

74-88 N FAIR OAKS AVE

P A S A D E N A , C A 9 1 1 0 3



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MACVAUGH & CO
Commercial Real Estate Services

LISTINGS

UNIT	SQFT	PRICE	AVAILABILITY	LAYOUT
74	2,597	\$1.95/SF MG	Now	5 offices, conference room, kitchenette, private restroom, patio
105	1,335	\$2.30/SF MG	Now	Open space, two offices, kitchenette, storage, private restroom

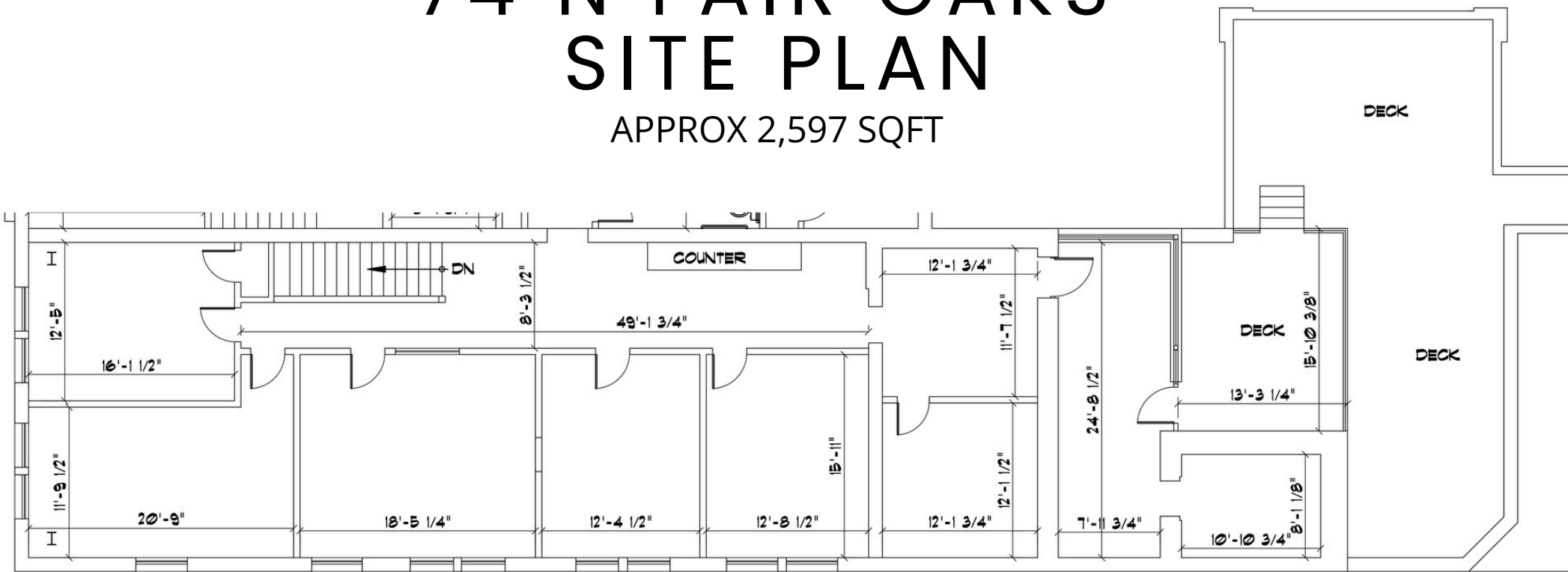
HIGHLIGHTS

Courtyard-style office and retail spaces just blocks from Colorado Boulevard, 88 N Fair Oaks features a diverse tenant mix including the popular restaurants Fishwives and Tortas Mexico, along with beauty-focused businesses and professional offices. The property is ideal for tenants seeking an Old Pasadena address with walkable access to amenities, while enjoying a more private, relaxed environment away from the busiest corridors.

Notable neighboring tenants: Rumble Boxing, Solid Core, Perle, Paper Rice, Union and Pez Coastal Kitchen. The complex is also one block away from One Colorado, offering multiple dining and shopping experiences.

74 N FAIR OAKS SITE PLAN

APPROX 2,597 SQFT



APPROX 1,343 SQFT



PASADENA, CA

CITY INFORMATION

- 200k population, 110k employees, 127k average household income all within a 3-mile radius

- The seasonal population reaches its peak through the Rose Bowl with sports events, concerts and New Years Eve/Day

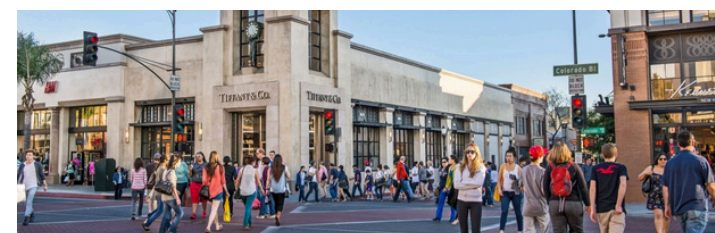
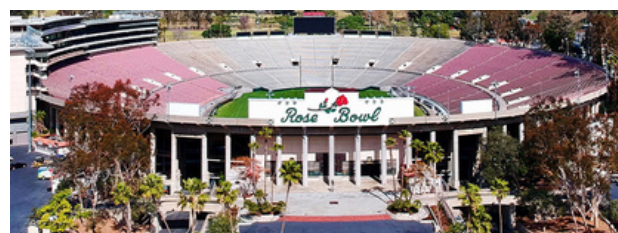
- Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

- National icons such as Art Center College of Design, JPL and Cal Tech

- Multiple Metro Gold Line stops are located throughout the city - Bringing in people from Azusa to Downtown Santa Monica

- You'll find a combination of mom-and-pop shops and major tenants keeping the history of the city alive while bringing a modern day flare

- Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings



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