

2268 Lincoln Ave

Altadena



FOR LEASE

Property Details

Available RSF	±790 SF
Term	Flexible
Rate	Upon Request (NNN Lease)
Zoning	C3
Parking	Street and on-site parking with 161 stalls (±3.71/1,000 SF)

Features & Highlights

This corner unit offers approximately 50 feet of frontage along Lincoln Avenue, providing excellent visibility to more than 30,000 vehicles per day. The property benefits from strong co-tenancy with established neighboring retailers including Super King Market, Panda Express, Tacos Ensenada and Crescent Yoga, creating consistent foot traffic and synergy. Its location is further enhanced by convenient access to the 210 Freeway, just a few blocks away.





Nearby Amenities (6 min. walk)



HomeState — HomeState is an LA-based Texas kitchen known for Tex-Mex comfort food and standout breakfast tacos. Founded in 2013, it serves house-made tortillas, queso, and brisket in a casual, welcoming setting—designed to feel like a “home away from home.”



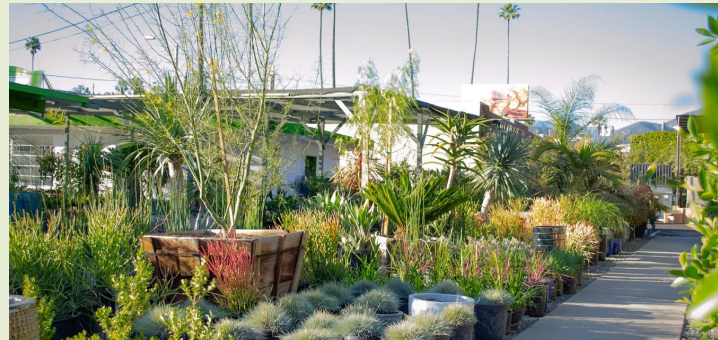
Stumptown — Stumptown Coffee Roasters is a Portland-born pioneer of third-wave coffee, known for high-quality beans and direct sourcing. Founded in 1999, it offers balanced espresso, single-origin coffees, and cold brew in a clean, design-forward setting.



Kismet Rotisserie — Kismet Rotisserie is a fast-casual spot serving rotisserie chicken with fresh Mediterranean sides like hummus, pita, and vegetables—simple, seasonal, and flavor-driven.



24 Hour Fitness — 24 Hour Fitness is a nationwide gym chain offering 24/7 access to fitness equipment, group classes, and amenities for all levels.



Standard Design Group Nurseries — A design-forward nursery offering high-quality plants, trees, and pottery alongside full-service landscape design—combining curated selection with an elevated, all-in-one outdoor living approach.



Good Neighbor Bar — A cozy cocktail bar known for handcrafted drinks, warm banquette seating, and a relaxed, community-driven vibe.

Location and Amenities Map



Altadena is a charming, scenic community nestled in the foothills of the San Gabriel Mountains, located between La Cañada Flintridge and Pasadena. Known for its historic homes, diverse population, and strong sense of community, it blends suburban charm with easy access to nature, including hiking trails like Millard Falls and Echo Mountain Trail.

Aram Pogosian

aram@normal-properties.com

818-631-2442

DRE #01816276

Maguire Parsons

maguire@normal-properties.com

310-866-6911

DRE #02047123

Chris Norhadian

chris@normal-properties.com

818-497-6575

DRE #02022942

Mishal Hashmi

mishal@normal-properties.com

213-444-6917

DRE #02209343

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.