

ALTADENA'S LINCOLN CROSSING

AVAILABLE FOR LEASE



2200-2220 N. LINCOLN AVENUE

ALTADENA, CA 91001

PROPERTY INFORMATION

Rental Rate/Month	\$2.25/PSF/NNN
Terms	1-5 Years
Building SF	±17,892 SF
Lot SF	±96,690 SF
Year Built	2006
Parking Ratio	4/1,000
Zoning	C3
APN	5827-018-041

AVAILABILITY

SUITE	SQ. FT.
2204	±2,625 SF
2206	±2,375 SF
2208	±1,150 SF
2212	±1,200 SF

PROPERTY HIGHLIGHTS

- 24 Hr Fitness anchored
- Large covered parking structure
- Electric Vehicle charging stations *Coming soon!*
- Large frontage and available signage opportunities on Lincoln Ave.
- Space ready for a Bank or Financial Institution
- Partially completed restaurant space available

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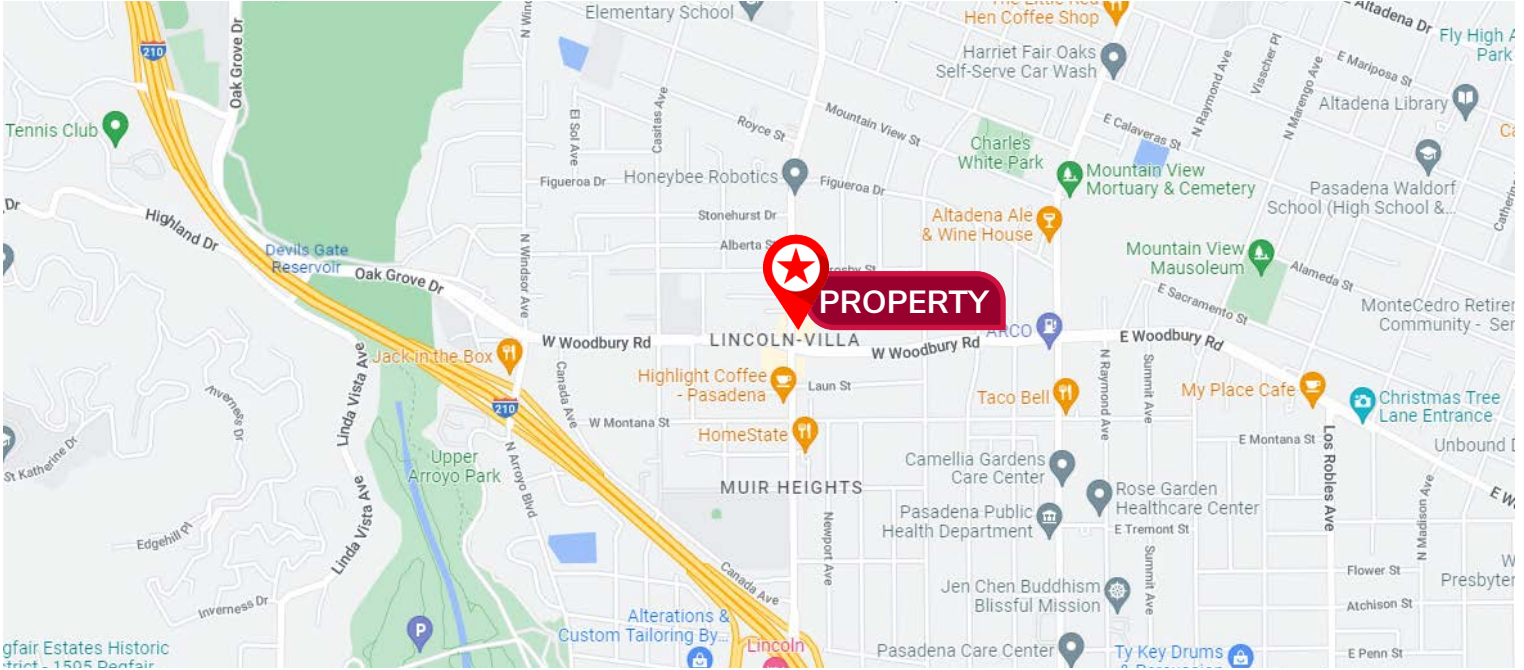
LEE & ASSOCIATES-PASADENA, INC.
 1055 E. Colorado Boulevard, Suite 330
 Pasadena CA 91106
 Corporate ID 02059558

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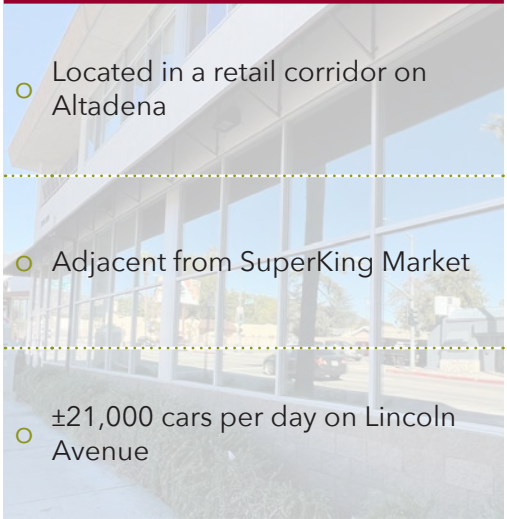
LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

LOCATION

The Lincoln Crossroads presents a wonderful opportunity to start or expand your business! Anchored by 24hr Fitness and Subway, the daily customer foot traffic numbers in the hundreds. Lincoln Avenue boasts 21,000 cars per day and a huge opportunity to showcase 90 feet of street facing signage from the window of your business! Lincoln at Woodbury is directly across the street from Super King Markets and benefits from the customer overflow. Ownership is in discussion with Electric Charging station operators to add Electric and Tesla fast chargers in the parking structure! Contact us for a tour!



LOCATION HIGHLIGHTS



- Located in a retail corridor on Altadena
- Adjacent from SuperKing Market
- ±21,000 cars per day on Lincoln Avenue



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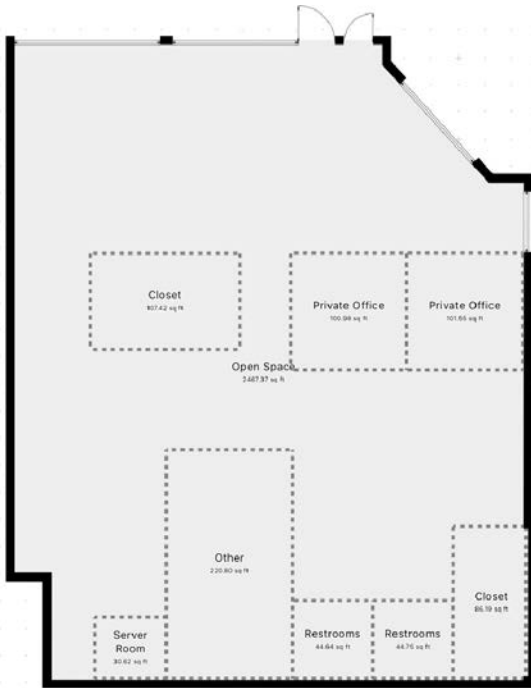
SUITE 2204

FLOOR PLAN

±2,625 SF

ASKING RATE

\$2.25/PSF/NNN



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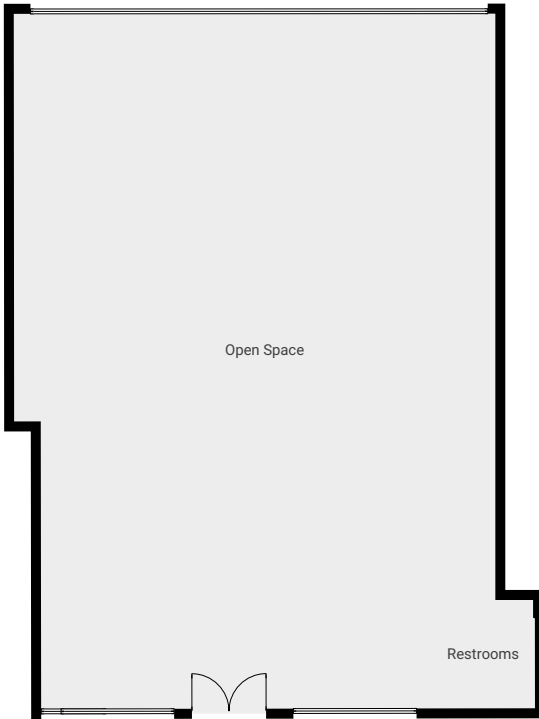
SUITE 2206

FLOOR PLAN

±2,375 SF

RENTAL RATE/MO

\$2.25/PSF/NNN



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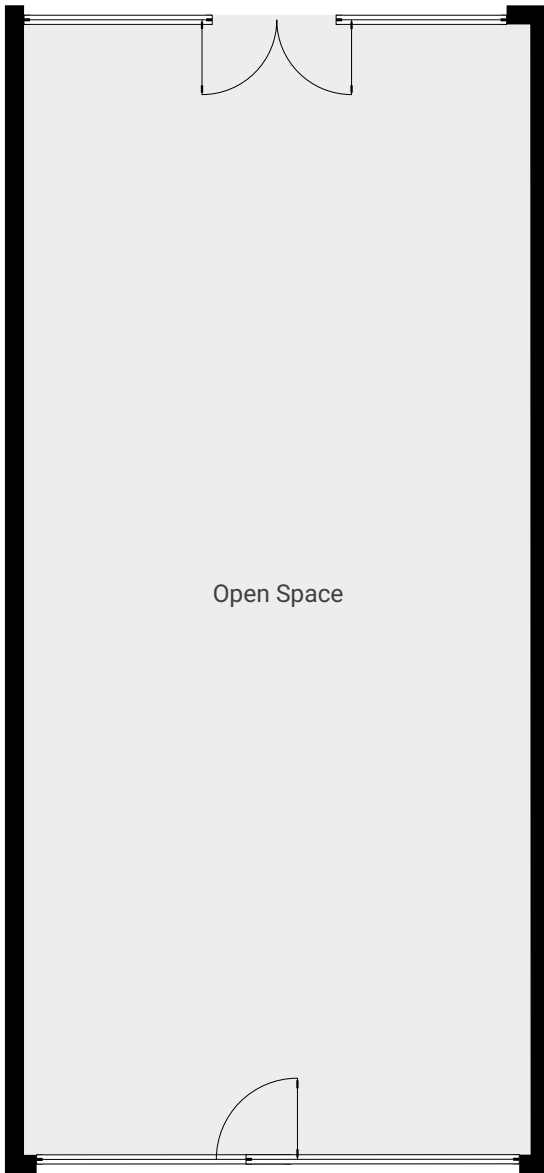
SUITE 2208

FLOOR PLAN

±1,150 SF

RENTAL RATE/MO

\$2.25/PSF/NNN



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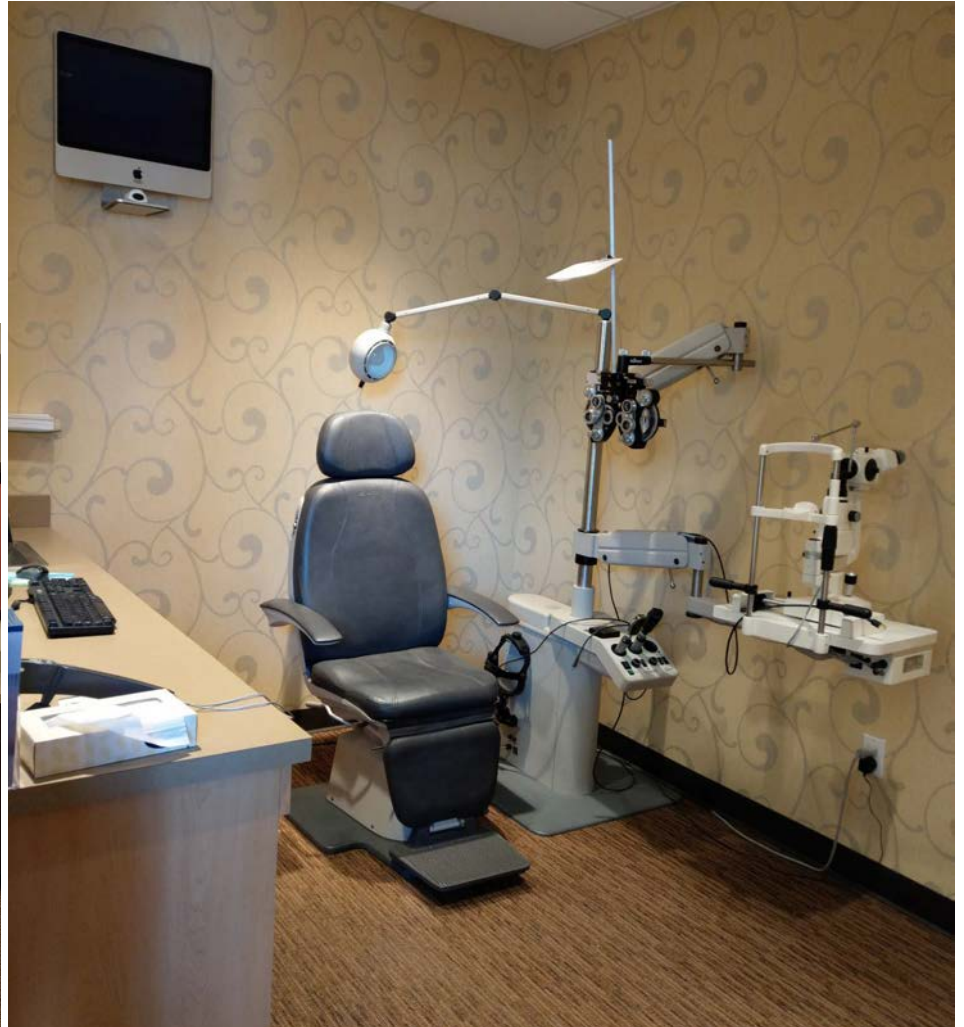
SUITE 2212

FLOOR PLAN

±1,200 SF

RENTAL RATE/MO

\$2.25/PSF/NNN



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DEMOGRAPHICS

Total Population



1 Mile	3 Mile	5 Mile
22,044	125,551	299,762

Total Households



1 Mile	3 Mile	5 Mile
6,113	44,726	112,784

Average Household Income



1 Mile	3 Mile	5 Mile
\$99,789	\$123,564	\$128,439

Daily Traffic Counts



Street	X Street	Distance	Year	Count
N Lincoln Ave	Alvey St N	0.02 mi	2022	18,429



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AERIAL VIEW



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SITE PLAN



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