



1090 TO 2181 SF IMMEDIATELY AVAILABLE IN DOWNTOWN PASADENA

744 EAST WALNUT STREET

Pasadena, CA 91101



Robert Ip

626 394 2527
robert.ip@cbcnrt.com
CaIDRE #01876261

Bill Ukropina

626 844 2200
Bill.Ukropina@cbcnrt.com
CaIDRE #00820557

©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
NRT**
388 S Lake Ave, Pasadena, CA 91101
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

CBCWORLDWIDE.COM

Robert Ip
626 394 2527
robert.ip@cbcnrt.com
CalDRE #01876261

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

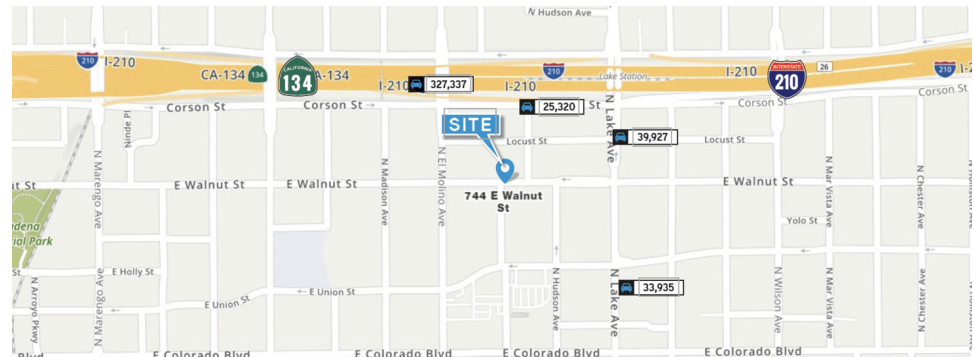
PROPERTY OVERVIEW

Freestanding ±2,181 Square Feet Two Story Office Building on ±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





2090 to 2081SF IMMEDIATE AVAILABLE 744 EAST WALNUT STREET Pasadena, CA 91101



CBCWORLDWIDE.COM

Robert Ip

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

Bill Ukropina

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



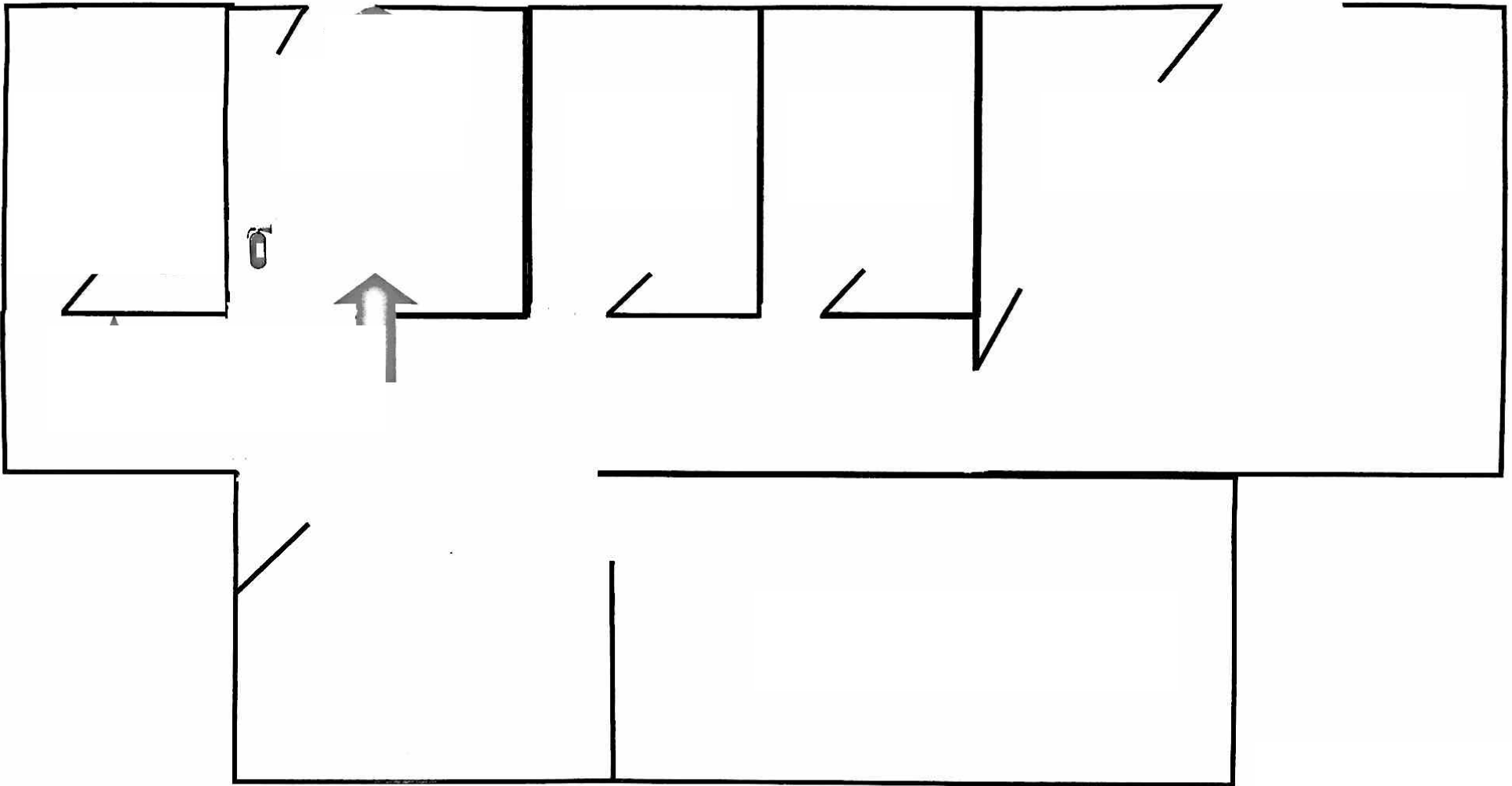
**COLDWELL
BANKER
COMMERCIAL
NRT**



744 EAST WALNUT STREET

Pasadena, CA 91101

FIRST FLOOR FLOORPLAN



CBCWORLDWIDE.COM

Robert Ip

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

Bill Ukropina

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



**COLDWELL
BANKER
COMMERCIAL**

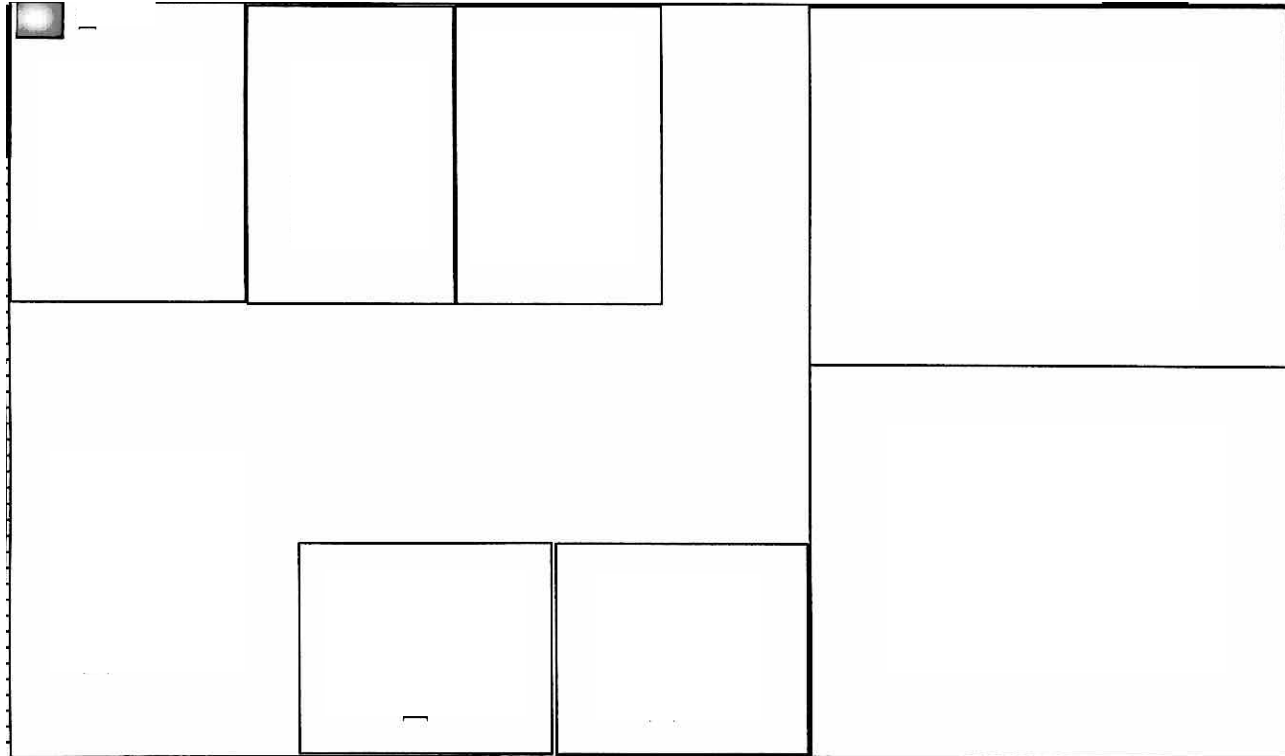
NRT



744 EAST WALNUT STREET

Pasadena, CA 91101

SECOND FLOOR FLOORPLAN



CBCWORLDWIDE.COM

Robert Ip

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

Bill Ukropina

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



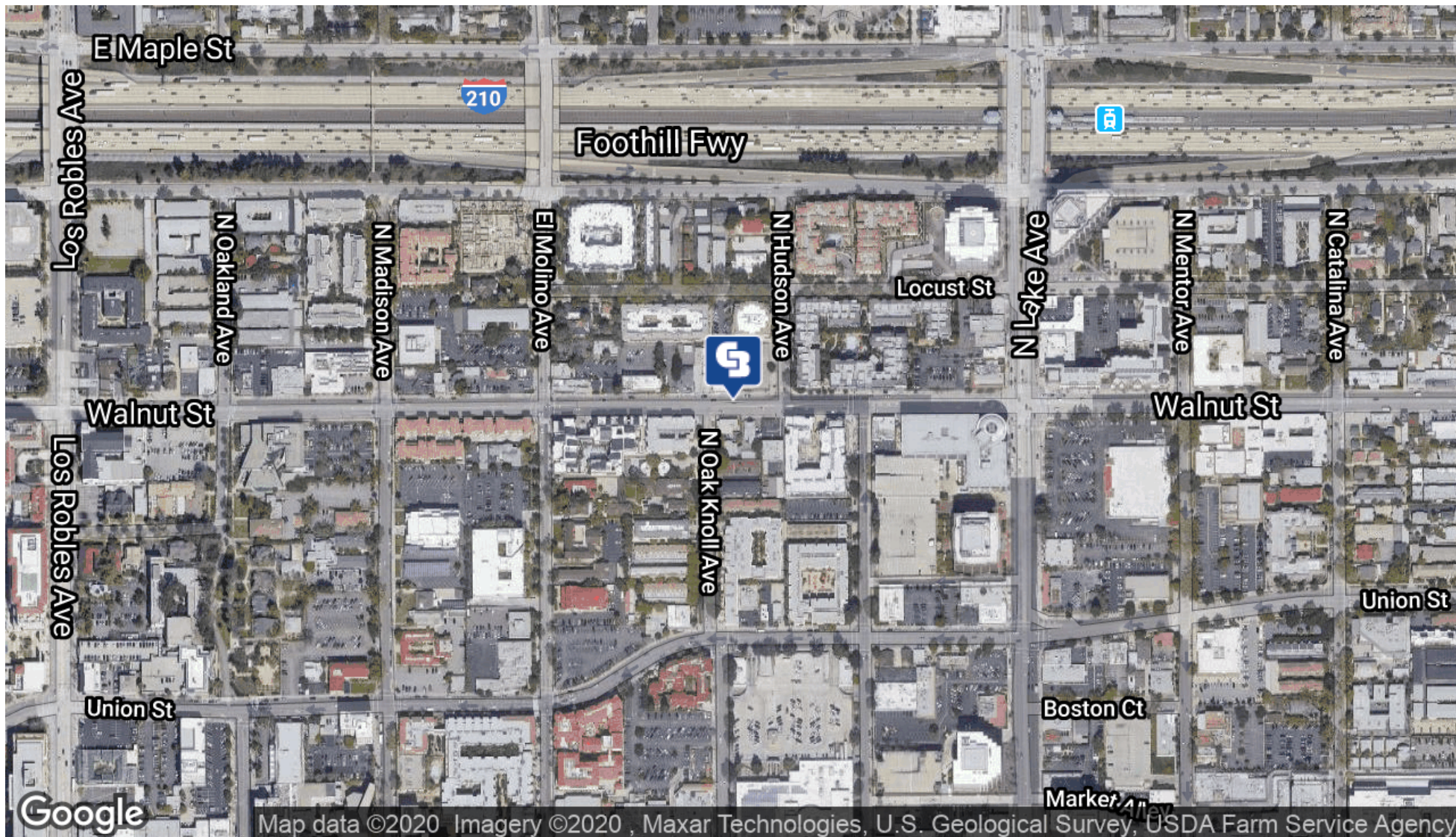
**COLDWELL
BANKER
COMMERCIAL**

NRT



744 EAST WALNUT STREET

Pasadena, CA 91101



CBCWORLDWIDE.COM

Robert Ip

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

Bill Ukropina

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



**COLDWELL
BANKER
COMMERCIAL**
NRT



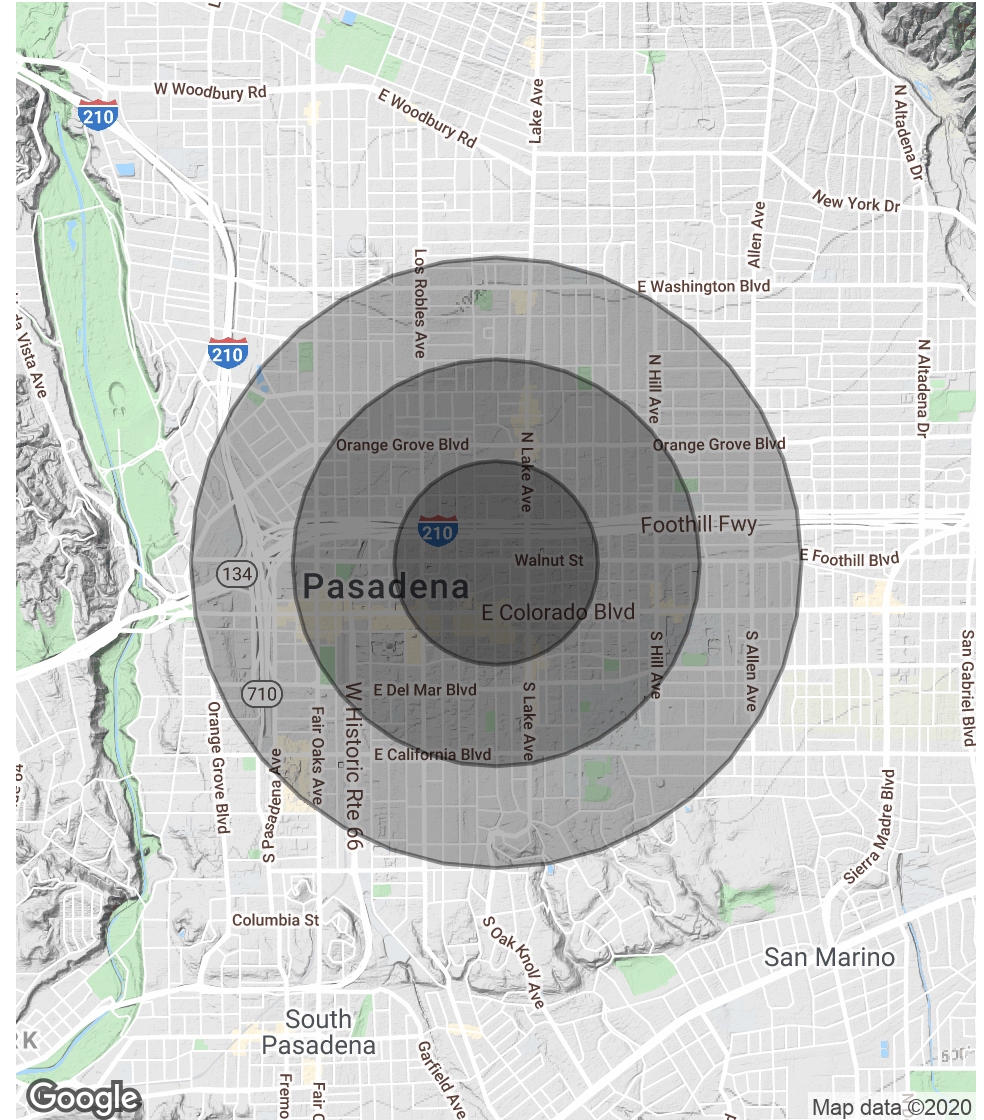
744 EAST WALNUT STREET

Pasadena, CA 91101

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



CBCWORLDWIDE.COM

Bill Ukropina

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



**COLDWELL
BANKER
COMMERCIAL**

NRT