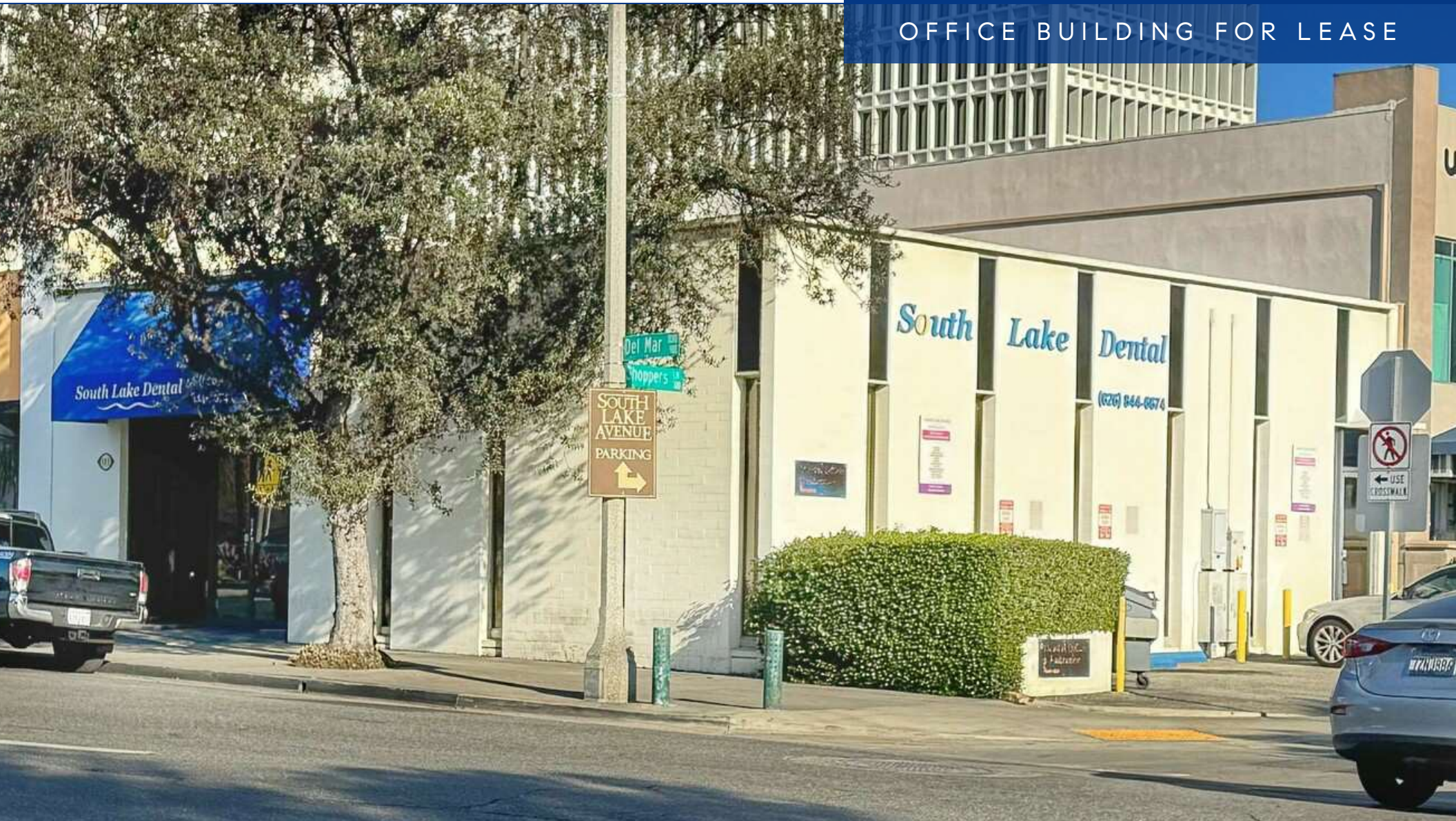




903 E DEL MAR BLVD

PASADENA, CA 91106

OFFICE BUILDING FOR LEASE



TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com
MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com
ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

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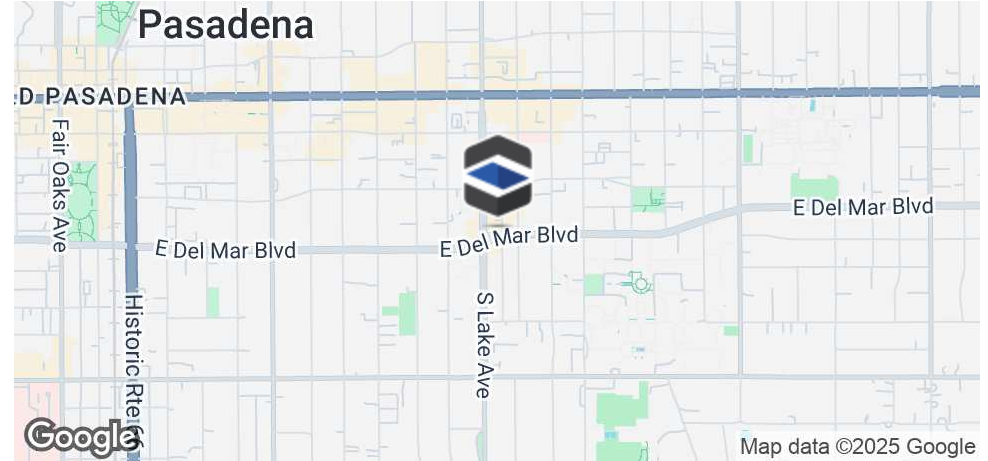


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OFFERING SUMMARY

Lease Rate:	\$3.25 SF/month (MG) \$6,250/MO
Building Size:	1,919 SF
Available SF:	1,919 SF
Lot Size:	2,792 SF
Year Built:	1968
Zoning:	CD-5

PROPERTY OVERVIEW

Medical/Dental Office – Free-Standing Building

Prime opportunity in Pasadena's vibrant South Lake Avenue District! This 1,919 sq. ft. medical/dental office features 4 dedicated parking spaces with full access to abundant public parking adjacent to the building.

Surrounded by a thriving mix of professional firms, retail merchants, and restaurants, this location offers unmatched convenience. Just minutes from Old Town Pasadena, Historic City Hall, The Langham Huntington Hotel, and the Rose Bowl, with easy access to major freeways including 210, 110, 134, and quick connections to 605 & 5 Freeways.

Don't miss this rare chance to establish your practice in one of Pasadena's most sought-after business districts!

PROPERTY HIGHLIGHTS

- Premises will be available for occupancy May 1, 2025

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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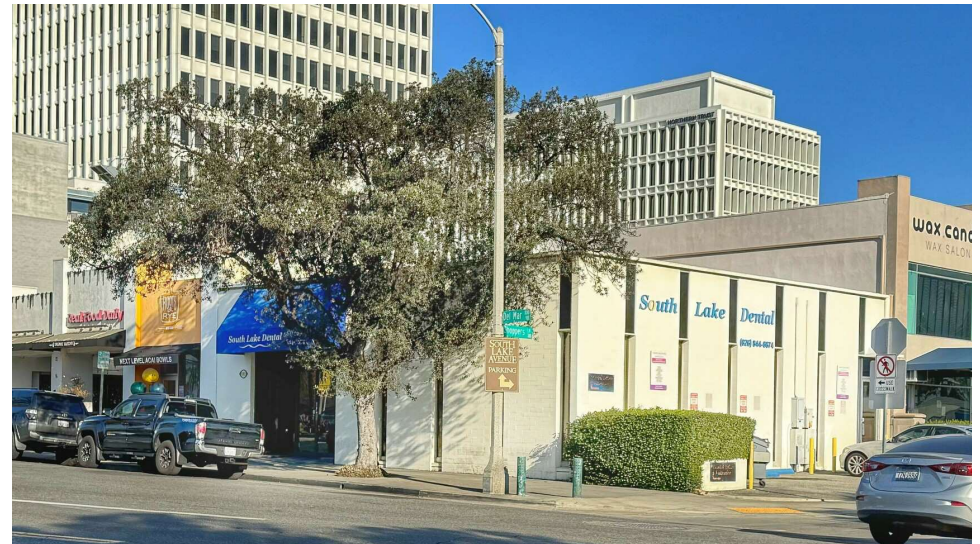
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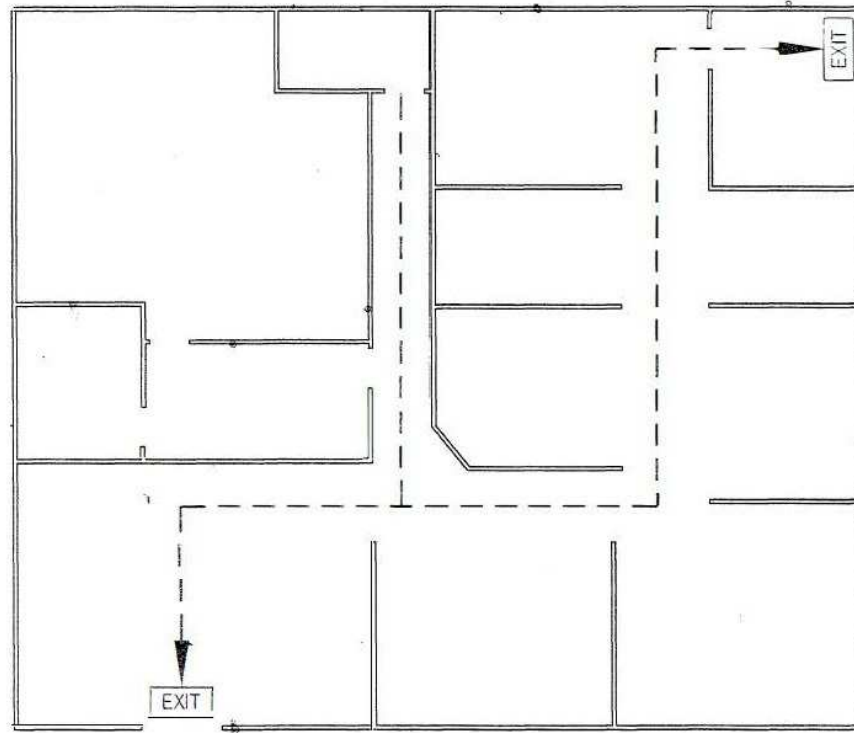
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SHOPPERS LN.

E. DEL MAR BLVD.

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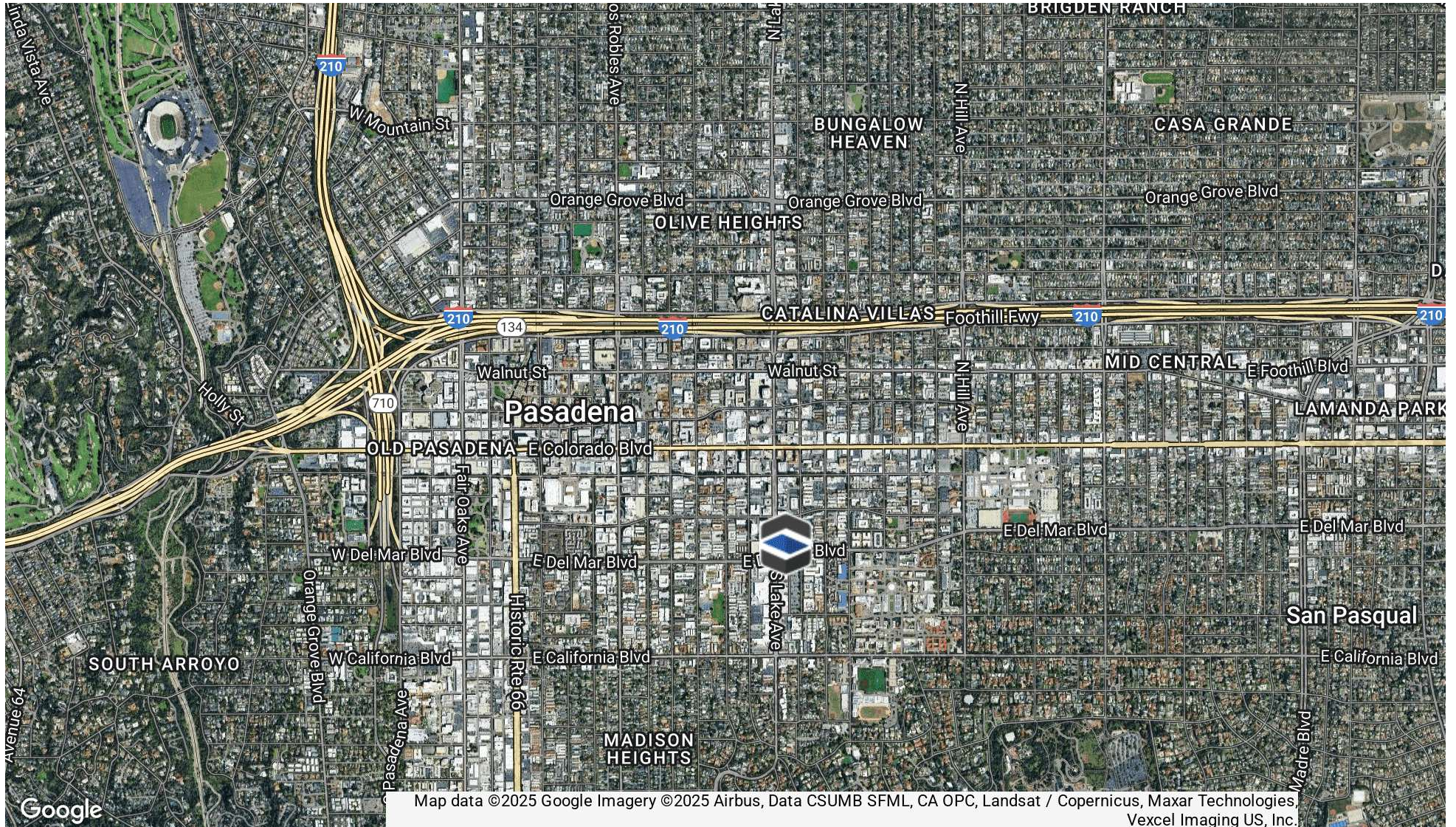
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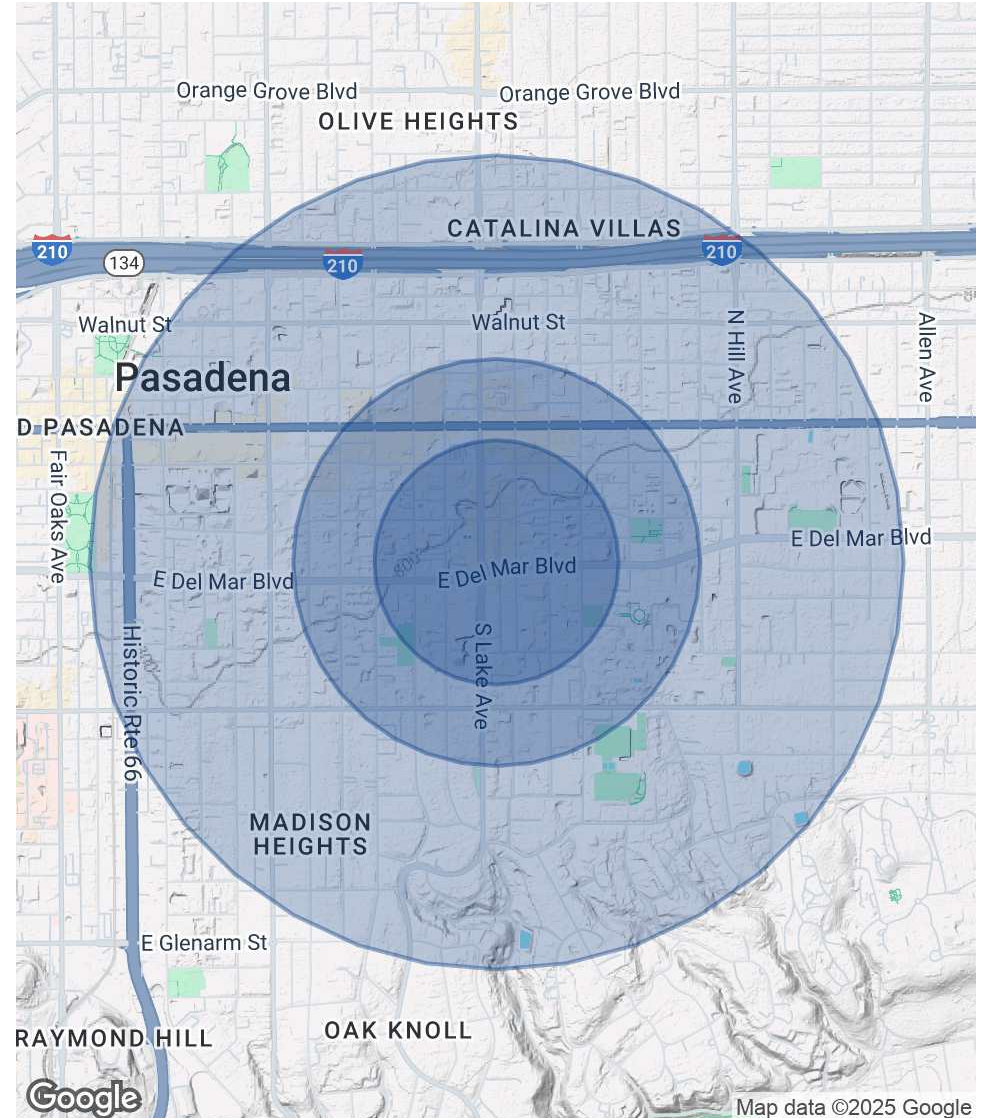
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,411	11,180	32,765
Average Age	39	41	42
Average Age (Male)	37	39	40
Average Age (Female)	40	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,367	5,893	16,812
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$104,565	\$118,534	\$125,240
Average House Value	\$886,502	\$933,106	\$1,054,676

Demographics data derived from AlphaMap



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