

422 S LAKE AVE

PASADENA, CA 91101

BRIGHAM YEN

213-293-6639

brigham@macvaugh.com

LIC NO. 01817137

MACVAUGH & CO
Commercial Real Estate Services



Property Overview

Prime Retail Opportunity in the Heart of the South Lake Avenue District

Positioned in the vibrant South Lake Avenue District of Central Pasadena, **422 S Lake Avenue** presents a rare opportunity to establish your business in **one of Pasadena's most sought-after retail corridors**. Located directly across from Erewhon, the property benefits from strong daily traffic driven by one of Southern California's premier specialty grocers.

The available space consists of approximately **9,020 square feet** on the ground floor with an additional **2,830 square feet** on the second level, offering flexibility for retail, showroom, restaurant, fitness, or experiential concepts. The building features an attractive **red brick façade** with expansive storefront windows along South Lake Avenue, delivering excellent street visibility and natural light. Large rear-facing windows enhance exposure to the on-site customer parking lot, with **free customer parking located directly behind the building**.

With strong pedestrian foot traffic and prominent frontage on one of Pasadena's most active commercial corridors, 422 S Lake Avenue delivers the visibility, accessibility, and co-tenancy synergy retailers seek in today's competitive market.

PRICING/LAYOUTS

LEASE TERM: 5 - 10 YEARS

AS-IS

12,000 SQFT
@ \$4.10/SF NNN

DIVISION A-1

6,000 SQFT
@ \$4.25/SF NNN

DIVISION B-1

3,000 SQFT
@ \$4.75/SF NNN

DIVISION B-2

2,600 SQFT
@ \$4.75/SF NNN

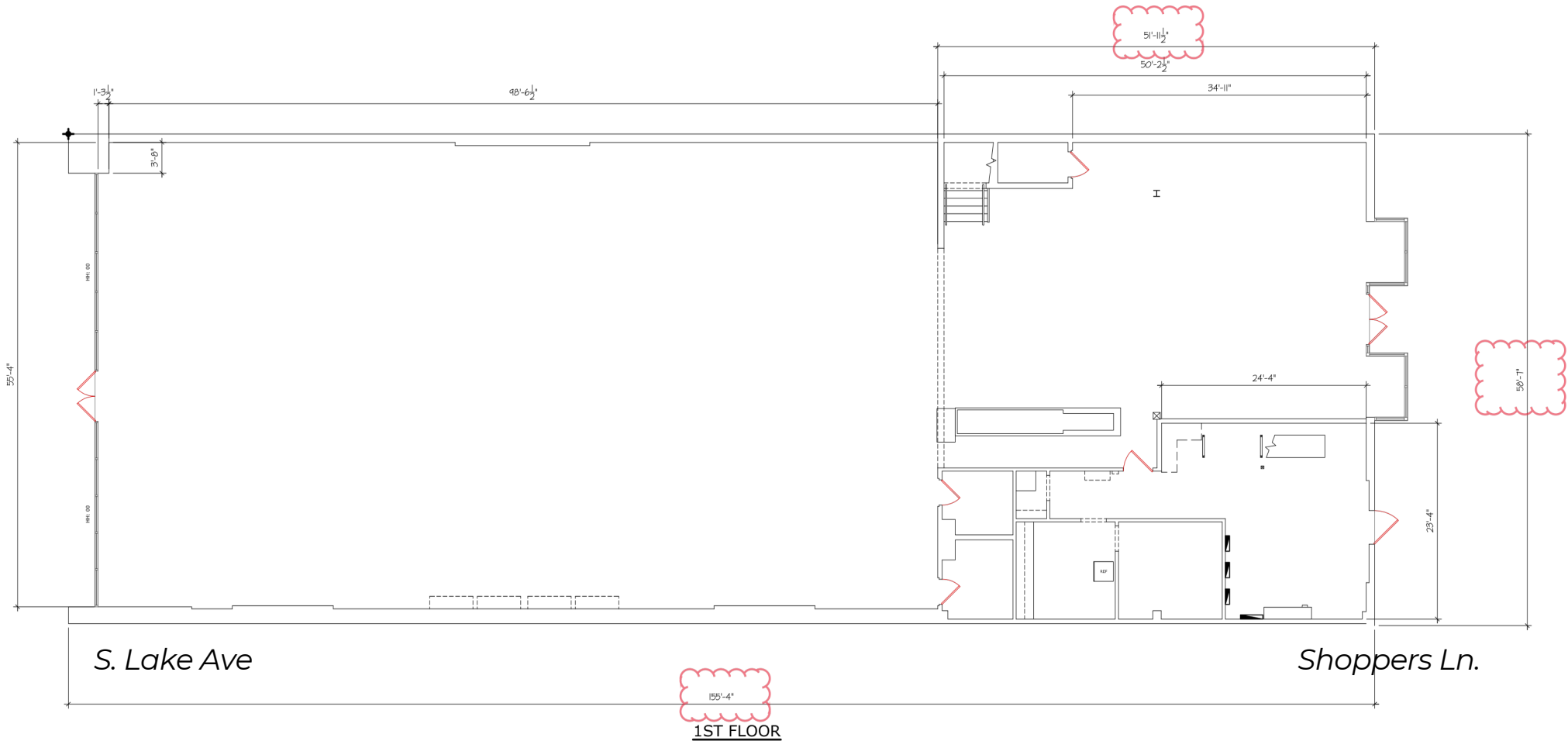
BRIGHAM YEN

213-293-6639
brigham@macvaugh.com
LIC NO. 01817137

MACVAUGH&CO
Commercial Real Estate Services

422 S Lake

As-Built Plan



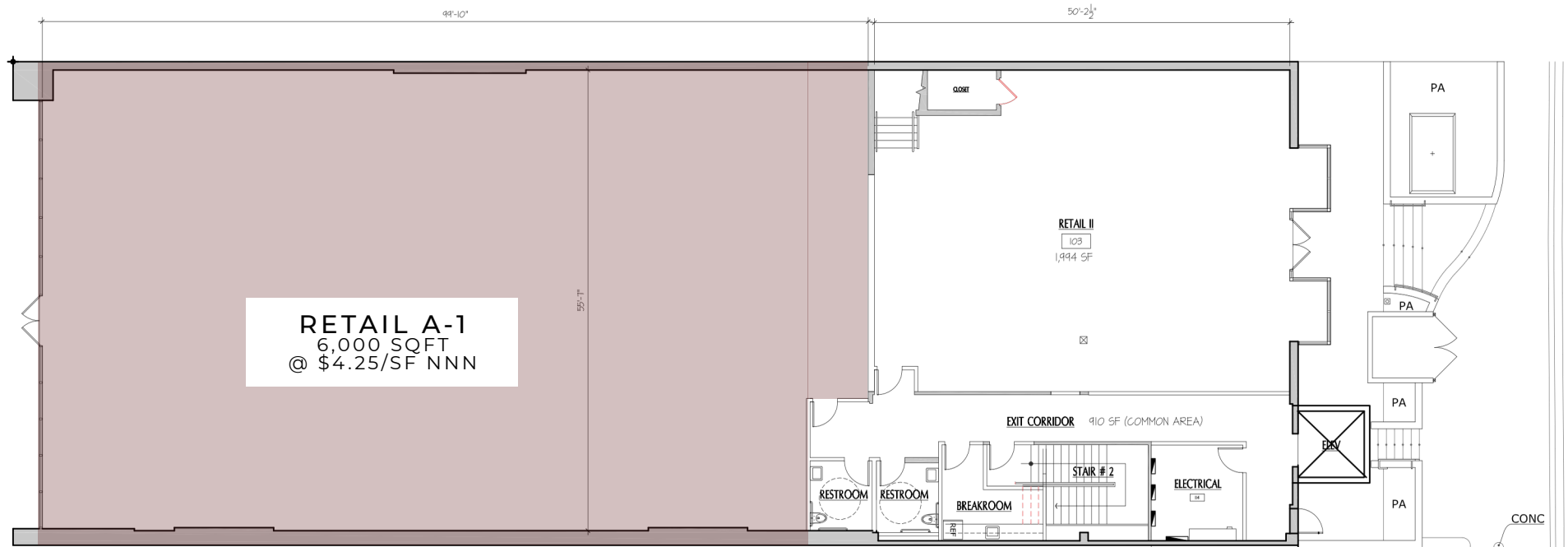
BRIGHAM YEN

213-293-6639
brigham@macvaugh.com
LIC NO. 01817137

MACVAUGH & CO
Commercial Real Estate Services

422 S Lake

Division Plan A



S. Lake Ave

Shoppers Ln.

BRIGHAM YEN

213-293-6639
brigham@macvaugh.com
LIC NO. 01817137

MACVAUGH & CO
Commercial Real Estate Services

422 S Lake

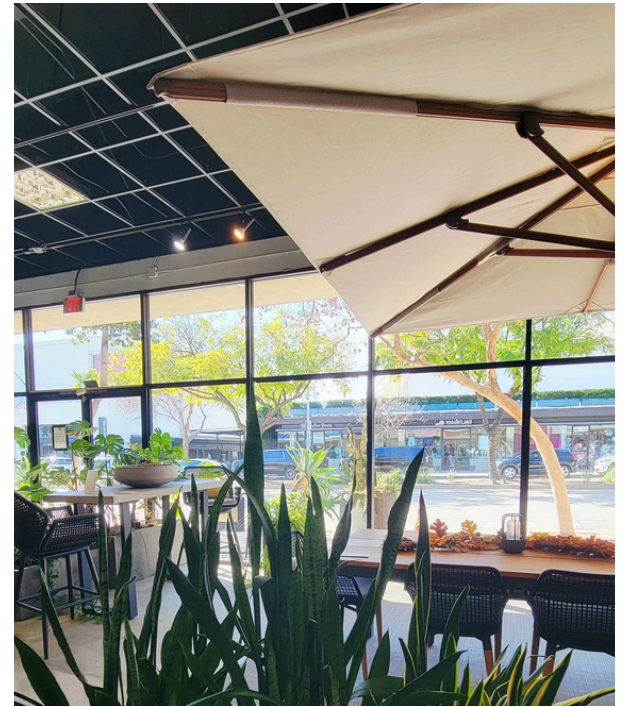
Division Plan B



BRIGHAM YEN

213-293-6639
brigham@macvaugh.com
LIC NO. 01817137

MACVAUGH & CO
Commercial Real Estate Services



BRIGHAM YEN

213-293-6639
brigham@macvaugh.com
LIC NO. 01817137

MACVAUGH & CO
Commercial Real Estate Services

Market & Demographics

Exceptional frontage on South Lake Avenue, one of Pasadena's primary commercial thoroughfares, with **average daily traffic counts in excess of ~45,000 vehicles per day** at the nearby intersection of Lake Ave and Del Mar Blvd — driving strong exposure for retail tenants. Pasadena's South Lake Avenue District is a highly walkable environment with an **Outstanding Walk Score (96/100 "Walker's Paradise")** that supports strong pedestrian activity.

Within a **5-mile radius**, the area supports a total population of **over 526,000+ residents**. The broader Pasadena submarket includes a population of **more than 541,000 residents**, with an **average household income of approximately \$158,000** — well above county and state averages.



BRIGHAM YEN

213-293-6639
brigham@macvaugh.com
LIC NO. 01817137

MACVAUGH & CO
Commercial Real Estate Services