

# IMMEDIATELY AVAILABLE FOR LEASE OFFICE/R&D/WAREHOUSE WITH LOADING DOOR



**2084 E Foothill Blvd, Pasadena, CA 91107**

**5,088 SQUARE FEET OF OFFICE R&D AND WAREHOUSE SPACE WITH LOADING DOOR**

**IMMEDIATE OCCUPANCY**

**HIGH IDENTITY LOCATION ON FOOTHILL BOULEVARD**

**VERY NEAR 210 FREEWAY AND RETAIL AMENITIES**



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## OFFERING SUMMARY

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ADDRESS	2084 E Foothill Boulevard, Pasadena, CA 91107
BUILDING SF	+/- 5,088 SF
LAND SF	+/- 9,281 SF
APN	5746-012-008
PARKING	6 spaces plus street parking available
LAND USE	Storefront Retail/Office
ZONING	PSC

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## FINANCIAL SUMMARY

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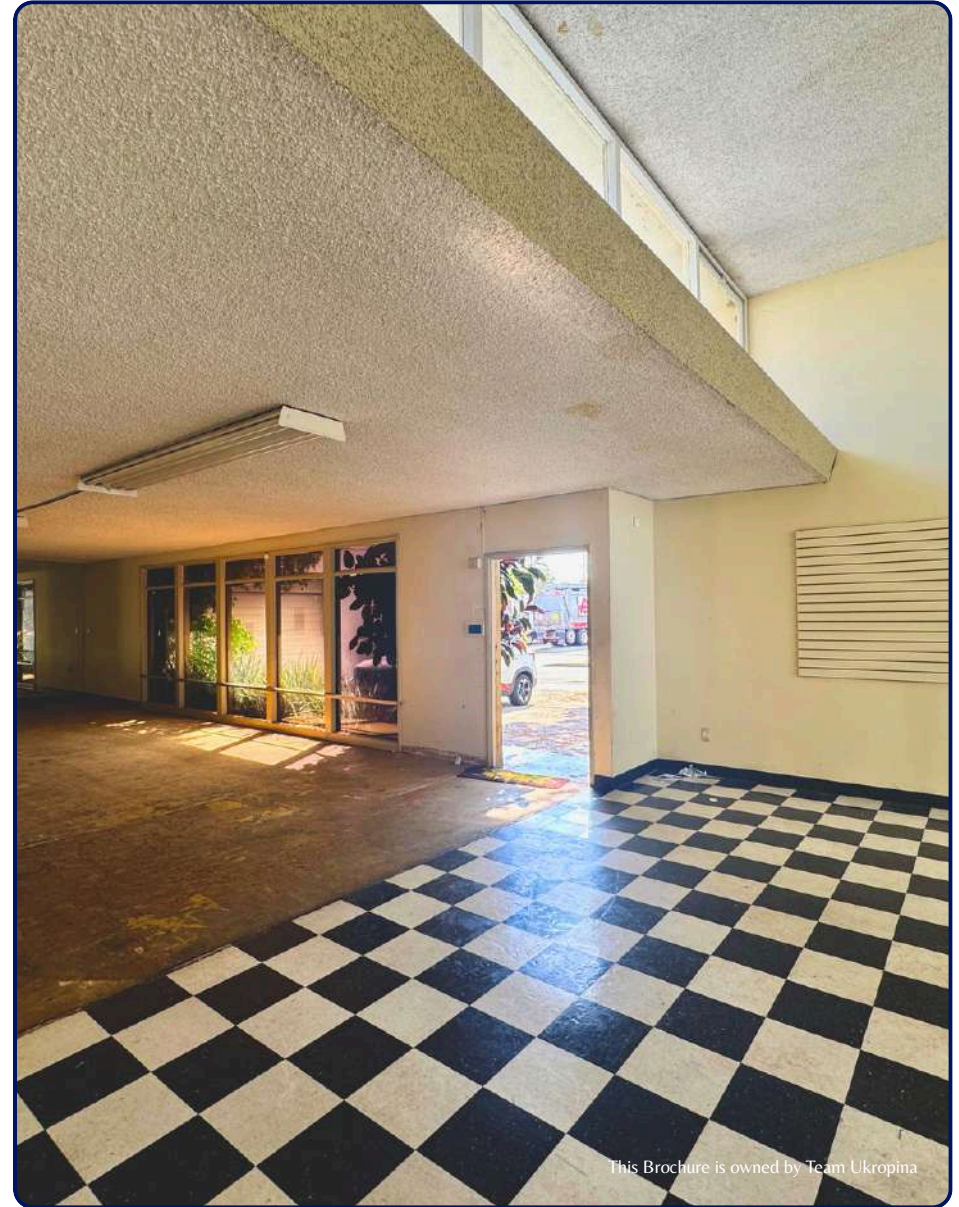
LEASE RATE     \$2.25/SF Per Month x 5,088 SF = \$11,448 Monthly (Industrial Gross)

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## PROPERTY DESCRIPTION

2084 East Foothill Boulevard is a versatile 5,088 square foot opportunity. It offers multi-use space, office, research and development (R&D) and warehouse. The building features a ground-level loading door and can accommodate a broad range of businesses.

Foothill Boulevard is a very active thoroughfare which gives a user prominent identity and recognition. The building can be easily accessed from the 210 freeway at Allen Ave and Sierra Madre/Alatdena Drive on off ramps. Ideally situated along the high-visibility Foothill Boulevard corridor, this property commands a prominent identity in one of Pasadena's most recognized thoroughfares. Whether attracting talent or welcoming customers, this location delivers the presence and connectivity that set a business apart.



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### BILL UKROPINA

O: 626.844.2200  
Bill.Ukropina@cbcnrt.com  
CalDRE#: 00820557

### KATHI CONSTANZO

O: 626.898.2308  
Kathi.Constanzo@cbcnrt.com  
CalDRE#: 02067397

### CHRISTINA BURDETTE

O: 626.848.4174  
Christina.Burdette@cbrealty.com  
CalDRE#: 02227715

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**ENTRANCE TO OFFICE/R&D SPACE FROM PARKING AREA**

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**LARGE OFFICE AND SHOWROOM SPACE**

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## WAREHOUSE SPACE

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## RESEARCH AND DEVELOPMENT OFFICE SPACE

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## WAREHOUSE AND LOADING DOOR

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## OFFICE R&D AREA

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## OFFICE R&D AREA

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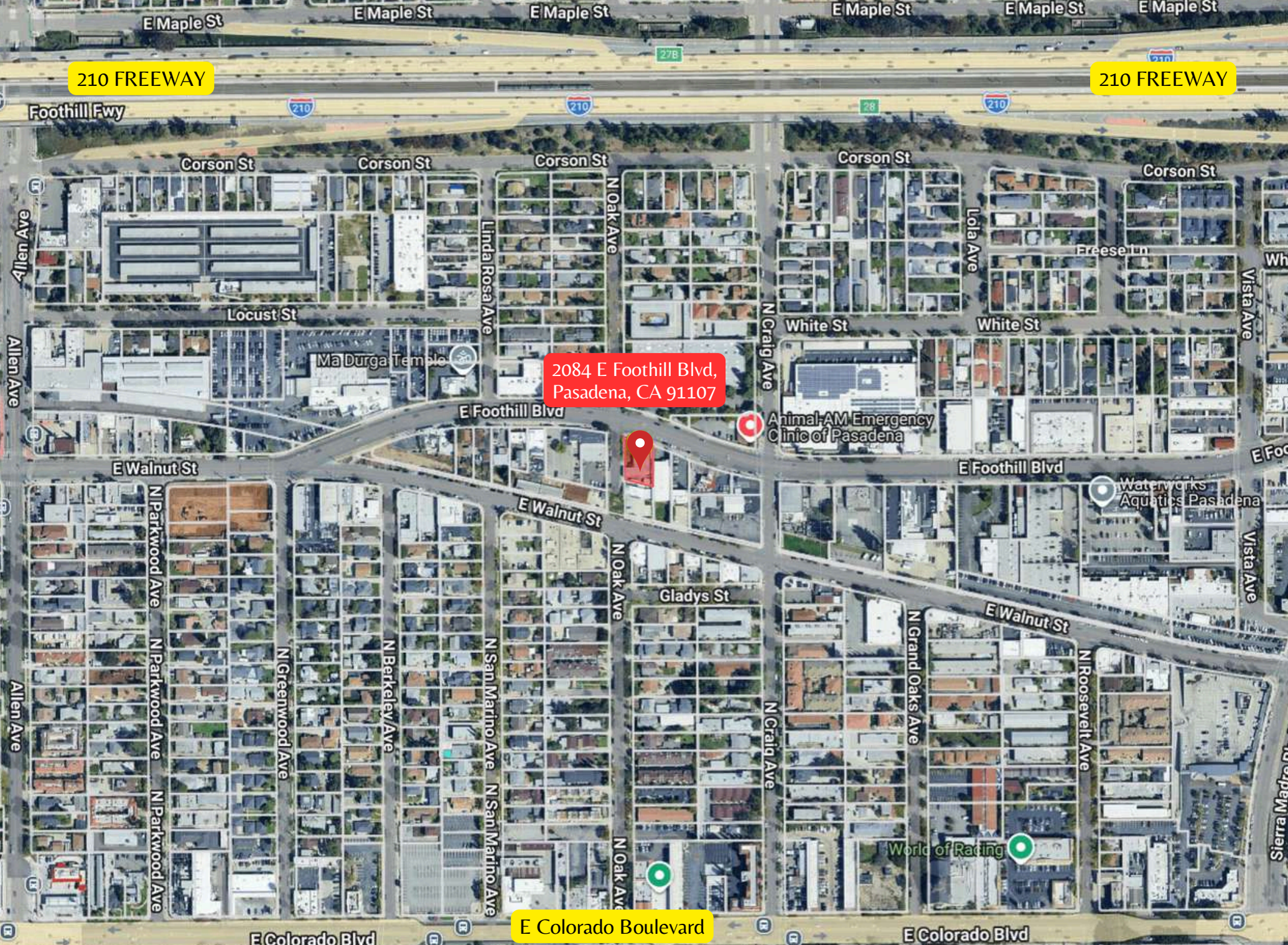
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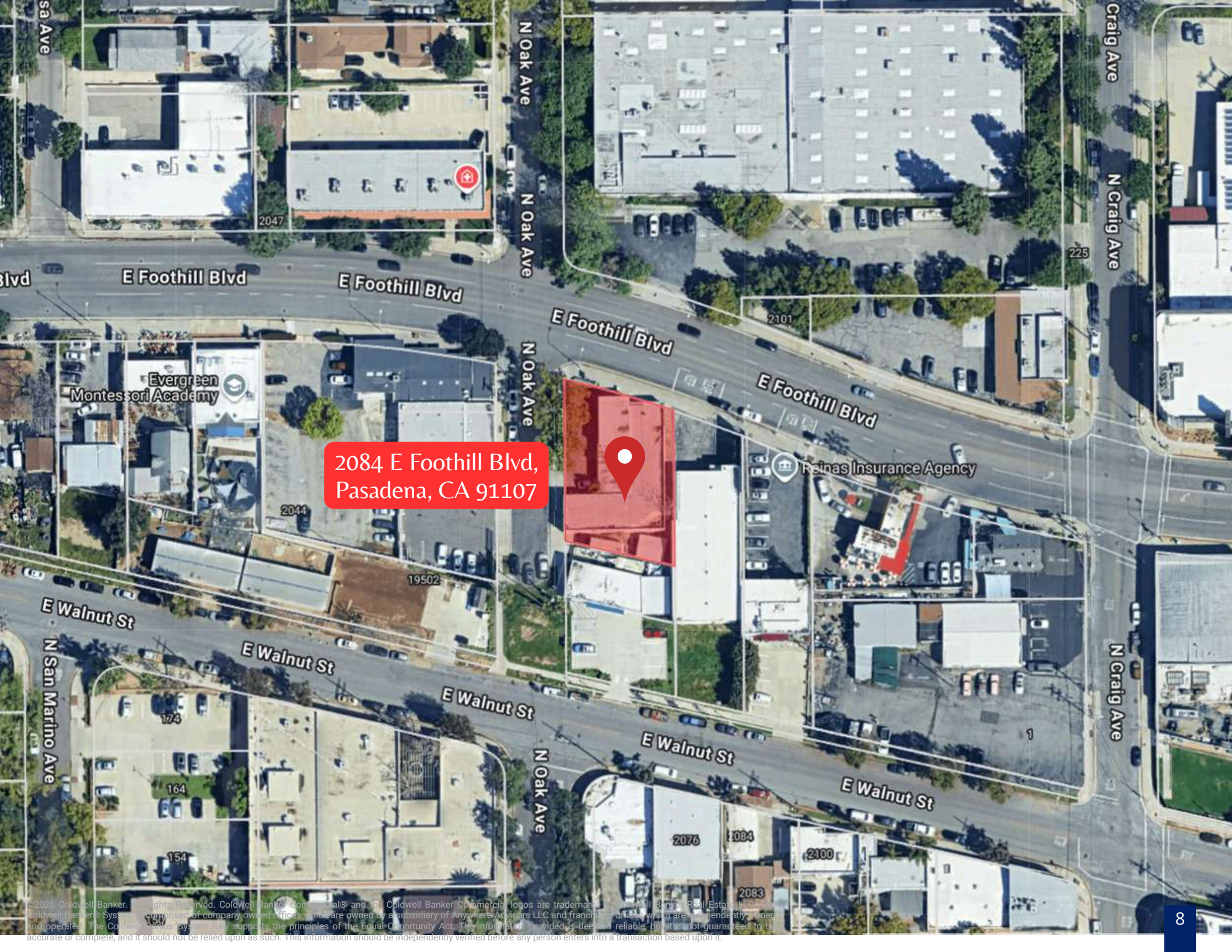
210 FREEWAY

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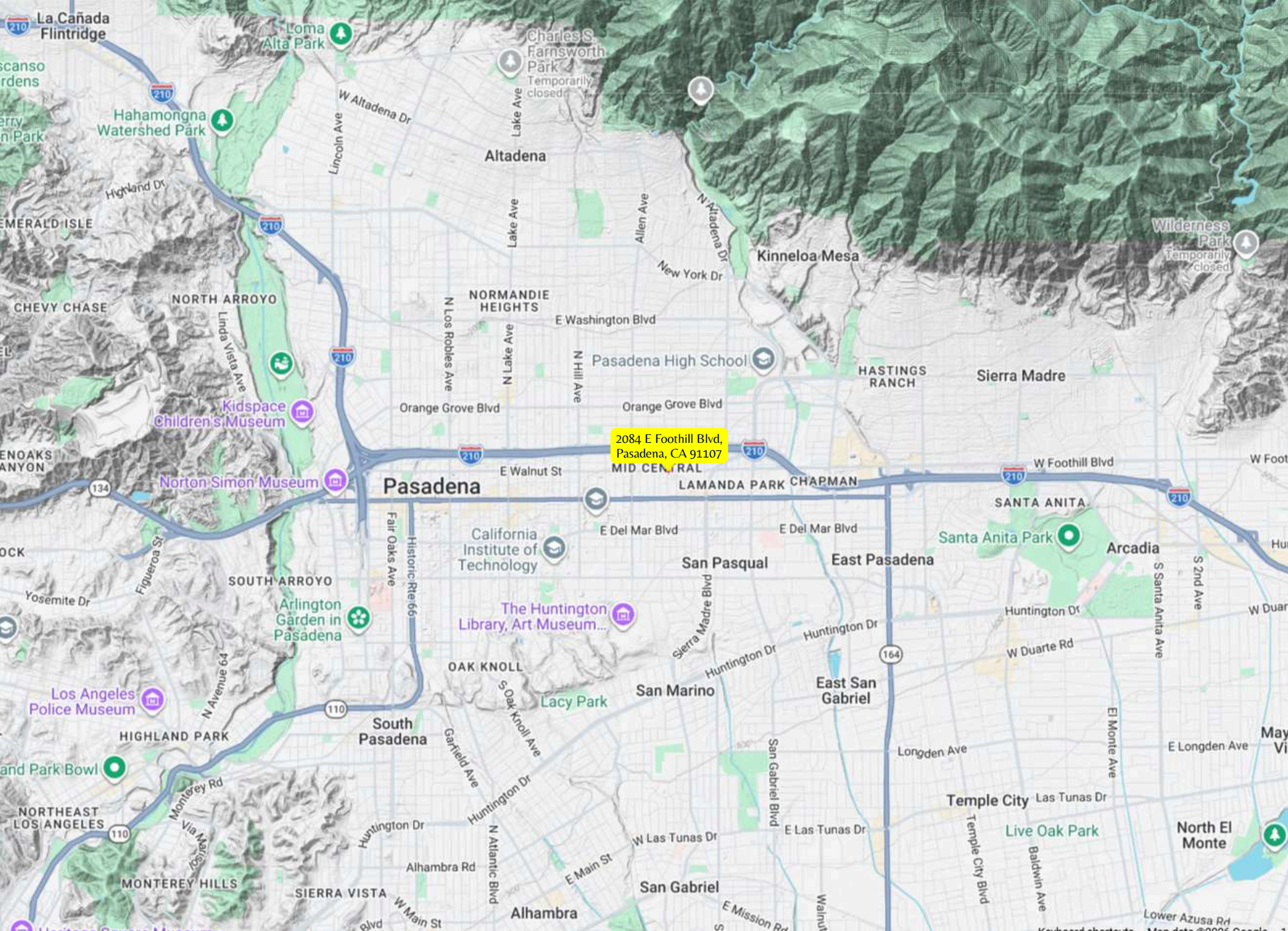
2084 E Foothill Blvd,  
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E Colorado Boulevard





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PASADENA, CA 91107

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## Exclusively Marketed by:

Bill Ukropina, CRE

O: 626.844.2200

Bill.Ukropina@cbcnrt.com

CalDRE#: 00820557

Kathi Constanzo, CCIM

O: 626.898.2308

Kathi.Constanzo@cbcnrt.com

CalDRE#:02067397

Christina Burdette

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