

8,211 SF

Available For Lease

1335
N Lake Ave

PASADENA, CA 91104

CBRE

Property Highlights



8,211 SF
SPACE AVAILABLE



4 SPACES AVAILABLE



SIGNAGE AVAILABLE



250 SURFACE
PARKING SPOTS



±39,000 VPD ON THE CORNER OF NORTH
LAKE AVE AND WASHINGTON BLVD



Site Plan



You're In Good Company



The Local Area



Local Area



163,920 POPULATION
WITHIN 3 MILES



68,147 WITH HOUSEHOLDS
WITHIN 3 MILES



\$154,137 HOUSEHOLD
INCOME WITHIN 3 MILES



11,380 BUSINESSES
103,442 EMPLOYEES
WITHIN 3 MILES



Pasadena is the ninth largest city in Los Angeles County and is located just north of downtown Los Angeles. Pasadena is known for hosting the annual Rose Bowl Game and Tournament of the Roses Parade. Pasadena is a bustling urban center, it's on the National Register of Historic Places and boasts a 22-block area of streets and alleyways that reflects the traditions of early California, blending more than 200 retail stores, art galleries, trendy boutiques, vintage clothes stores, theaters and restaurants.

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