

HEART OF PASADENA
PROMINENT FLAGSHIP
RETAIL OPPORTUNITY

495-511 S. LAKE AVE
PASADENA, CA

511 S. LAKE AVE

495-505 S. LAKE AVE





495-505 S LAKE AVE PASADENA, CA

RATE: \$4.25PSF/MO. PLUS NNN
(NNN EST. ±\$1.00PSF/MO)

SIZE: ±4,000 SF (GROUND)
PLUS ±1,250 SF (MEZZANINE)

PARKING:

ON-SITE PLUS METERED STREET PARKING

*POTENTIAL EXPANSION TO NEXT DOOR

FOR LEASE



511 S LAKE AVE PASADENA, CA

RATE: \$4.25PSF/MO. PLUS NNN
(NNN EST. ±\$1.00PSF/MO)

SIZE: ±9,500 SF (GROUND)
PLUS ±1,800 SF (MEZZANINE)
(POTENTIALLY DIVISIBLE)

PARKING:

ON-SITE PLUS METERED STREET PARKING

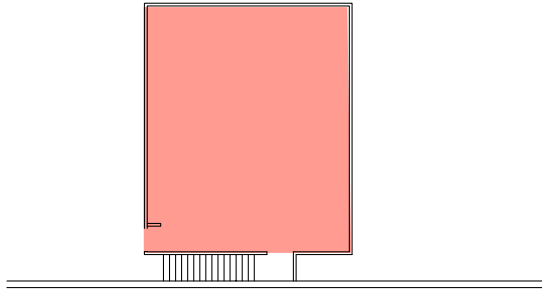
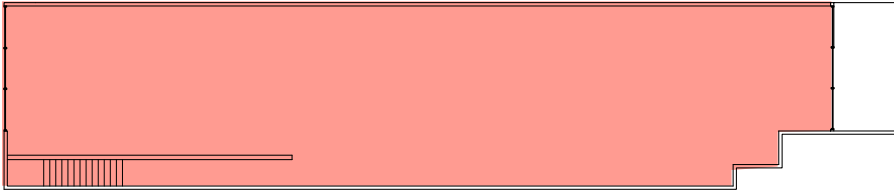
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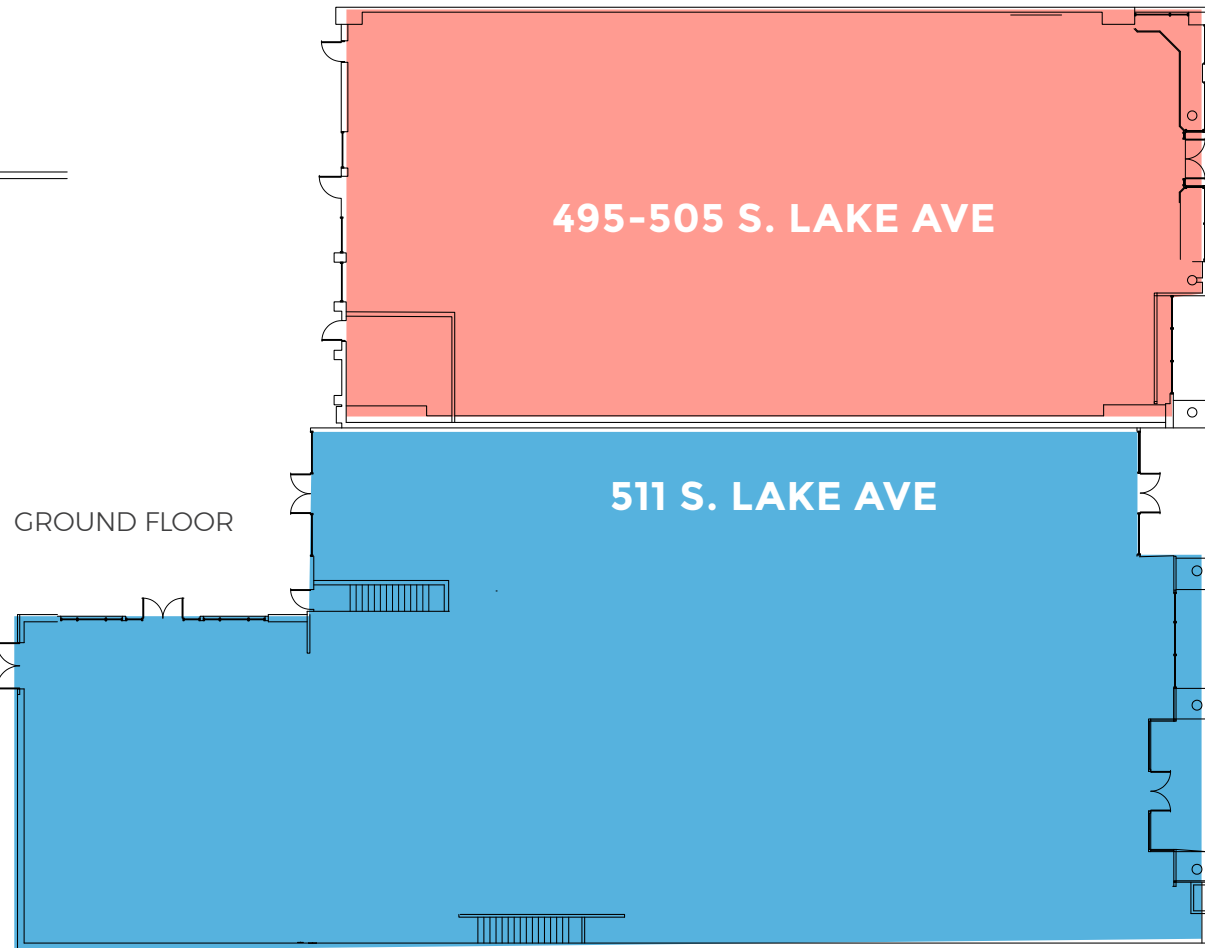


FLOOR PLAN

MEZZANINE



***SPACES MAY BE COMBINED OR
POTENTIALLY DIVISIBLE***



TREMENDOUS PARKING (APPROXIMATELY ±60 PARKING SPACES)



DEMOGRAPHIC KEY FIGURES

POPULATION



01	MILE	28,399
03	MILES	215,622
05	MILES	572,298

AVERAGE HOUSEHOLD INCOME



01	MILE	\$122,433
03	MILES	\$128,728
05	MILES	\$114,904



Approximately **59,709** households in a 5-mile radius earning more than

\$100k

Approximately **17,279** households in a 5-mile radius earning more than

\$200k



495-511 S. LAKE AVE
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DEMOGRAPHIC

	1 Mile	3 Miles	5 Miles
POPULATION			
2020 Population - Current Year Estimate	28,399	215,622	572,298
2025 Population - Five Year Projection	28,946	218,982	576,664
2010 Population - Census	27,231	207,953	557,788
2000 Population - Census	23,172	203,827	553,988
2010-2020 Annual Population Growth Rate	0.41%	0.35%	0.25%
2020-2025 Annual Population Growth Rate	0.38%	0.31%	0.15%
HOUSEHOLDS			
2020 Households - Current Year Estimate	14,881	85,048	202,240
2025 Households - Five Year Projection	15,097	86,140	203,100
2010 Households - Census	14,384	82,217	197,980
2000 Households - Census	12,303	78,854	192,732
2010-2020 Annual Household Growth Rate	0.33%	0.33%	0.21%
2020-2025 Annual Household Growth Rate	0.29%	0.26%	0.08%
2020 Average Household Size	1.82	2.49	2.79
HOUSEHOLD INCOME			
2020 Average Household Income	\$122,433	\$128,728	\$114,904
2025 Average Household Income	\$138,735	\$144,714	\$129,368
2020 Median Household Income	\$92,198	\$87,701	\$79,855
2025 Median Household Income	\$102,963	\$98,188	\$88,299
2020 Per Capita Income	\$64,230	\$50,837	\$40,668
2025 Per Capita Income	\$72,420	\$56,989	\$45,628
HOUSING UNITS			
2020 Housing Units	16,463	91,595	215,490
2020 Vacant Housing Units	1,582 9.6%	6,547 7.1%	13,250 6.1%
2020 Occupied Housing Units	14,881 90.4%	85,047 92.9%	202,240 93.9%
2020 Owner Occupied Housing Units	4,100 24.9%	36,393 39.7%	95,015 44.1%
2020 Renter Occupied Housing Units	10,781 65.5%	48,654 53.1%	107,225 49.8%
EDUCATION			
2020 Population 25 and Over	22,025	156,295	411,110
HS and Associates Degrees	5,608 25.5%	55,743 35.7%	169,223 41.2%
Bachelor's Degree or Higher	15,862 72.0%	85,418 54.7%	183,751 44.7%
PLACE OF WORK			
2020 Businesses	4,601	13,589	26,465
2020 Employees	60,824	140,969	235,112



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