

PRIME MEDICAL SPACES AVAILABLE FOR LEASE NEAR HUNTINGTON HOSPITAL



Signalized Corner Location, Parking Attendant
Two Elevators Directly From Parking Area to All Spaces in Building
On Site Manager

+/- 1,223 - +/- 1,925 SF AVAILABLE, VARIOUS SIZES

301 S. Fair Oaks Ave. | Pasadena, CA 91105

Bill Ukropina
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Kathi Constanzo
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CalDRE #02067397

COLDWELL BANKER COMMERCIAL REALTY
388 S. Lake Avenue
Pasadena, CA 91101



**COLDWELL BANKER
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Property Description

301S. Fair Oaks Ave.
Pasadena, CA 91105

Medical Spaces Available

Features:

- Signalized High Identity Corner One Block East of 134/210/110 Freeway On/Off-Ramps
- Near Huntington Hospital
- Easy access directly from parking area to all floors with two elevators
- Large on site parking area adjacent to building with attendant
- Abundant retail amenities along the Fair Oaks corridor
- Short walk to the Metro Gold Line Fillmore and Del Mar Stations

Walk Score®
www.walkscore.com



Walker's Paradise
Daily errands do not require a car.



Biker's Paradise
Flat as a pancake, excellent bike lanes.

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*The square footage is an approximate number and Landlord makes no representation regarding the size, square footage, or configuration of building, and size, and accuracy of all information presented.

Lease Rate: **\$3.68 / SF - Full Service**

Parking Rate: **\$55 / month per unreserved space**

Total Available: **+/-1,223 - +/-1,925 Square Feet**

Available Immediately:

Suite 105: +/-1,925 SF \$3.68 / SF - Full Service

Available by August 15, 2025:

Suite 208: +/-1,223 SF \$3.68 / SF - Full Service

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Photographs

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SUITE 105



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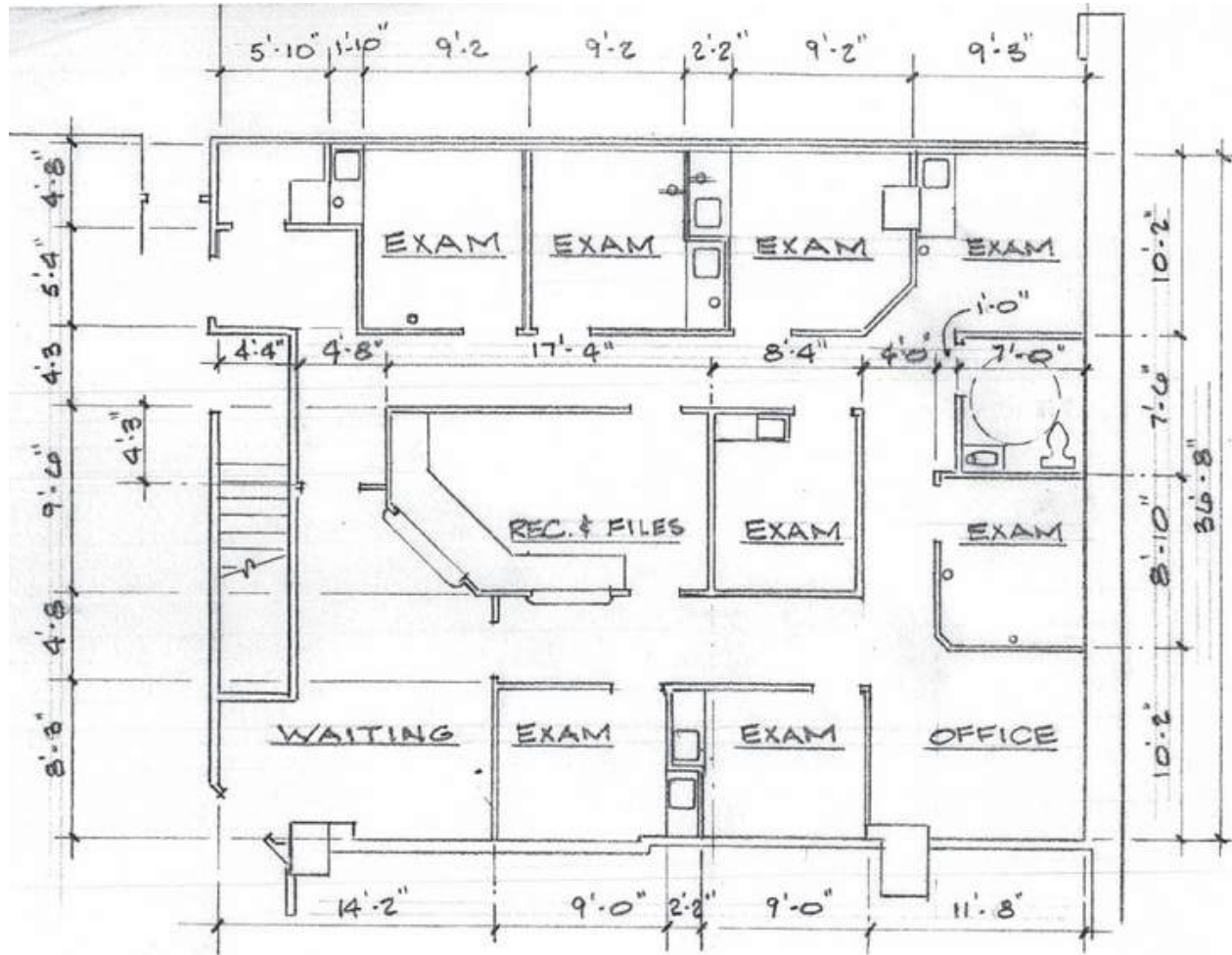


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Suite 105

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Suite 105: +/- 1,925 Square Feet



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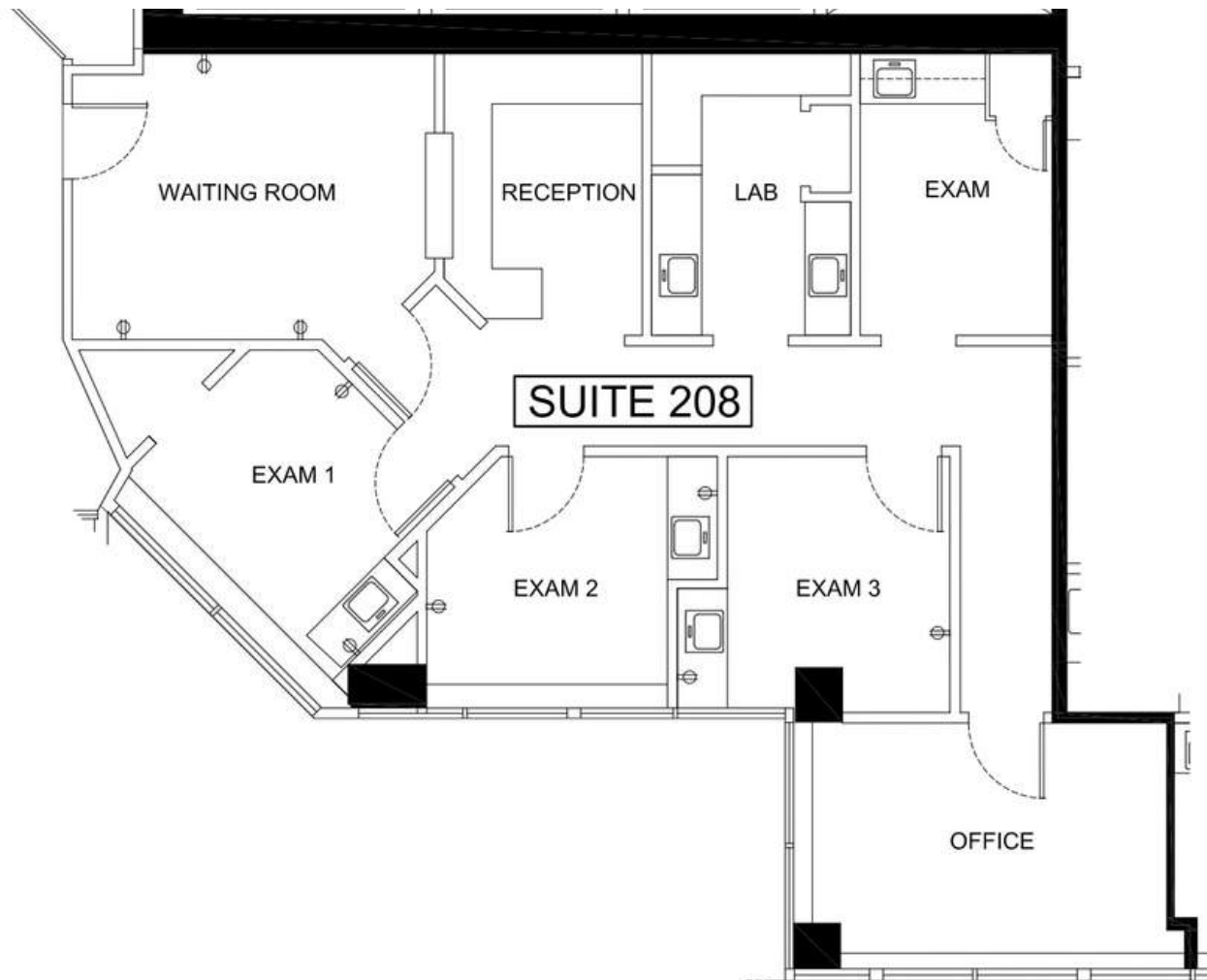
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Suite 208

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Suite 208: +/- 1,223 Square Feet



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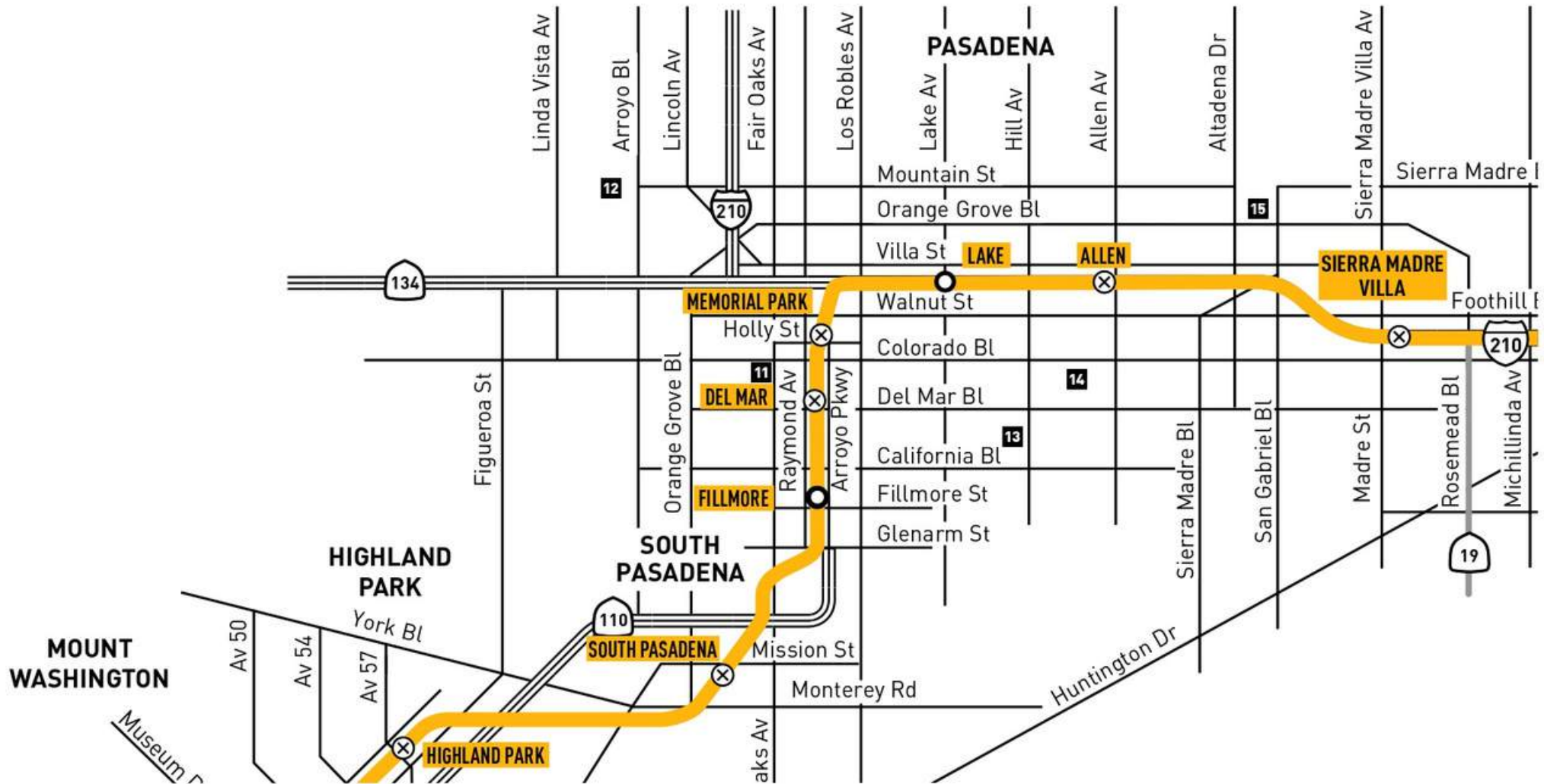
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Metro Rail Gold Line

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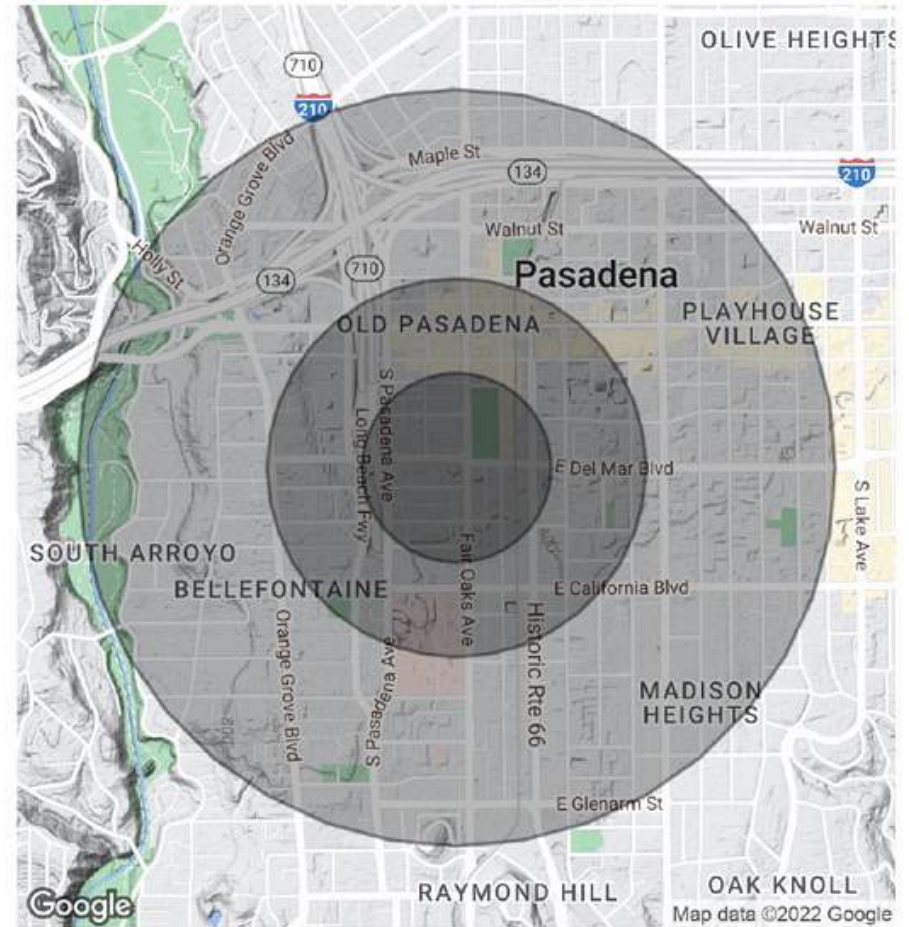
Demographics

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,707	7,693	25,137
Average Age	35.5	37	39.3
Average Age (Male)	36.3	39.1	38.6
Average Age (Female)	35.8	37.9	41.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	917	4,521	14,765
# of Persons per HH	1.9	1.7	1.7
Average HH Income	\$116,704	\$108,210	\$104,155
Average House Value	\$714,482	\$706,834	\$760,327

* Demographic data derived from 2020 ACS - US Census



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