

# 1,435 SF Flex Space For Lease

990 – 1010 S. Arroyo Parkway  
Pasadena, CA 91105



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## Property Highlights:

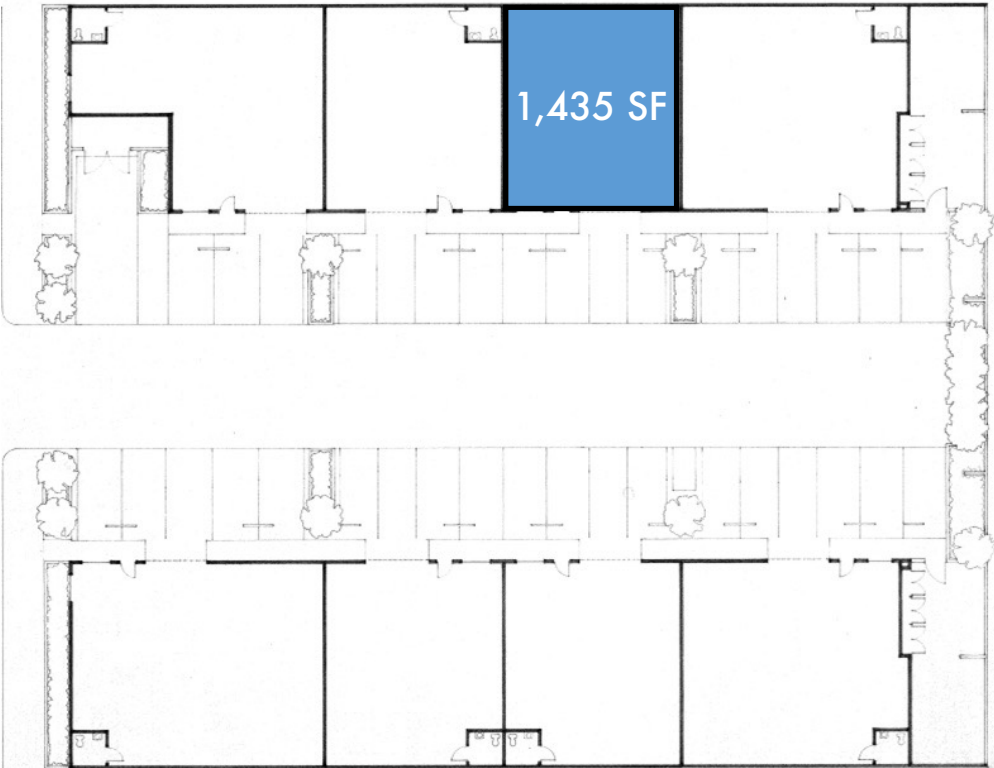
- 1,435 SF Flex Space for Lease
- Strategic location in Pasadena on Arroyo Pkwy, just north of Glenarm St.
- Easy access to the 110 Freeway
- Ample parking
- Zoned SFO-CG (Commercial General) which allows a wide variety of commercial uses that support citywide needs, as well as pedestrian-oriented goods, restaurants, and services for local residents and employees.

## Demographics:

2025 Estimates	1 MILE	2 MILE	3 MILE
Population	25,441	229,499	587,347
AHH Income	\$195,941	\$164,350	\$154,612

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**ARROYO SECO PARKWAY**      **25,926 CPD**

**SOUTH MARENGO AVENUE**

**EAST GLENARM STREET.**      **15,384 CPD**