

510 N LAKE AVE  
PASADENA, CA 91101

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA



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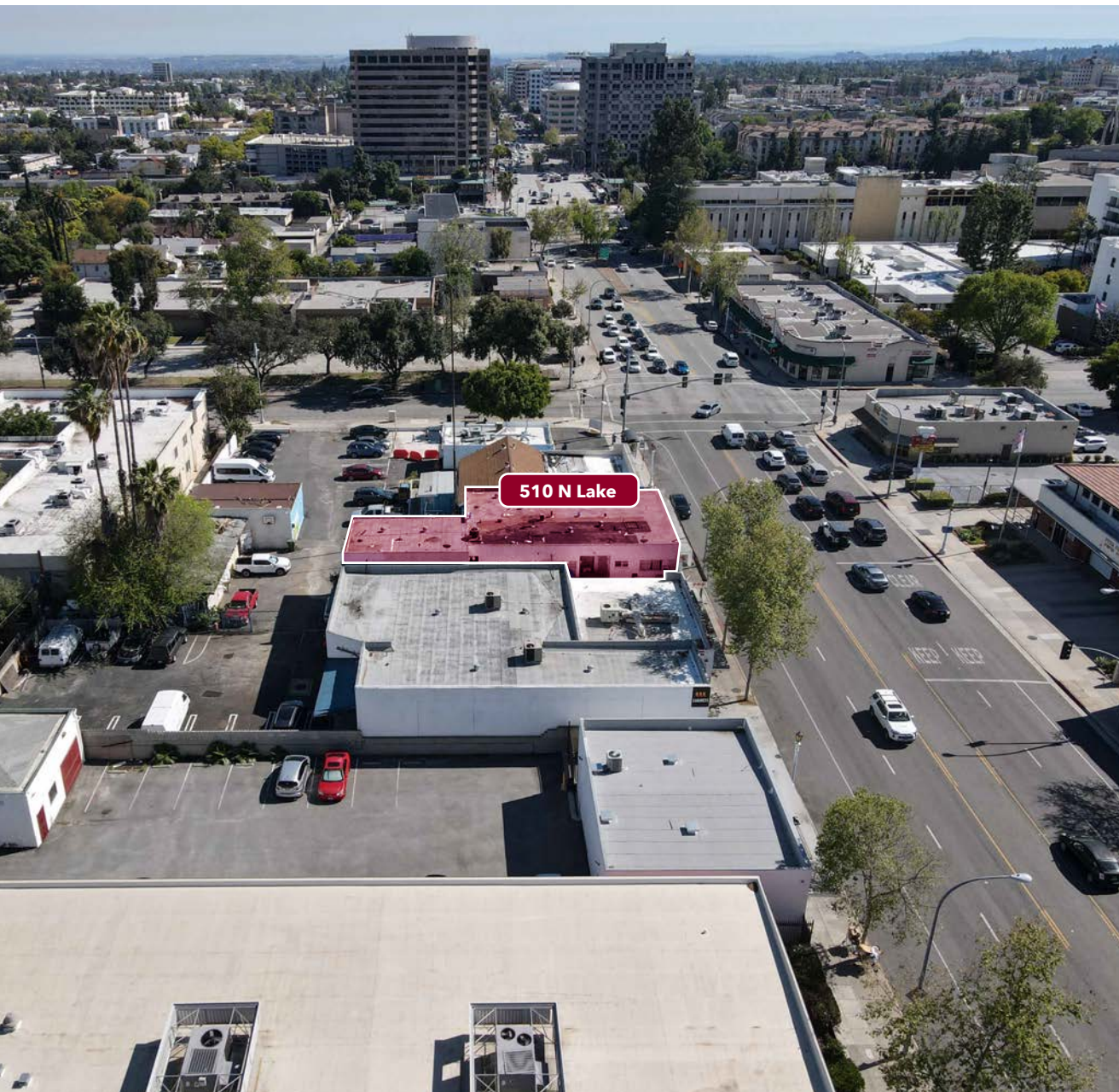
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**FOR LEASE : STANDALONE BUILDING  
WITH PARKING ON LAKE AVE**



# PROPERTY SUMMARY & HIGHLIGHTS

510 N LAKE AVE  
PASADENA, CA 91101



Asking Rate: \$2.00/SF/MO NNN

510 N Lake Ave: ±2,871 SF

Year Built: 1961, 1948

Zoning: CL SP-1e

Parking Ratio: 2.35/1000

Terms: Negotiable

## PROPERTY HIGHLIGHTS

2 Restrooms

HVAC



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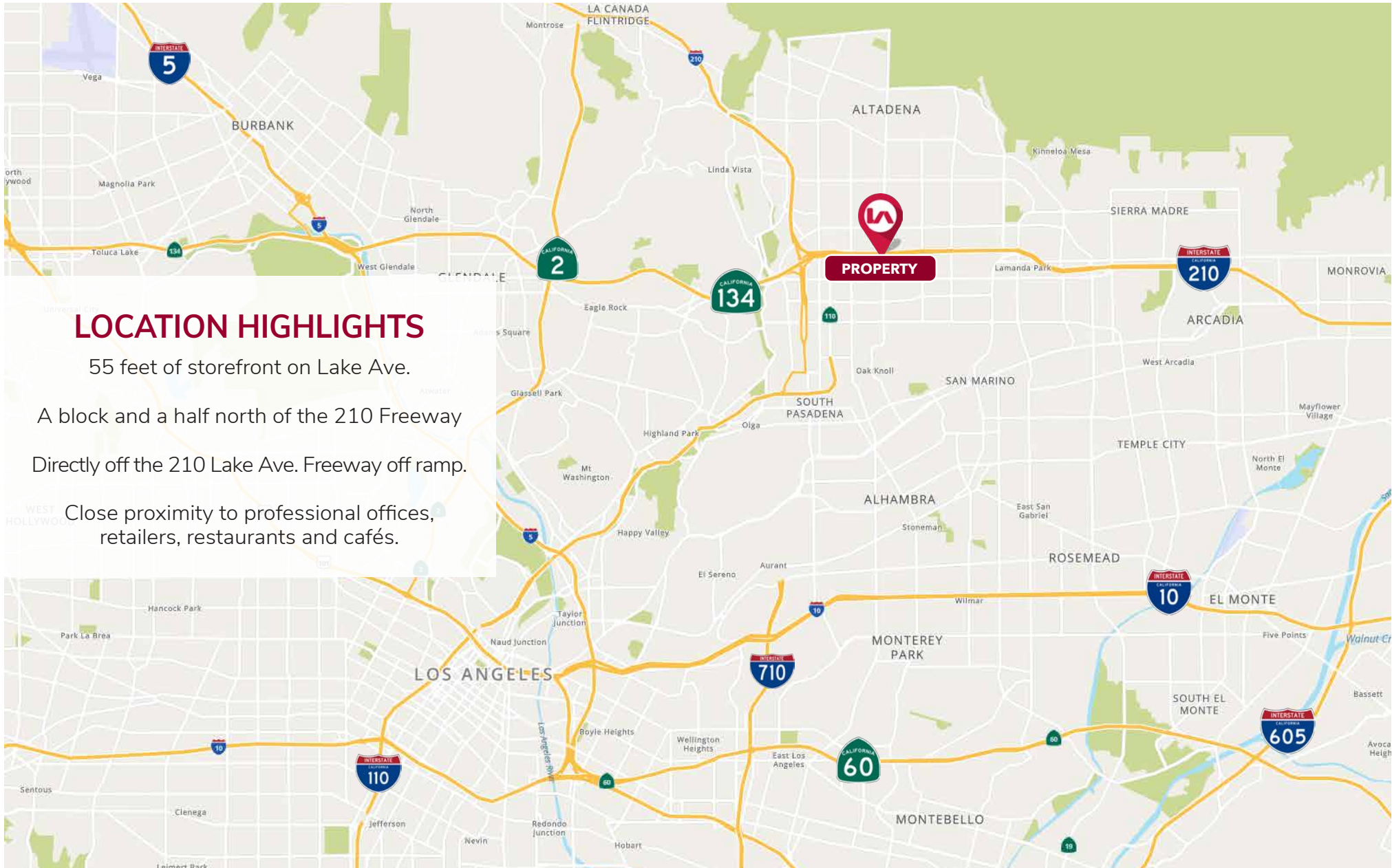
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1055 E Colorado Blvd, Ste 330, Pasadena, CA



# LOCATION HIGHLIGHTS

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## LOCATION HIGHLIGHTS

55 feet of storefront on Lake Ave.

A block and a half north of the 210 Freeway

Directly off the 210 Lake Ave. Freeway off ramp.

Close proximity to professional offices,  
retailers, restaurants and cafés.



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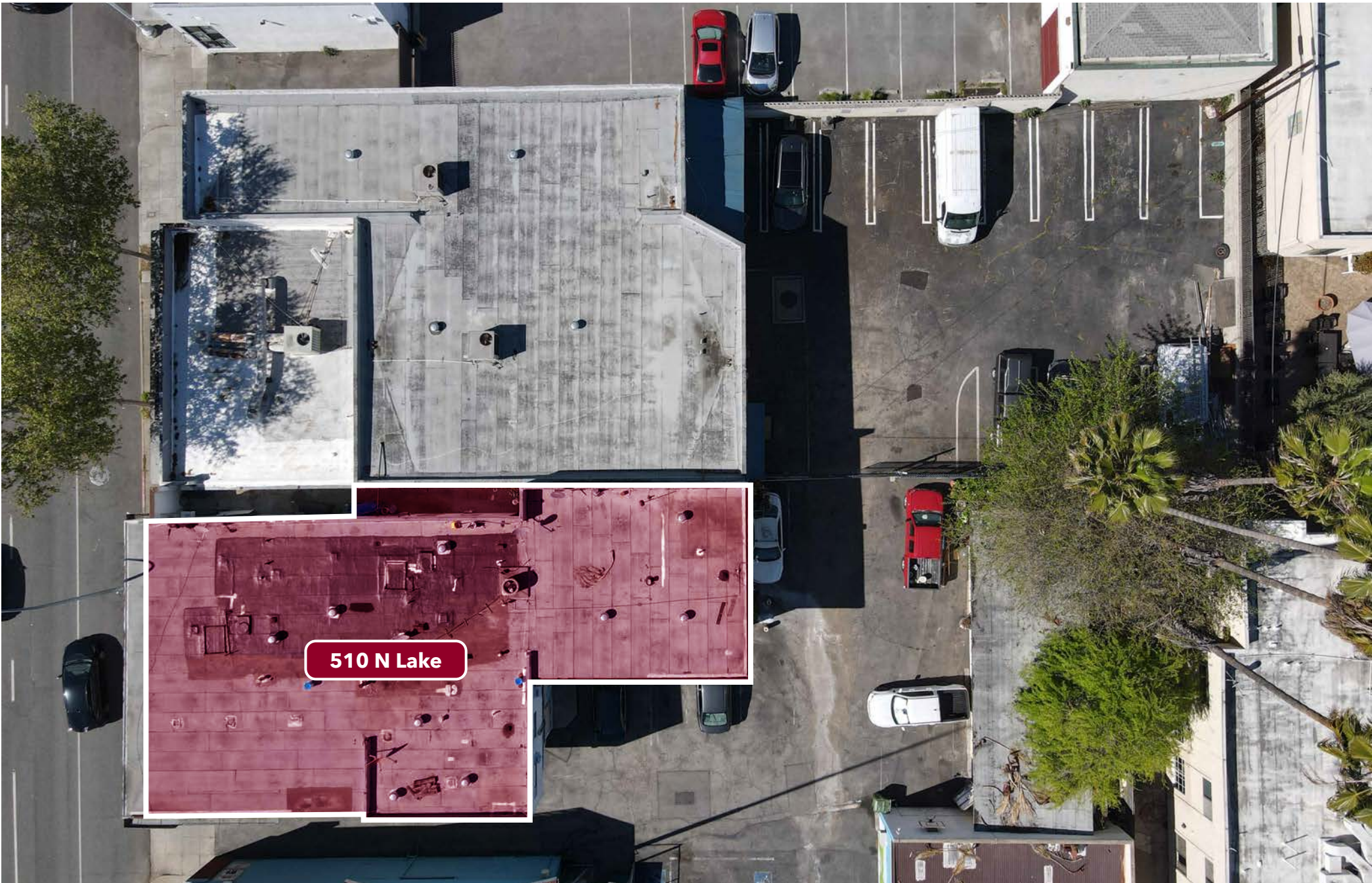
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**AERIAL PHOTO**

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**510 N Lake**

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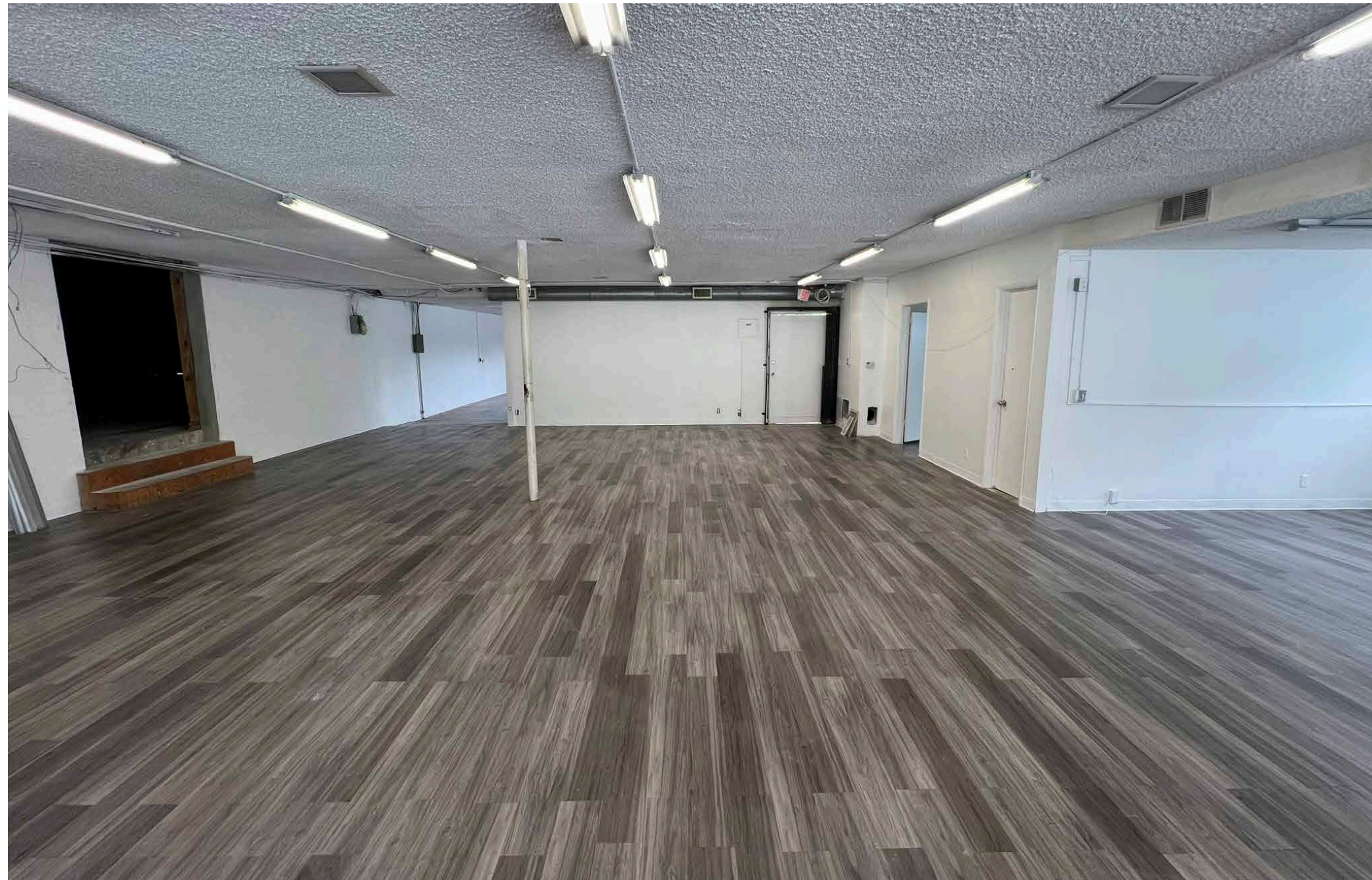
LAKE AVE





**510 N LAKE AVE | STOREFRONT RETAIL**

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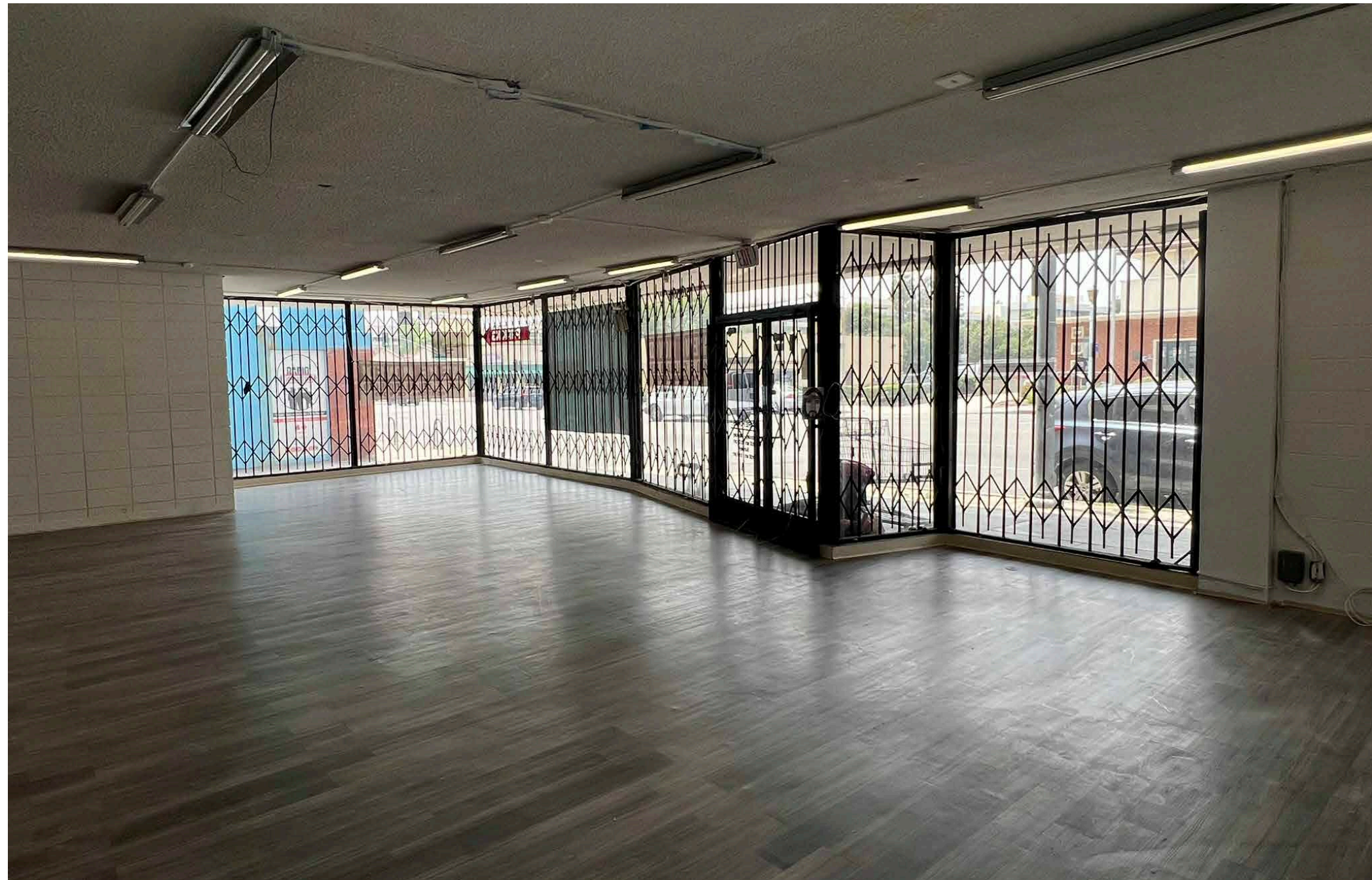
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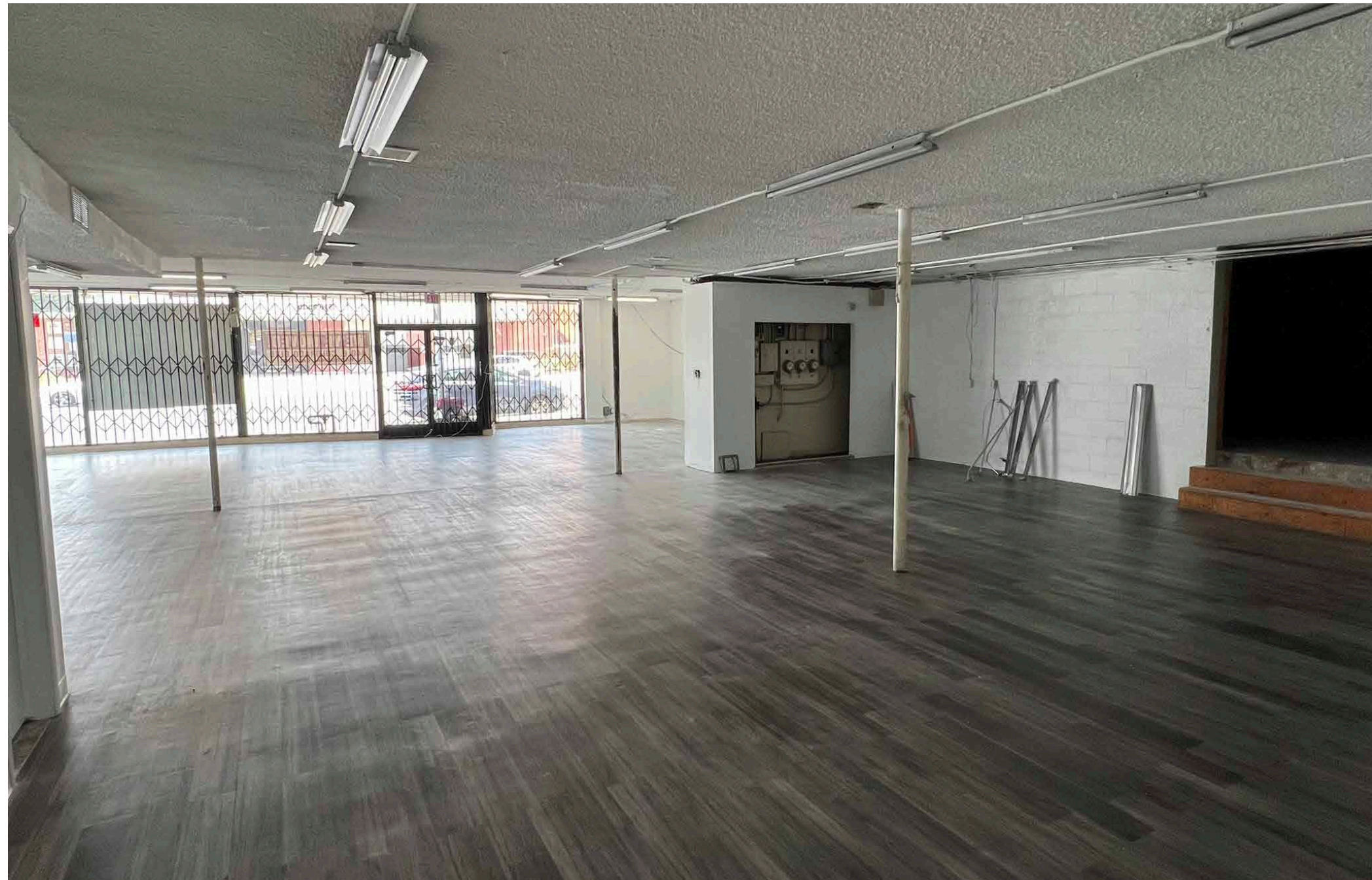
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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.



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