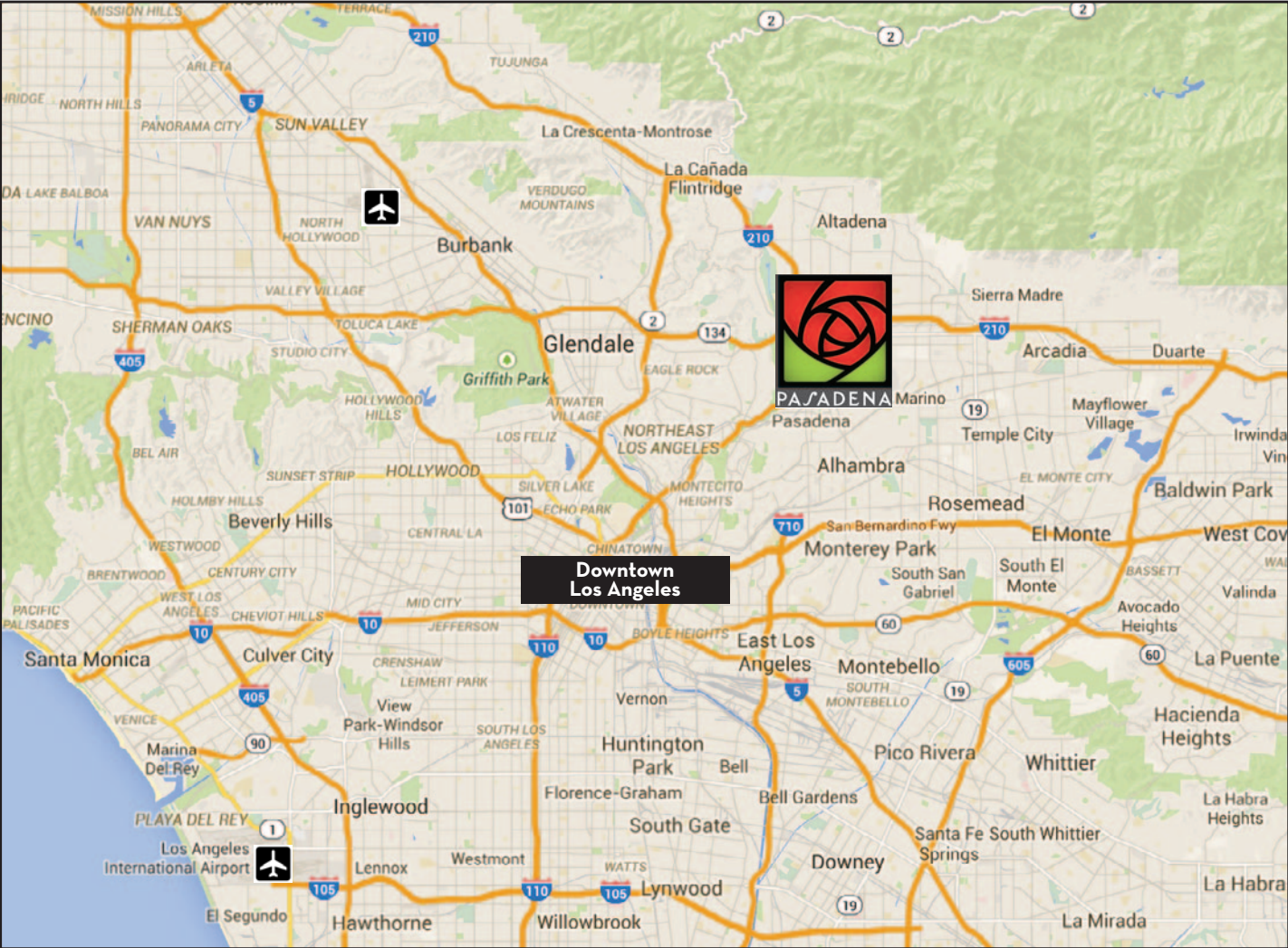
Source: Pasadena Economic Development

PASADENA'S appeal is both hip and historic. With an average age in the mid-30's, Pasadena's consumer profiles reflect its established, educated, and tech savvy residents.

The dominant psychographic profiles in Pasadena include Metro Renters and the Urban Chic. Both profiles are growing segments of the U.S. population and are characterized as:

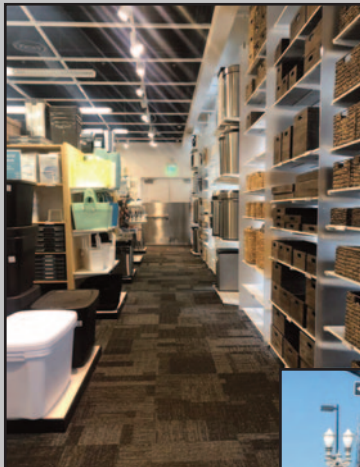
- Well-Educated & Well-Connected
- Professionals living a sophisticated, exclusive lifestyle
- Interest in the Fine Arts
- Avid readers, environmentally active, and financially stable
- Values education & creativity

PASADENA - REGIONAL MAP



Pasadena is located just ten miles northeast of downtown Los Angeles at the base of the San Gabriel Foothills and is easily accessible via auto and the Metro's Gold Line light rail transit system. Pasadena is serviced by two airports located within 25 miles of the city.

THE BUILDING



60 N. Fair Oaks @ Union is a blank canvas. It can be whatever you want it to be. It's located in the center of Old Pasadena...one of the greatest shopping and dining areas in the country.

60 N. Fair Oaks @ Union is almost 29,000 square feet of possibilities.

THE AREA



60 N. Fair Oaks @ Union is at the intersection of Union and Fair Oaks in the heart of Old Pasadena...just one block north of Colorado Boulevard.

The retail and cultural amenities are plentiful in Old Pasadena. There is always something to see...something to do...places to eat...places to shop.

It is simply...a great place to be.



Exclusively listed by:

Pat S. Hurst

310.375.1821

psh@hurstharrigan.com

License: 01032917



HURST/HARRIGAN
ASSOCIATES

436 Calle Mayor
Second Floor
Redondo Beach
California 90277

All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warrant or representation, express or implied, as to its accuracy, and we assume no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing, or without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.

07/23/25