

PRIME PASADENA LOCATION *FOR SALE!



FULL LIQUOR LICENSE INCLUDED WITH LIVE MUSIC!

535 S O U T H L A K E

PREMIERE SHOPPING DESTINATION IN PASADENA CALIFORNIA

Hurst Harrigan Associates is proud to present the sale of a 100 Year Ground Lease at 535 South Lake Avenue, Pasadena, California, a 6,721 square foot entitled property located in the well-established South Lake District. This opportunity affords the ability to build a High-End Restaurant or Luxury Retail Store while catering to the better-than-average income residents as well as the myriad of students, professors and administration population of Cal Tech.

* PROPERTY HIGHLIGHTS

- Motivated owner ■
- Ground lease offered at \$2.9 million but calling for all offers ■
- Public parking available ■
- Outdoor patio seating available ■
- Neighboring tenants: Erewhon, Ann Taylor, Woody's Home, Magnolia House ■
- Flexible zoning/Entitled Use: Retail, Restaurant, Medical (Wellness /Health), Spa ■
- PN: 5734-030-008 ■



Pat S. Hurst, President ■ Hurst/Harrigan Associates ■ Phone: (310) 375-1821 ■ Email: psh@hurstharrigan.com ■ License: 01032917