



1129

Fair Oaks Ave.

SOUTH PASADENA, CA

9,800 SF Retail Space for Lease
Adjacent to Trader Joe's

CBRE



Property Overview

Premium retail space available for lease in highly desirable South Pasadena. Located at the main signalized intersection of Fair Oaks Ave and Monterey Rd with easy access to 110 freeway and nearby 210 and 10 freeways.

Space Details

±9,800 SF Available

Adjacent to Trader Joe's

±70' Storefront with a 6' Wide Storefront Door (2 - 3'-0" Wide Doors).

3 New 10-Ton HVAC Units

2" Water Line

4" Sewer Line

Gas Utilities not Included



Unbeatable Amenities



High-traffic location with exceptional visibility



Easy access to major freeways and public transportation



Upscale shopping and dining destinations nearby



Abundant parking and convenient pedestrian access

Site Plan

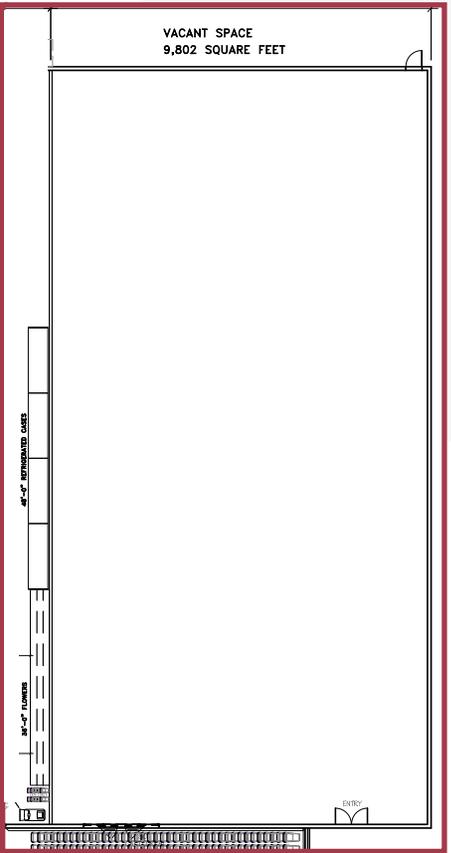
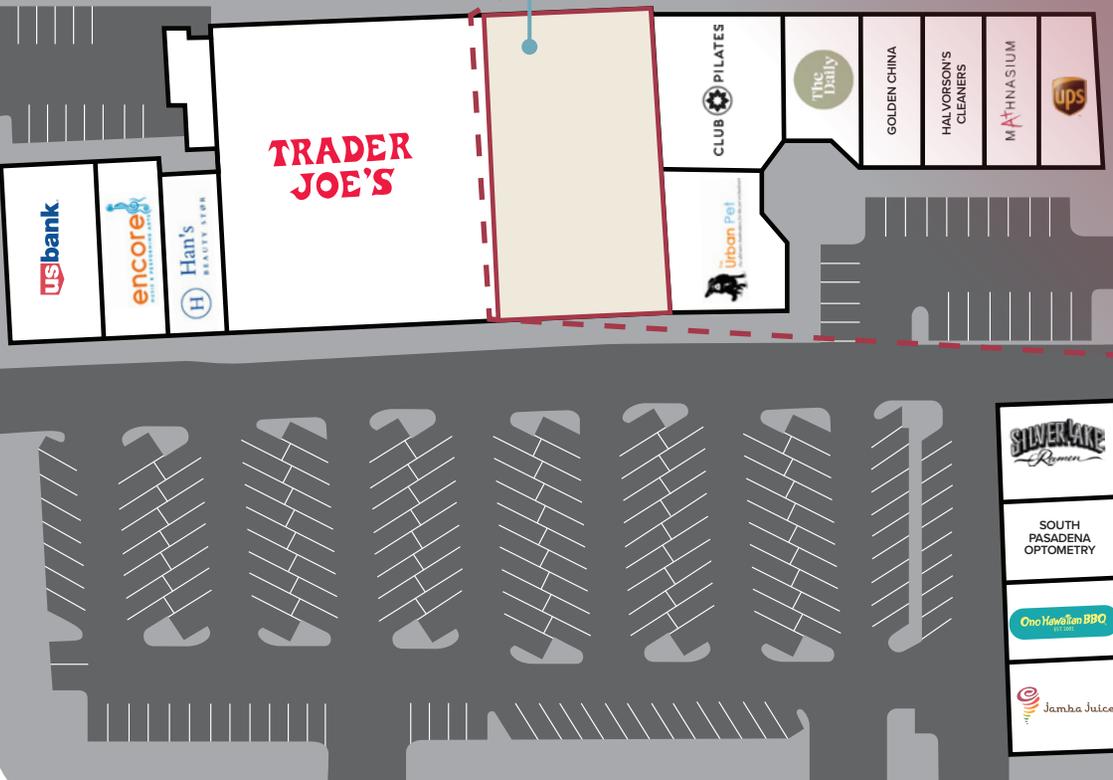
1129
Fair Oaks Ave.

VACANT SPACE
9,802 SQUARE FEET

MONTEREY RD.

OXLEY ST.

FAIR OAKS AVE.



The Area

Why South Pasadena?

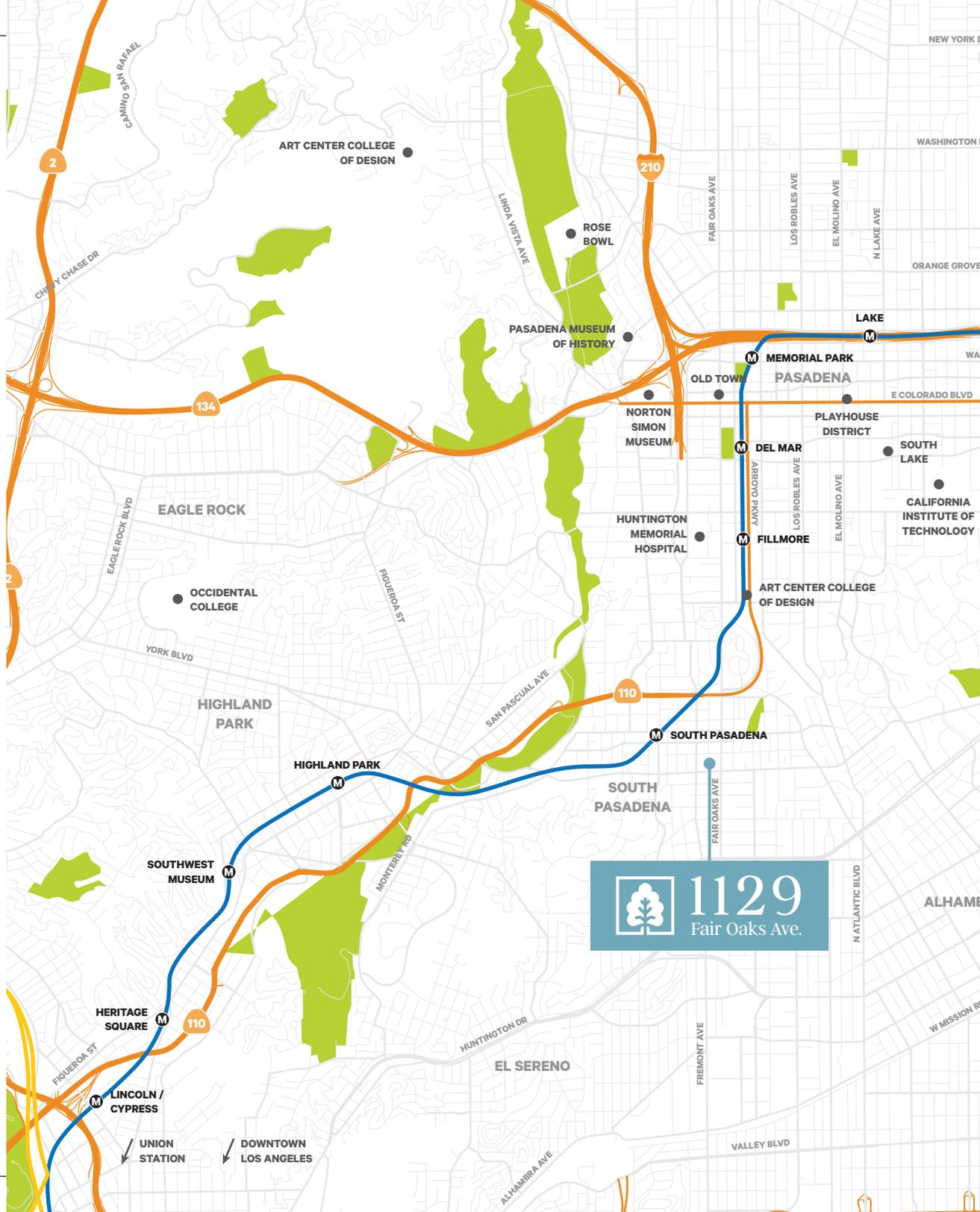
- High foot traffic and strong demand for local goods and services
- Strong sense of community and loyal customer base
- Easy access to Pasadena, Los Angeles, and the San Gabriel Valley
- Abundant amenities, including restaurants, coffee shops, and parks

Neighboring Retailers

PAVILIONS

Bristol Farms

ACE Hardware



Experience the Best of South Pasadena

1 Mile
2 Mile
3 Mile

	3 MILES
2024 Population	238,366
2024 Households	95,404
2024 Average Household Income	\$142,271
2024 Daytime Population	270,304



Fair Oaks Ave. | 31,808 VPD





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