

**1191 E Walnut Street**  
PASADENA, CA 91106



# Freestanding Pasadena Office / Retail Building For Lease

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA

# PROPERTY SUMMARY & HIGHLIGHTS

1191 E Walnut Street  
PASADENA, CA 91106



|                    |   |
|--------------------|---|
| Asking Rate:       | \$2.95 PSF MG   |
| Terms:             | Negotiable  |
| Total Building SF: | ±2,551 SF   |
| Lot SF:            | ±5,533 SF   |
| Year Built:        | 1955  |
| Zoning:            | CG (Commercial General)                                   |
| Parking Ratio:     | 2.35/1000<br>6 Spaces total: 3 stalls,<br>2 tandem, 1 ADA |
| APN:               | 5738-015-036  |

1191 E Walnut Street offers a rare opportunity to lease a freestanding commercial building in a highly desirable Pasadena location. The property consists of approximately 2,551 square feet situated on a 5,533 square foot lot and features a flexible multi-structure layout that can accommodate a variety of business types, including office, medical, wellness, and creative users.

The interior is built out with a functional mix of private offices, reception area, and open common spaces, complemented by quality finishes, abundant natural light, and hardwood flooring throughout. The second-floor space provides additional offices, allowing for separation of executive, administrative, or client-facing functions. The property also features multiple private outdoor patio areas, creating a unique environment for employee use or client interaction. Additional features include on-site parking, ADA accessibility, and gated access, providing both convenience and security.

Strategically located just north of Colorado Boulevard, the property benefits from immediate access to Pasadena's primary retail and dining corridor, as well as proximity to Pasadena City College, the 210 Freeway, and Metro transit. This combination of location, functionality, and character makes the property well-suited for a wide range of professional and service-oriented tenants.



### PROPERTY HIGHLIGHTS

- Freestanding commercial building with strong identity and street presence
- ±2,551 SF building on ±5,533 SF lot
- 6 Parking Spaces total: 3 stalls, 2 tandem, 1 ADA
- Six (6) private offices in main building with reception and common areas. Standalone west side Office/Dwelling Unit with full bathroom and a standalone eastside office/storage unit that's fully finished and equipped with AC.
- Four Bathrooms total: Two (2) ADA bathrooms downstairs, One (1) bathroom upstairs. Full Bathroom in westside freestanding unit.
- Unique three-structure layout allowing flexible configurations
- Fully Renovated in 2022. High-quality interior finishes with hardwood flooring, digital thermostats, dimmable recessed lighting, and abundant natural light.
- Private outdoor patios ideal for client-facing or employee use
- ADA-accessible including ramp and designated parking
- On-site parking with convenient access and plenty of free parking on Walnut St.
- Gated rear access and secure layout
- Suitable for office, medical, wellness, or creative users
- No minimum parking requirements under AB 2097 due to its proximity to Lake Ave Metro Station!
- **DELIVERED FULLY FURNISHED!**



# EXTERIOR PHOTOS

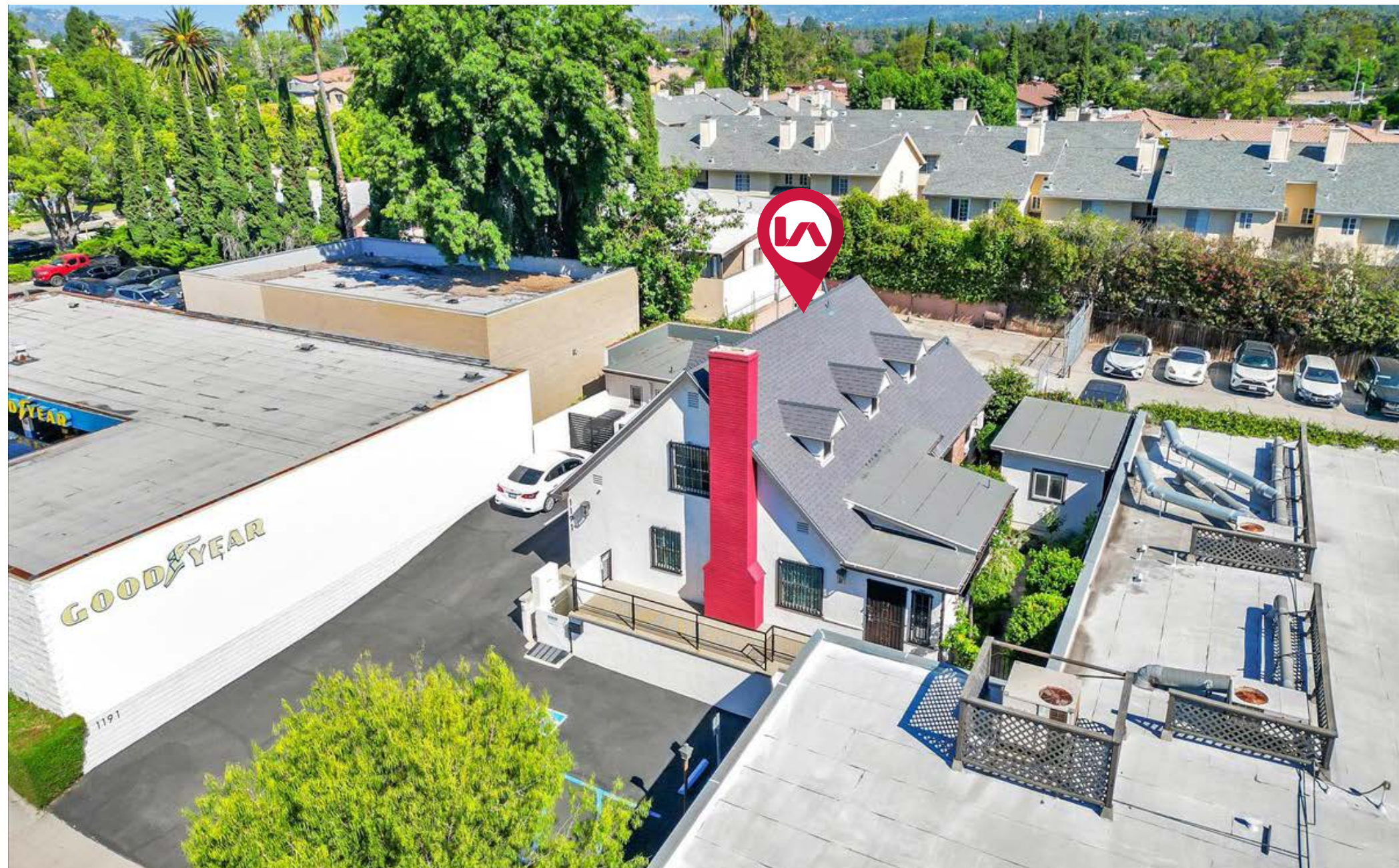
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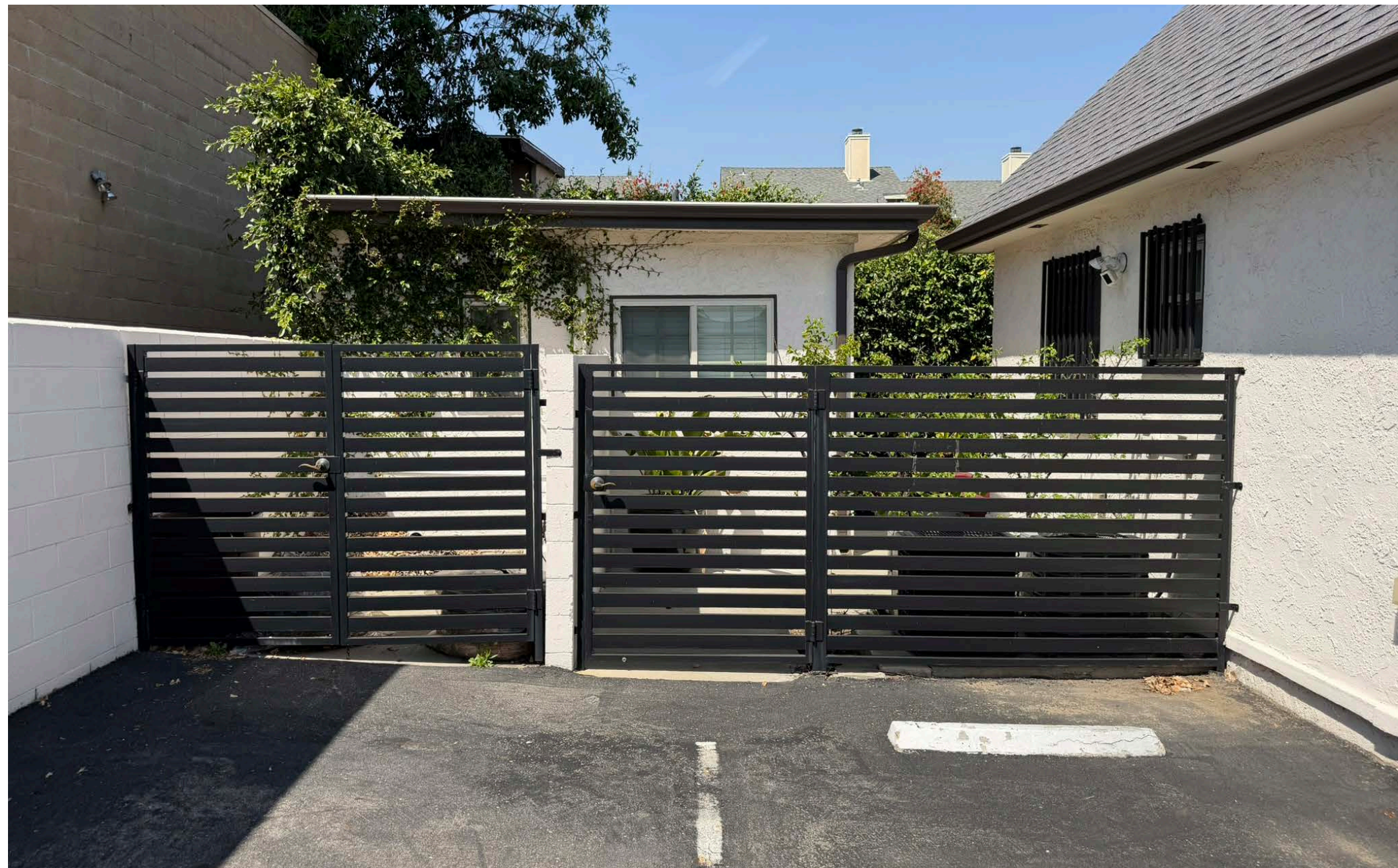
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# INTERIOR PHOTOS

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# FLOOR PLAN

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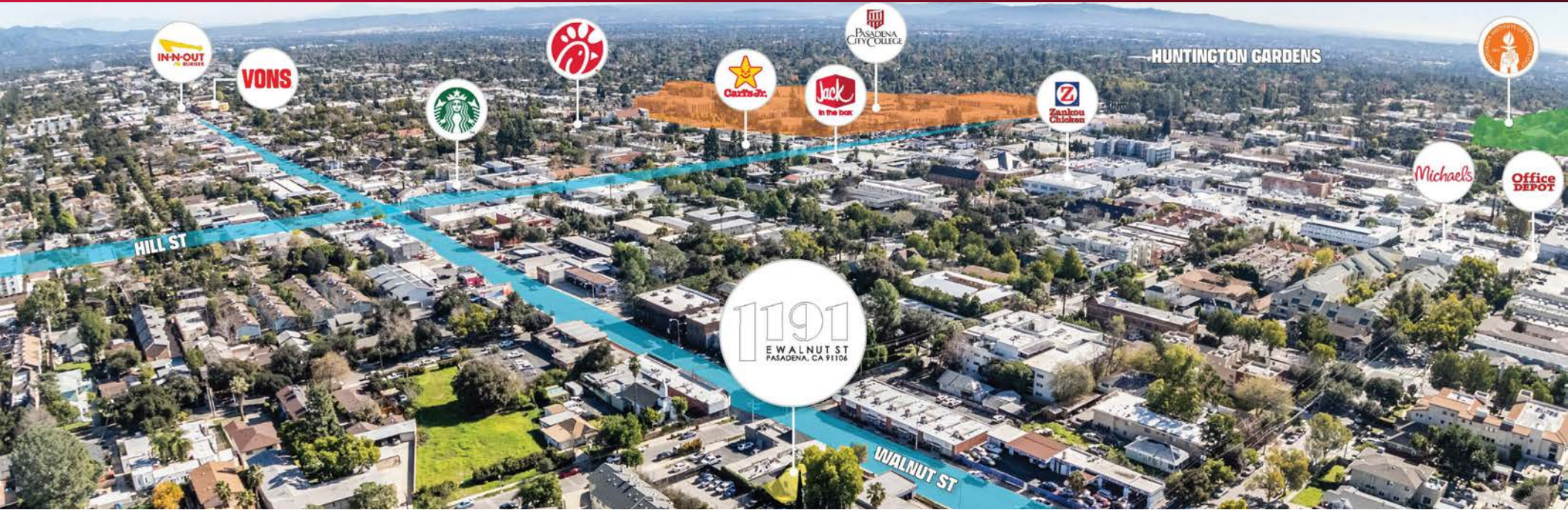


FLOOR 2



# AMENITIES MAP

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# AMENITIES MAP

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Pasadena City Hall

THE PASEO

Convention Center

Playhouse Village  
In the heart of Pasadena

**SOUTH LAKE AVE SHOPPING DISTRICT**

**The ARBOUR**  
TJ-MAXX  
NICK'S SOUTH LAKE AVENUE

**EREWHON**

**ROSS**  
DRESS FOR LESS

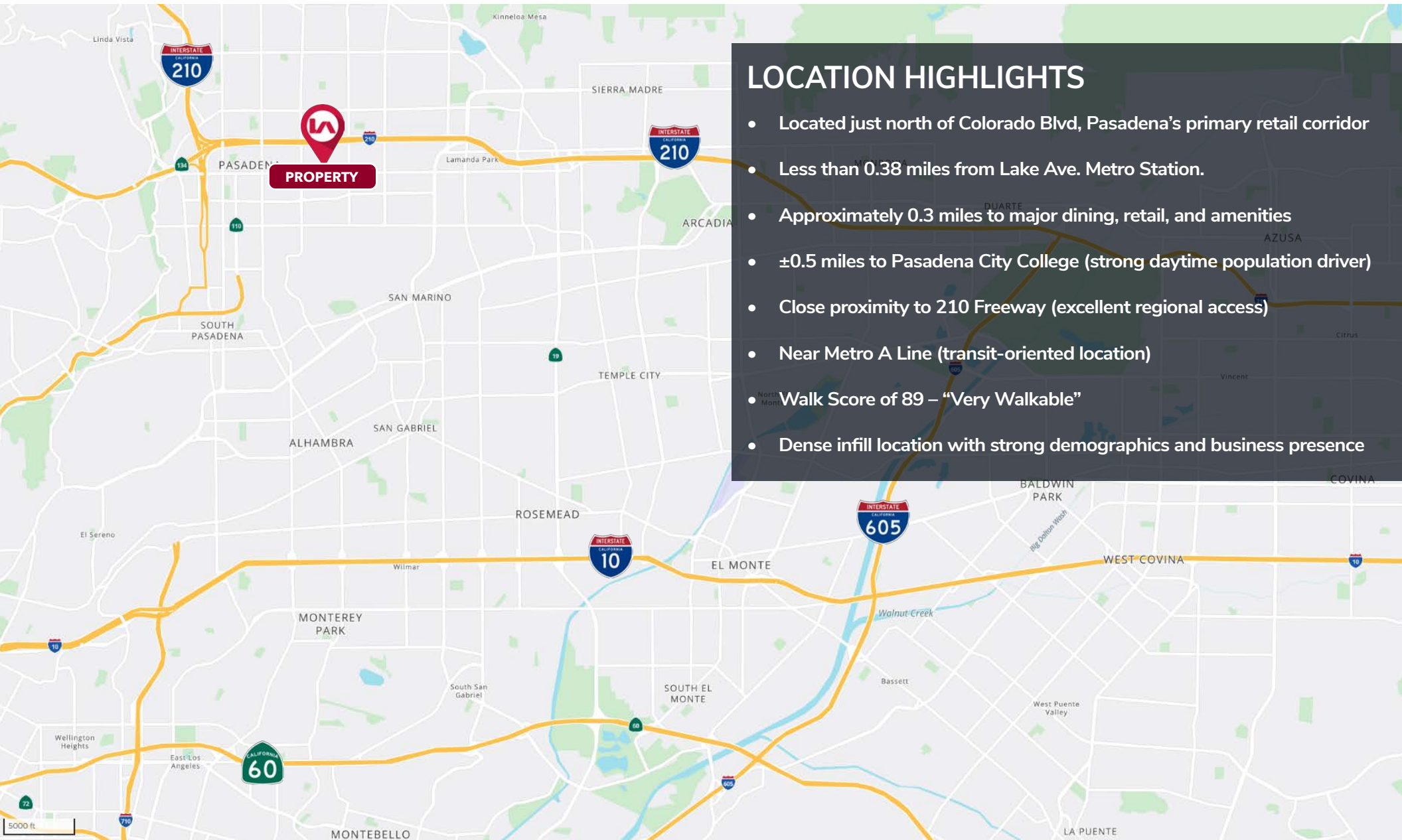
**TRADER JOE'S** ★ macy's



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# LOCATION HIGHLIGHTS

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## LOCATION HIGHLIGHTS

- Located just north of Colorado Blvd, Pasadena's primary retail corridor
- Less than 0.38 miles from Lake Ave. Metro Station.
- Approximately 0.3 miles to major dining, retail, and amenities
- ±0.5 miles to Pasadena City College (strong daytime population driver)
- Close proximity to 210 Freeway (excellent regional access)
- Near Metro A Line (transit-oriented location)
- Walk Score of 89 – "Very Walkable"
- Dense infill location with strong demographics and business presence



# 1191

## E WALNUT STREET

### PASADENA, CA 91106

Lee & Associates hereby advises all prospective purchasers of Investment property as follows:

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.