

51 WEST DAYTON STREET

OLD PASADENA, CA 91105

RETAIL FOR LEASE



Exclusively Listed By:

NAI Capital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY DETAILS

SQUARE FEET: ±8,164 SF Divisible Ground Floor Retail

LEASE RATE: \$2.95 PSF/MO NNN (\$0.55)

TERM: 3-5 YEARS + OPTIONS

AVAILABLE: Immediately

PARKING: Abundant 8,000 city & private parking spaces.
Monthly available at church across street

**.03 MI TO DEL
MAR STATION:**

ZONING CD-MU-G:

CA AB 2097 prohibits cities from imposing or enforcing minimum automobile parking requirement on residential or commercial properties within ½ mile of a major transit stop.

Allows for the following uses: Retail Stores, Convenience Stores, Food Sales, Restaurants, Health or Physical Fitness Clubs, Day/Health Spa, Salons, Public/Private colleges, Non-Profit Library/Museum/Art Gallery, Research & Development, Medical Offices, Offices & Child Day Care.

AMENITIES

- Exposed HVAC Ducts, Brick Walls & Polished Concrete Floors.
- Incredible 17' 6" high Bow-Truss ceilings with multiple skylights throughout.
- 1 open kitchen & 1 lunchroom kitchenette.
- 4 restrooms, 2 with showers.
- Prime Old Pasadena location. 1 & 2 blocks to Green St. and Colorado Blvd. walkable to the best restaurants and retail of Old Pasadena.
- Walking distance, .03 mi., to Del Mar Metro Station.
- Easy access to 110 & 210 Fwy.
- Minutes from landmarks such as the Rose Bowl Stadium, Pasadena Playhouse, Norton Simon Museum, USC Pacific Asia Museum, Ambassador Auditorium and ArtCenter College of Design.
- Pasadena top employers are NASA Jet Propulsion Laboratory, Kaiser Permanente, Huntington/Cedars Sinai Hospital, Caltech, Art Center College of Design, Idealab, Supplyframe, Spokeo, Tetra Tech, Western Asset Management, East West Bank, Raytheon, Bluebeam Software, Parsons, East West Bank and Pasadena City College.



LOCATED IN THE HEART OF OLD PASADENA

- Old Pasadena is nationally known as a premier retail and walking destination in the U.S. drawing 15,000 to 20,000 people on weekends.
- 22 nationally registered blocks of beautiful historic Art Deco, Mission Revival and Victorian architecture.
- More than 200 specialty boutiques and exclusive national retailers.
- More than 100 upscale restaurants, cozy bistros and outdoor cafes.
- Pedestrian-friendly streets, unique alleyways, 2 historic parks and convenient parking.
- Premier destination for world-class shopping, dining, arts and entertainment.
- Museums, galleries, live music and late-night fun.








RETAILER MAP



51 W DAYTON ST.



DEMOGRAPHICS

	 Daytime Population	 Average HH Income	 Median Age	 Daytime Employees	 College Degree
1 Mile	28,871	\$131,610	38.5	39,010	61.2%
3 Mile	193,082	\$163,205	39.6	99,538	54.3%
5 Mile	513,941	\$157,095	40.4	185,420	48.3%


Walkers Score
 97 out of 100
 (Walker's Paradise)


Bikers Score
 72 out of 100
 (Very Bikeable)

DAILY TRAFFIC COUNTS

Intersection	ADT
Junction of 210/134 Freeway @ Colorado Blvd.	220,000 (Caltrans)
Colorado Blvd. & Fair Oaks Ave.	36,000

SERVICES OF OLD PASADENA MANAGEMENT DISTRICT (OPMD)

- Funds district-wide security, marketing and maintenance programs to provide a clean, safe, vibrant downtown experience.
- Recognized by their bright-yellow shirts, the Ambassador Guides are here to assist visitors to Old Pasadena by giving directions and answering questions.
- \$2M raised annually for services within Old Pasadena.
- Daily sidewalk pressure washing – most streets and alleyways are cleaned once per week.
- A sophisticated marketing team dedicated to promoting Old Pasadena with Signature Events.
- Old Pasadena yearly events include The Rose Parade, Doo Dah Parade, Holidays on Holly, Art Night Pasadena, Concorso Ferrari, Movies Under the Stars, Dine LA Restaurant Week, Fall Fest, UCLA Game Day Specials, Jackalope Art Fair, Small Business Saturday and Food Tasting Walking Tours.





51

W DAYTON ST.



PARKING & PUBLIC TRANSPORTATION

- The Metro Gold Line connects Pasadena to Downtown Los Angeles, San Fernando Valley, San Gabriel Valley, Santa Monica/West Side, the South Bay, Downtown Long Beach and East Los Angeles from 4:00am to midnight daily and 2:00am Friday and Saturday nights
- Located only 2 blocks from the Metro Gold Line Stations at Del Mar Station and Memorial Park Station with over 1,150,000 riders arriving in Old Pasadena in a given year
- Old Pasadena offers more than 8,000 parking spaces in various public and private parking structures, surface lots and on-street parking. Curbside parking meters are free before 11:00am every day and on holidays and \$1.25/hour thereafter
- Three Park & Walk garages offer \$1.00 for the first two hours and \$2.00 hourly thereafter, \$12.00 maximum all day and \$85.00 monthly at the De Lacey, Marriott and Schoolhouse Parking Facilities. \$70.00 Monthly at the Del Mar Structure

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