

# 1090 TO 2181 SF IMMEDIATELY AVAILABLE IN DOWNTOWN PASADENA

## 744 EAST WALNUT STREET

Pasadena, CA 91101



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### Robert Ip

626 394 2527  
robert.ip@cbcrt.com  
CalDRE #01876261

### Bill Ukropina

626 844 2200  
Bill.Ukropina@cbcrt.com  
CalDRE #00820557

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626.584.0050



## 2090 to 2081SF IMMEDIATE AVAILABLE 744 EAST WALNUT STREET

Pasadena, CA 91101



### OFFERING SUMMARY

Available SF: 1090 to 2,181 SF

Lease Rate: \$2.25 SF on a Modified Gross Basis

Lot Size: 4,505 SF

Year Built: 1983

Building Size: 2,181 SF

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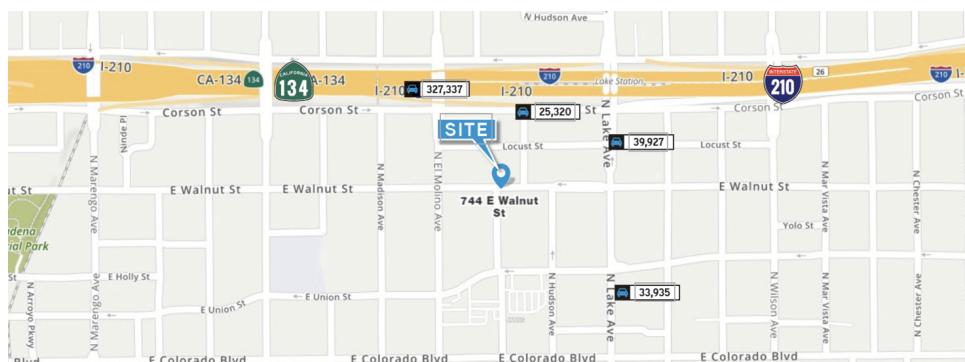
### PROPERTY OVERVIEW

Freestanding  $\pm 2,181$  Square Feet Two Story Office Building on  $\pm 4,505$  Square Feet of Land  
Signalized Corner very close to the 210 Freeway and South Lake Avenue  
Perfect for Office, Medical or Retail User who wants to lease a very well located Commercial Building  
with 8 parking spaces near Lake Avenue and 210 Freeway





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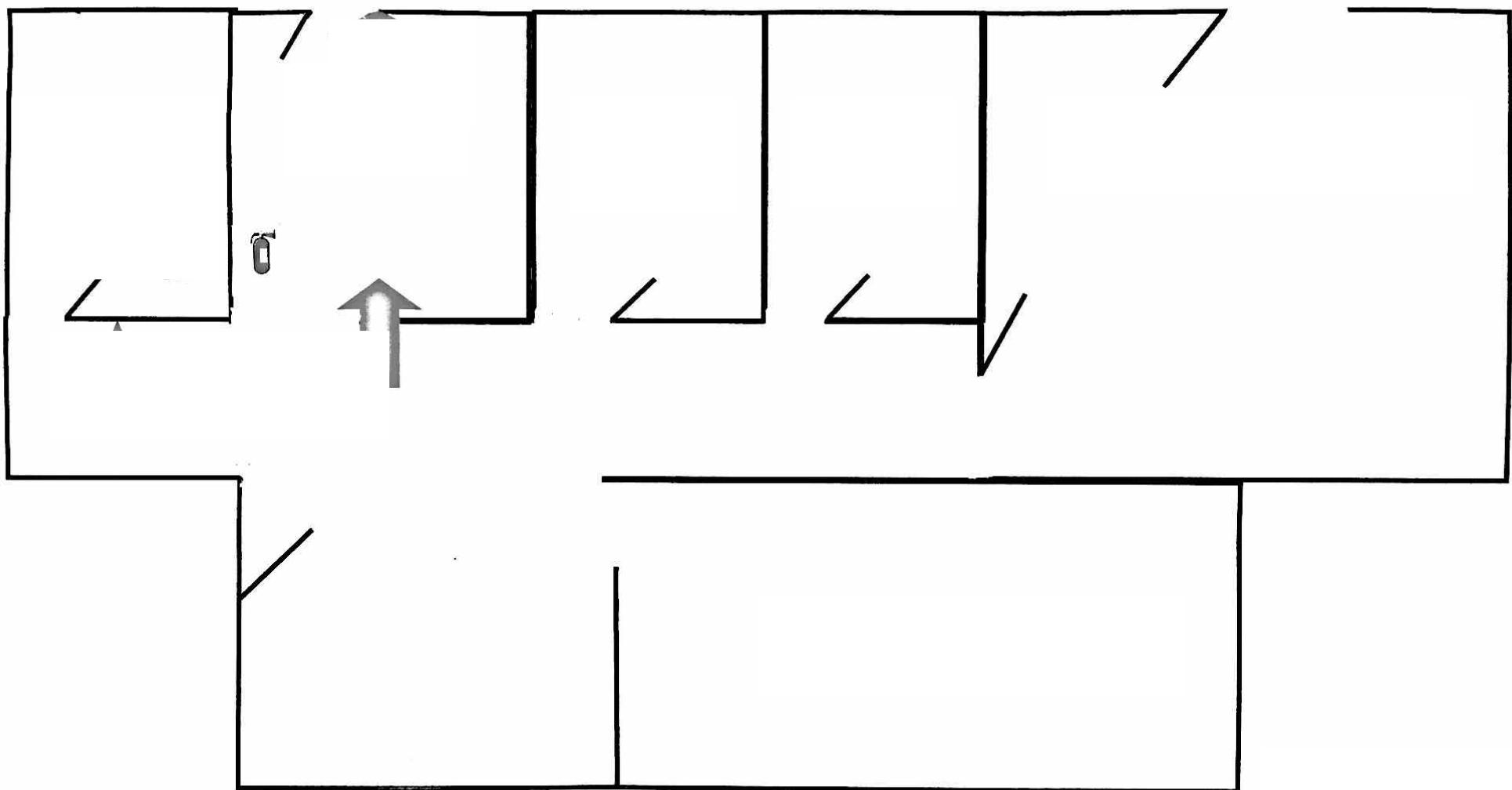
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FIRST FLOOR FLOORPLAN



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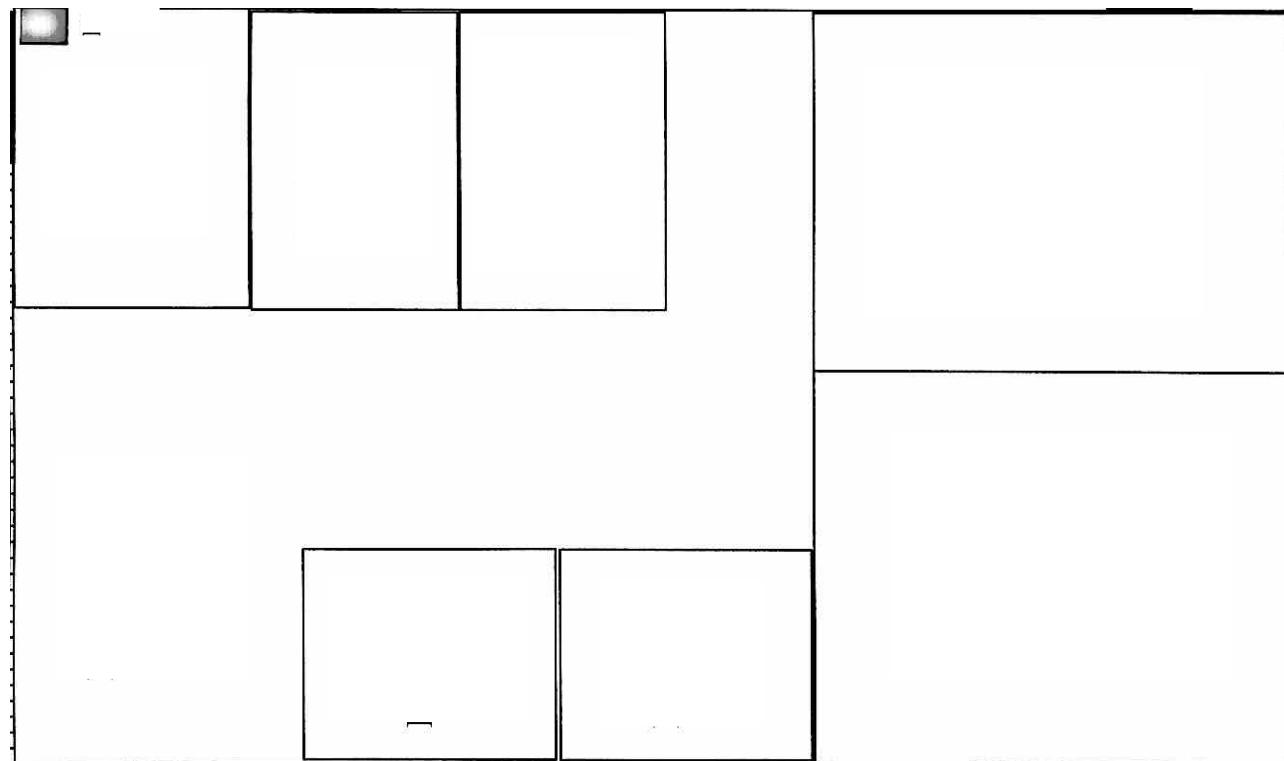
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### SECOND FLOOR FLOORPLAN



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**Robert Ip**  
626 394 2527  
[robert.ip@cbcnd.com](mailto:robert.ip@cbcnd.com)  
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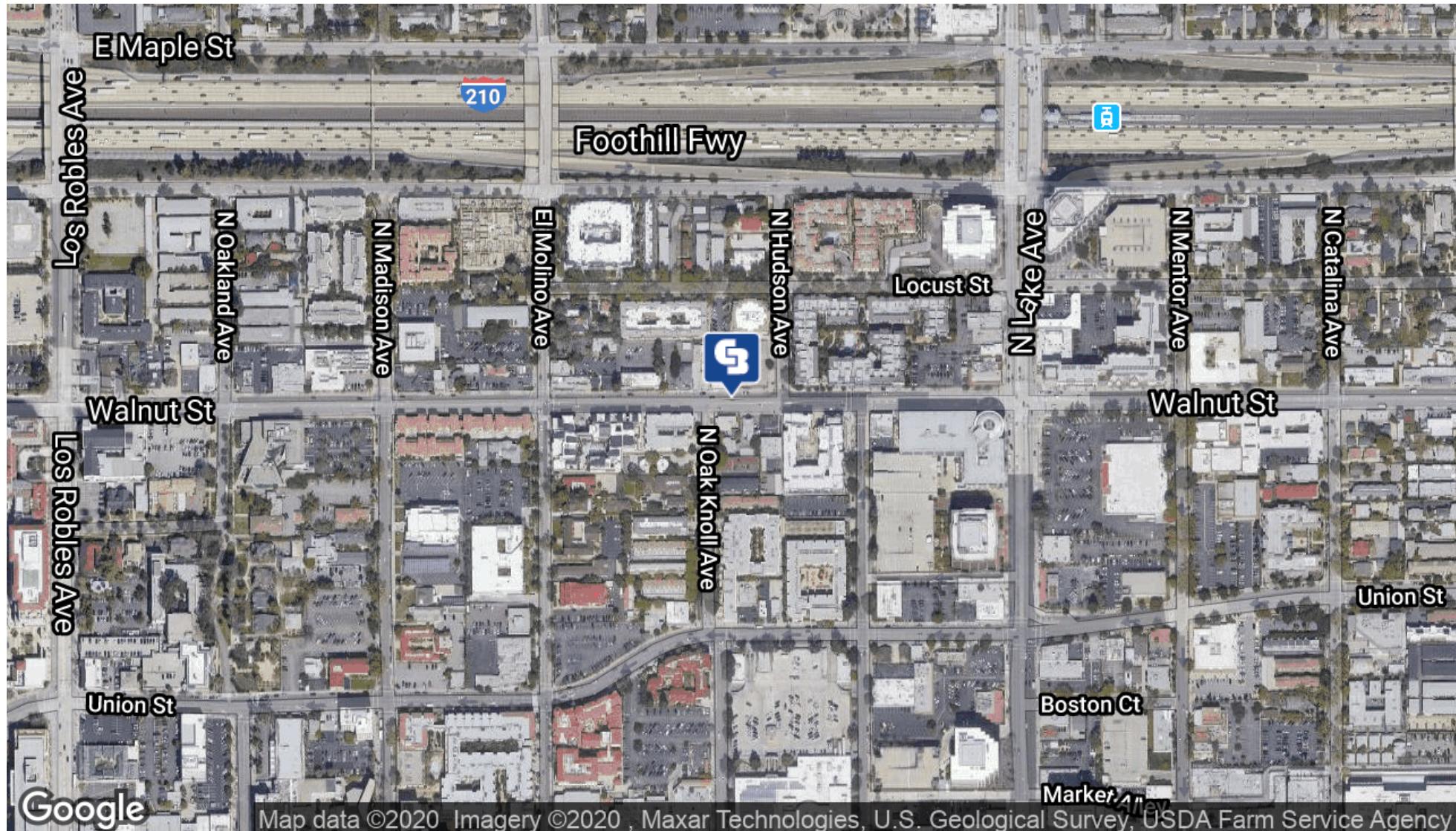
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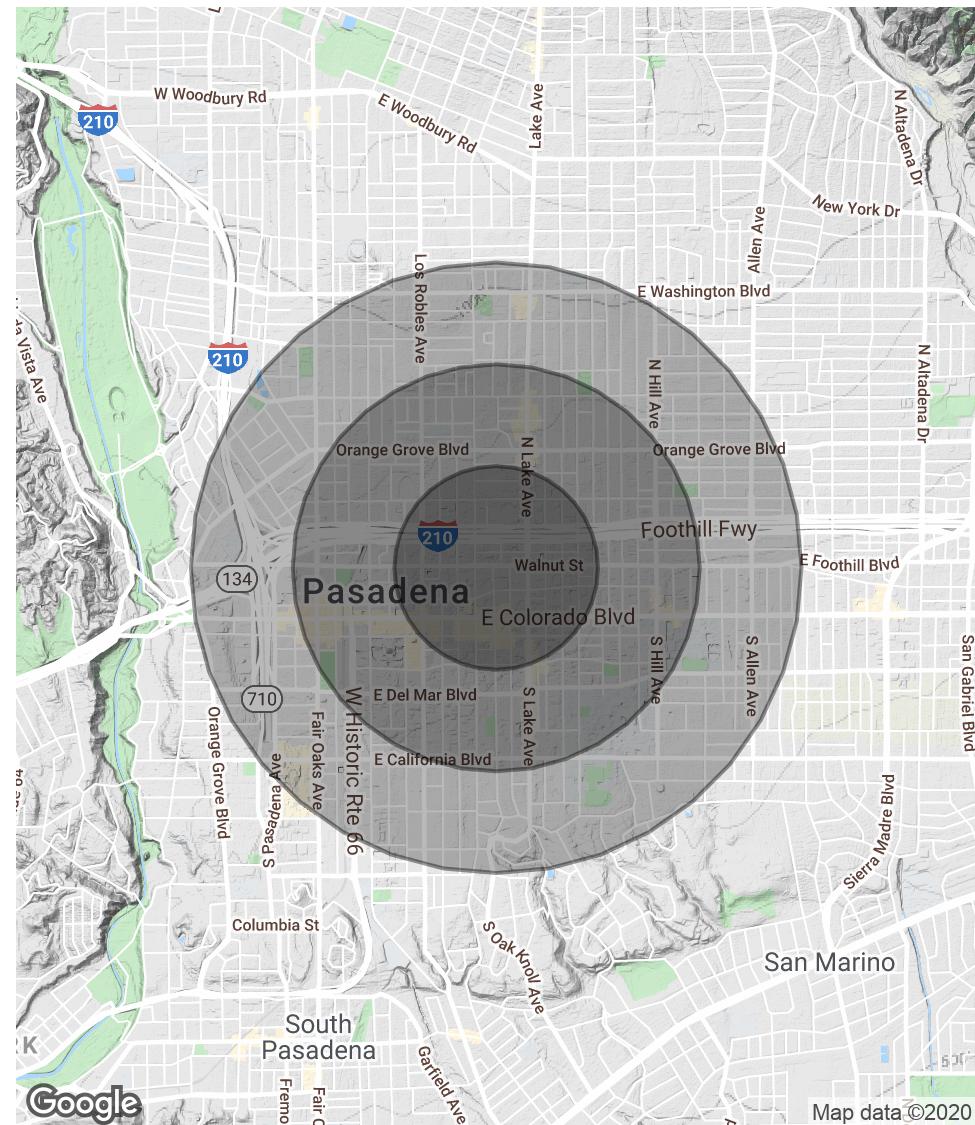


## 744 EAST WALNUT STREET

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	11,351	40,295	76,201
Average age	34.1	33.8	34.4
Average age (Male)	32.9	33.0	33.6
Average age (Female)	34.3	34.1	35.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	5,132	17,621	31,514
# of persons per HH	2.2	2.3	2.4
Average HH income	\$70,545	\$71,877	\$76,578
Average house value	\$521,966	\$528,764	\$622,939

\* Demographic data derived from 2010 US Census



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