



**COLDWELL BANKER
COMMERCIAL
REALTY**

PRIME CORNER OFFICE & RETAIL SPACE IN THE HEART OF OLD PASADENA

48-50 SOUTH DE LACEY AVE
PASADENA, CA 91105

AVAILABLE SPACE
300 - 4,004 SF

LEASE RATE
\$2.00 - \$4.50 PSF



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FOR LEASE

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OFFICE

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
388 S Lake Ave, Pasadena, CA 91101
626.584.0050

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PROPERTY OVERVIEW

Located in the heart of Old Pasadena near countless retail amenities, these spaces could be fit for a cafe, service based business, or paired with an additional suite in the property for larger tenant need. There are adaptable office spaces within a vibrant community that fits between 3-16 people.

OFFERING SUMMARY

Available SF: 300 - 4,004 SF

Lease Rate: \$2.00 - \$4.50 PSF

Year Built: 1955

Building Size: 24,544 SF

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SUITE	TENANT	SIZE (SF)	LEASE RATE	DESCRIPTION
50 South De Lacey Ave Suite 100	Available	2,270 SF	\$2.00 FS	This space is ideal for office or retail tenants seeking street access to a community with excellent walk score. This space could be a fit for an office tenant with many daytime visitors, a service-based business, or paired with an additional suite in the property for a larger retail need. Fits 6 - 19 People
50 South De Lacey Ave Suite 200 & 201	Available	4,004 SF	\$2.00 FS	Adaptable office space in a vibrant community. Ample parking located in the same block, and ideally located in the core of Old Pasadena. Fits 4 - 12 People
56 South De Lacey Ave	Available	300 SF	\$4.50 PSF + \$0.87 NNN	
69 W Green Street	Available	2,602 SF	\$4.00 PSF + \$0.87 NNN	Second Generation restaurant

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SUITE	TENANT	SIZE (SF)	LEASE RATE	DESCRIPTION
50 South De Lacey Ave Suite 205	Available	1,150 SF	\$2.00 FS	not inclusive of janitorial
50 South De Lacey Ave Suite 208	Available	894 SF	\$2.00 FS	not inclusive of janitorial
50 South De Lacey Ave Suite 209	Available	834 SF	\$2.00 FS	not inclusive of janitorial
50 South De Lacey Ave Suite 210	Available	1,939 SF	\$2.00 FS	not inclusive of janitorial
50 South De Lacey Ave Suite 211-212	Available	970 SF	\$2.00 FS	not inclusive of janitorial

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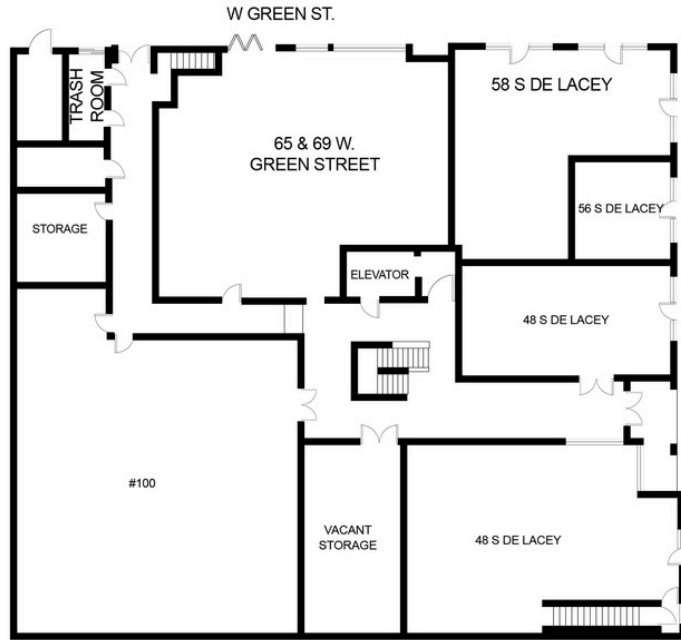
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

50 S De Lacey Ave

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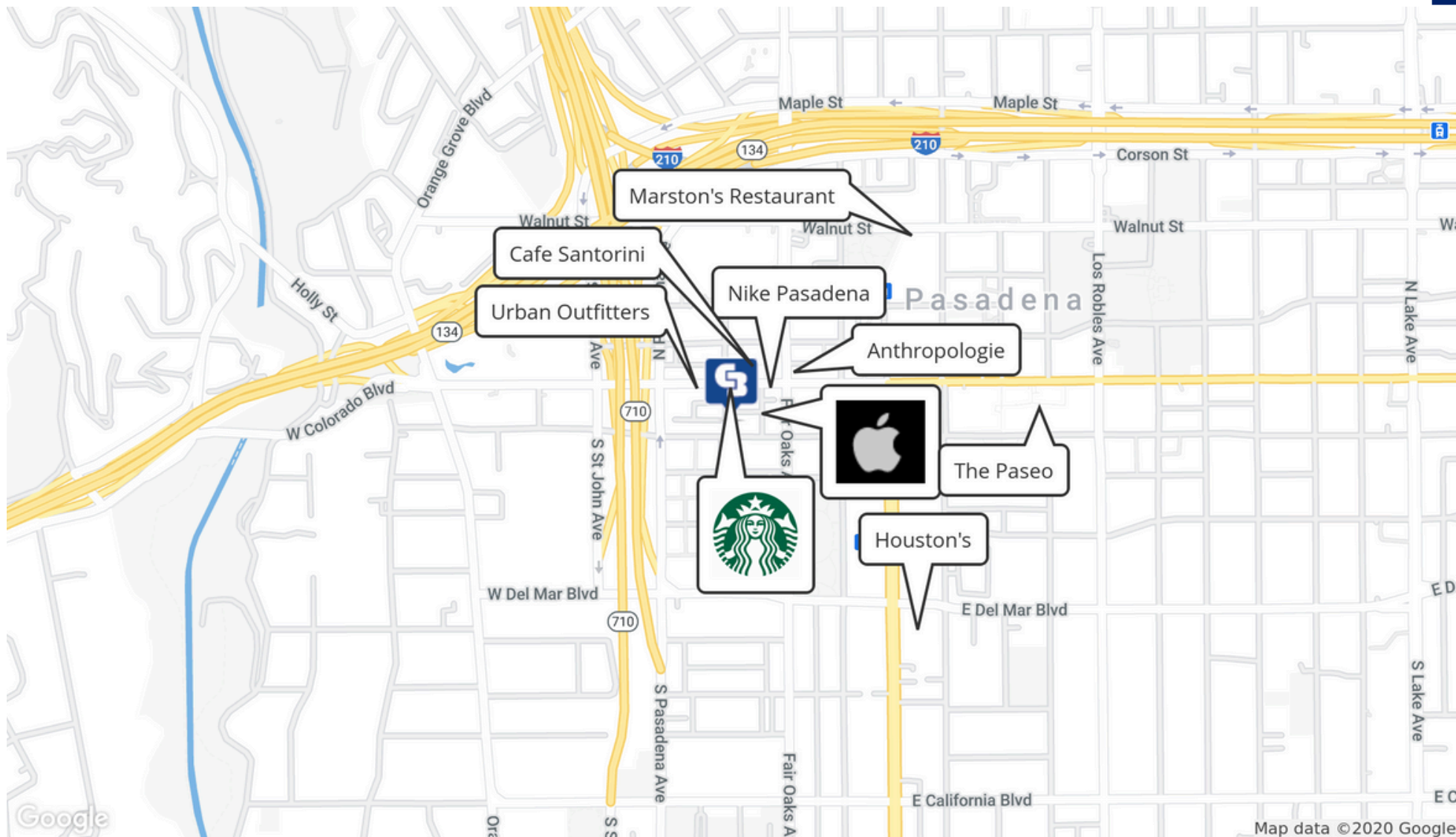
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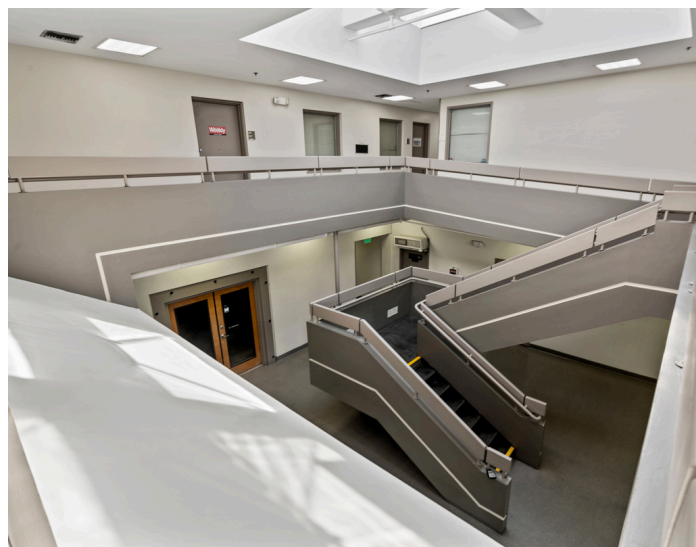
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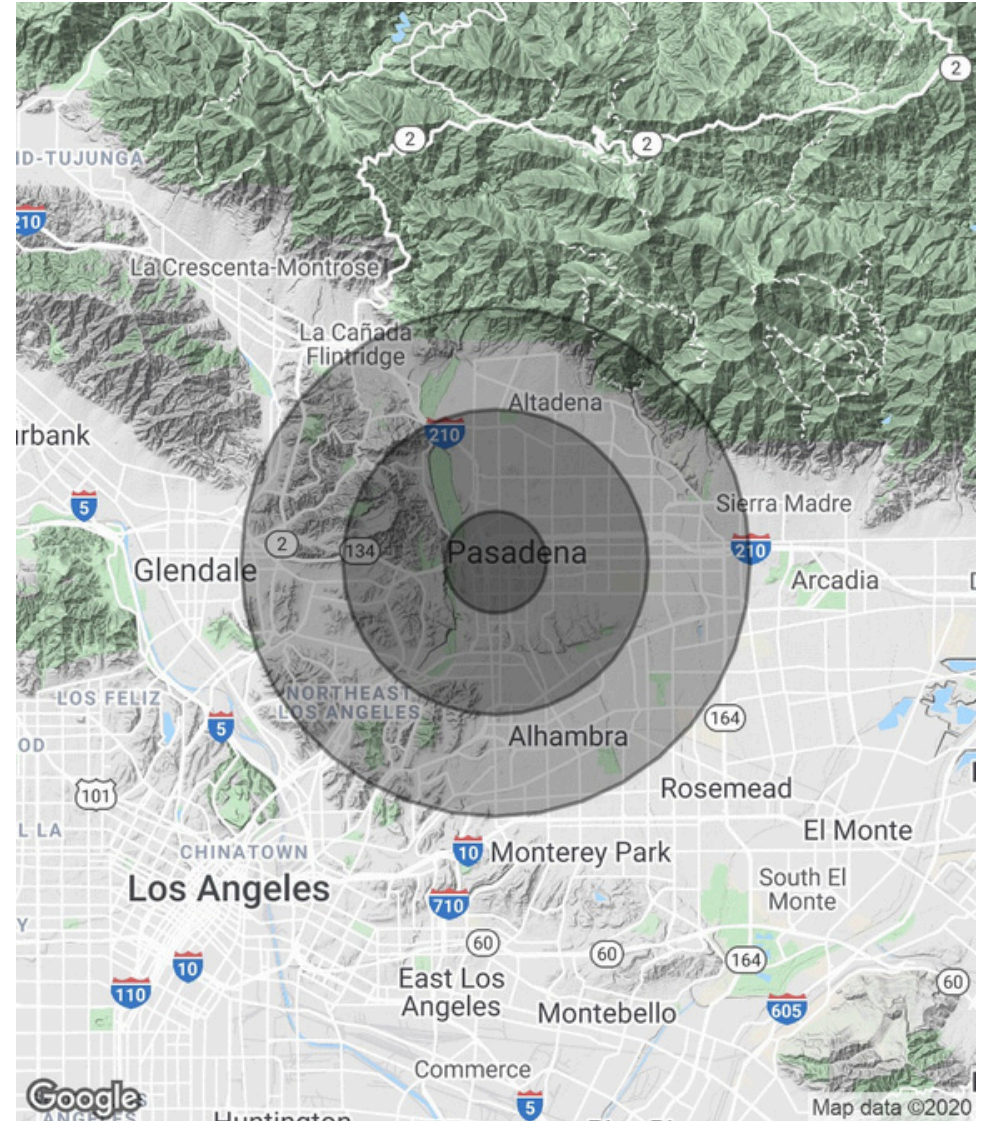
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,033	196,239	528,796
Average age	35.8	37.1	37.5
Average age (Male)	35.0	36.2	36.5
Average age (Female)	36.9	37.8	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,612	74,608	186,114
# of persons per HH	2.2	2.6	2.8
Average HH income	\$93,459	\$97,097	\$92,645
Average house value	\$726,241	\$709,835	\$676,908

* Demographic data derived from 2010 US Census



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