

FOR LEASE - OFFICE SPACE

IN THE HEART OF OLD TOWN PASADENA HIGHLY DESIRABLE BUSINESS DISTRICT



224

**N FAIR OAKS AVE
PASADENA, CA 91103**

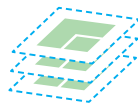


±5,000 SF AVAILABLE

Property Highlights



BUILDING TYPE
Office



BUILDING SIZE
±18,665 Sq. Ft.



RENTABLE SIZE
±5,000 Sq. Ft.



LEASE RATE
Negotiable



LAND AREA
±14,615 Sq. Ft.



PARKING SPACES
51 Total Stalls

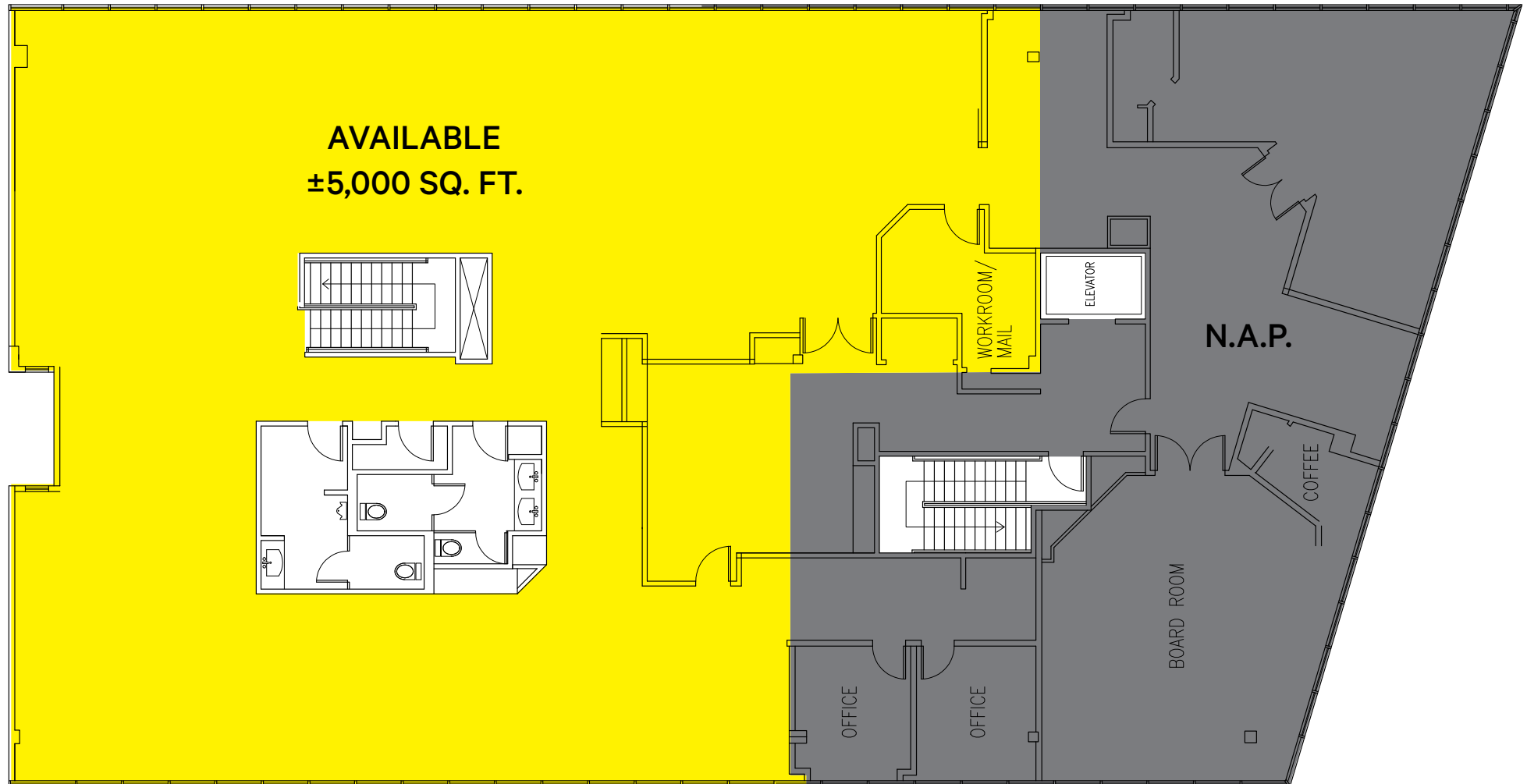


YEAR BUILT
1985

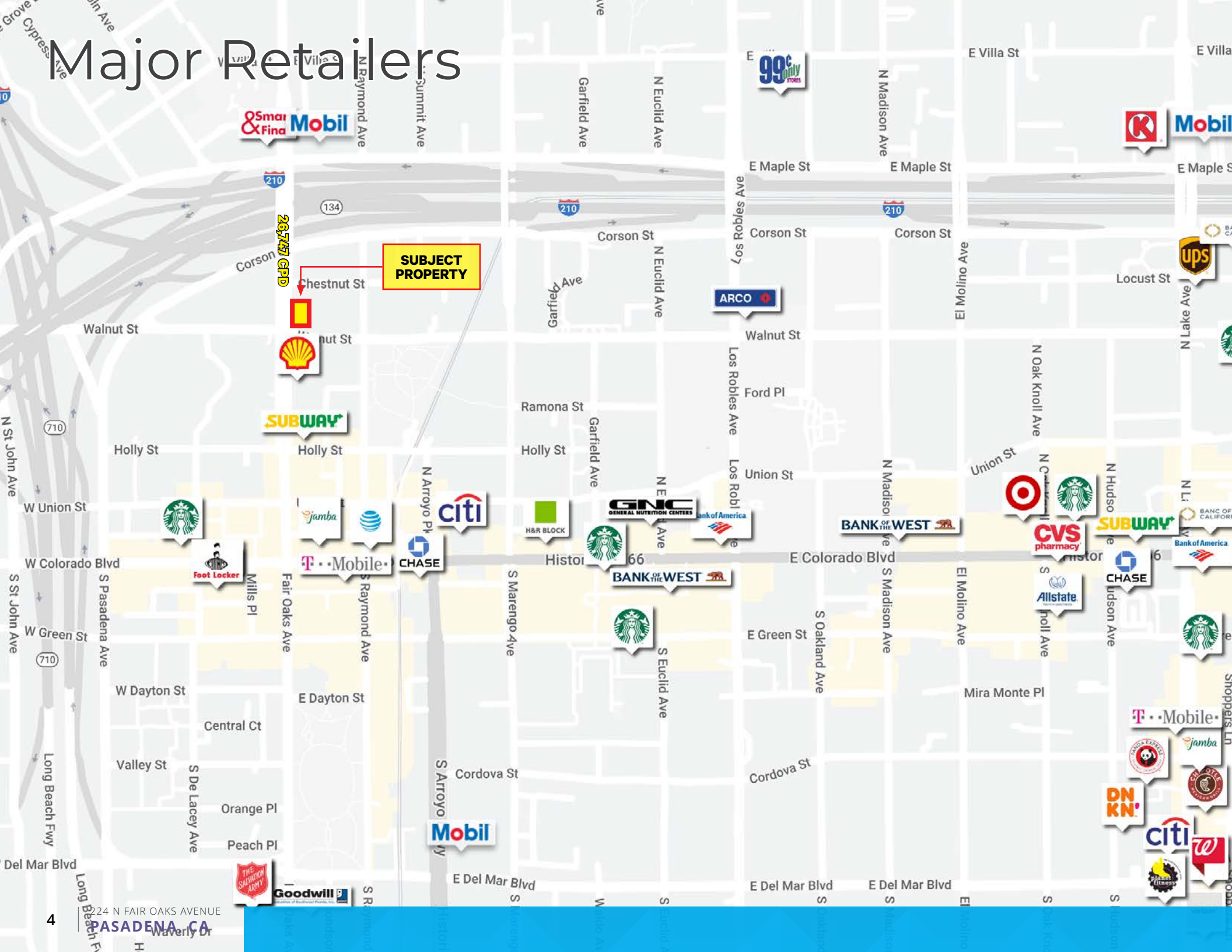


ZONING
CD-1

3rd Floor Plan



Major Retailers



SUBJECT PROPERTY

Property Photos



Area Overview

PASADENA, CA

Pasadena is strategically located along the 210-corridor connecting Downtown Los Angeles to the San Gabriel Valley. The city is one of the primary research and technology clusters, and the 2nd largest medical market in the greater Los Angeles area. Home to the California Institute of Technology, NASA's Jet Propulsion Laboratory, Huntington Hospital and Medical Research Institute, and idealab - a hub for engineering, high tech, education, and healthcare. Other major institutions include Kaiser Permanente Medical School and financial companies such as East West, Bancorp and Western Asset Management. Pasadena has an educated labor force with over 200,000 daytime employees.



POPULATION

	MILE 1	MILE 3	MILE 5
Population 2020	34,332	186,904	485,974
Population 2024	34,256	181,620	467,149
Population Projection 2029	33,413	176,184	452,138
Annual Growth 2020-2024	-0.10%	-0.70%	-1.00%
Annual Growth 2024-2029	-0.50%	-0.60%	-0.60%
Median Age	38.5	41.4	42
Bachelor's Degree or Higher	49%	51%	46%
U.S. Armed Forces	19	25	93

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2020 Households	16,086	75,326	183,646
2024 Households	16,045	72,838	175,269
2029 Household Projection	15,638	70,541	169,279
Annual Growth 2020-2024	0.70%	0.30%	0.10%
Annual Growth 2024-2029	-0.50%	-0.60%	-0.70%
Owner Occupied Households	3,283	31,157	81,614
Renter Occupied Households	12,355	39,384	87,665
Avg Household Size	2	2.4	2.6
Avg Household Vehicles	1	2	2
Total Consumer Spending	\$485.1M	\$2.7B	\$6.6B

HOUSING

	1 MILE	3 MILE	5 MILE
Median Home Value	\$850,514	\$961,374	\$956,758
Median Year Built	1976	1956	1955



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