

520 MISSION STREET

SOUTH PASADENA, CA 91030



FOR LEASE HIGHLY VISIBLE MISSION STREET OFFICE SPACE

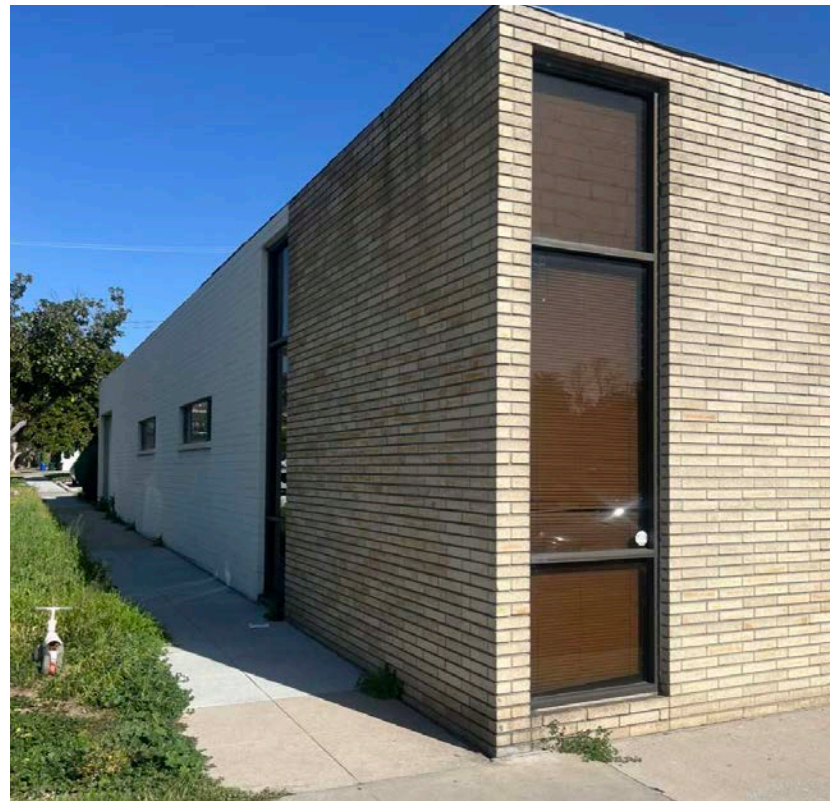
Lee & Associates Pasadena is pleased to present a unique opportunity to lease an office building totaling approximately $\pm 7,089$ square feet of office space situated on $\pm 8,273$ square feet of land just off the highly traveled Mission St. in South Pasadena.

PROPERTY DETAILS

Asking Rate:	\$2.25 PSF/MG
Terms:	3+ years
Total Building SF:	$\pm 7,089$ SF
Lot Size:	$\pm 8,273$ SF
Year Built:	1966
Zoning:	CG
APN:	5313-004-026
Parking Ratio:	.86/1,000 SF

HIGHLIGHTS

520 Mission Street offers 7,089 square feet of versatile office space available for lease with two stories. The property features excellent street exposure with strong signage opportunities along Mission Street and CG/DTSP zoning allowing for a wide variety of uses. A rear on-site parking lot, scheduled to be renovated, provides added convenience for tenants and visitors.



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PROPERTY PHOTOS



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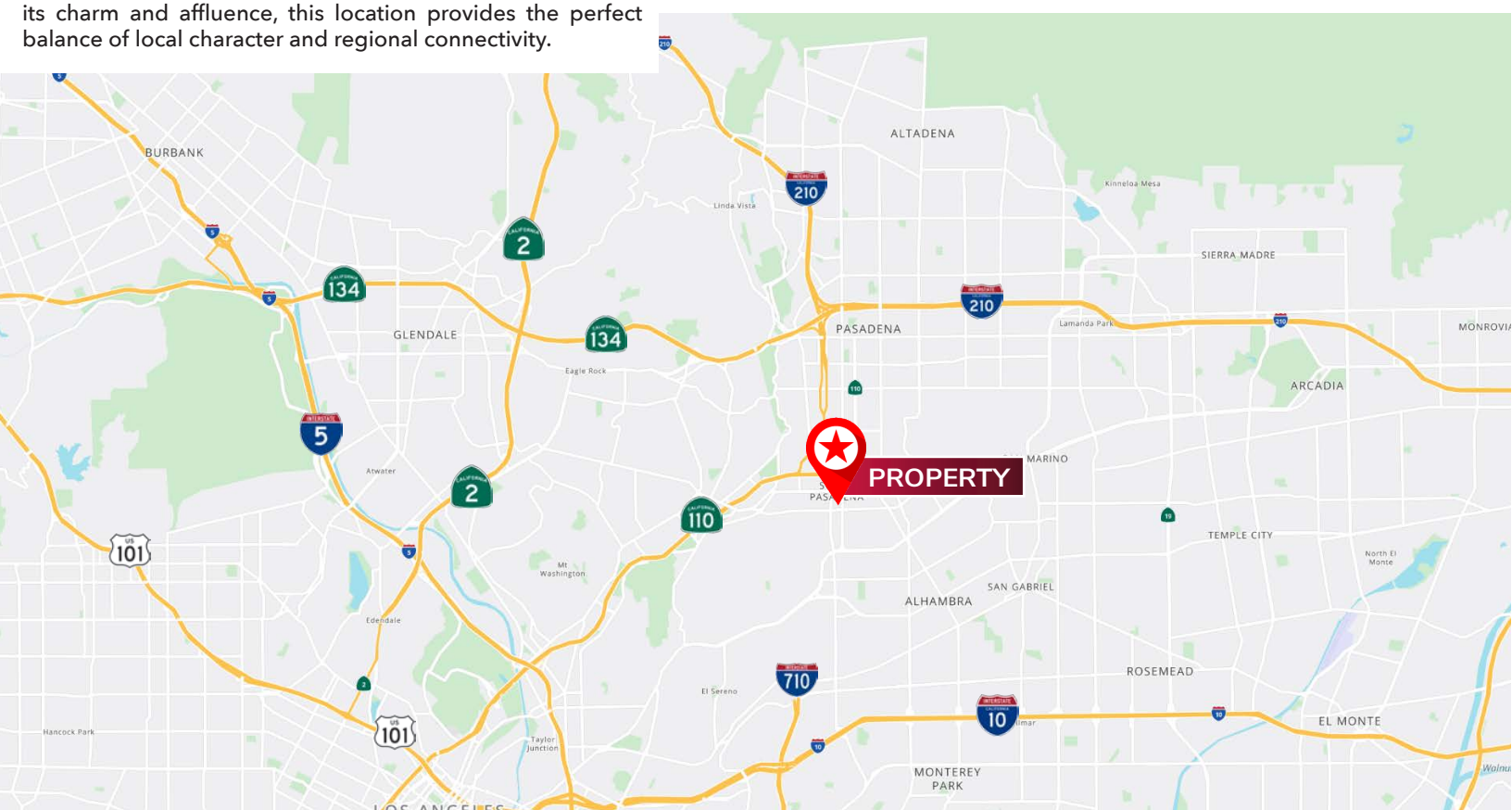


OVERVIEW MAP



LOCATION HIGHLIGHTS

Located on Mission St, One of South Pasadenas busiest office and retail corridors. Mission Street is lined with local boutiques, cafés, and neighborhood services, creating a welcoming environment for business professionals. With convenient freeway access and a community known for its charm and affluence, this location provides the perfect balance of local character and regional connectivity.



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