



COMMERCIAL REAL ESTATE SERVICES  
PASADENA

PENTHOUSE SUITE  
WITH ±7,309 SF PATIO

SECOND FLOOR SUITES  
with Patios

GROUND FLOOR RETAIL

# 2 N LAKE AVE PASADENA, CA



[www.2NLakeAve.com](http://www.2NLakeAve.com)

Retail/Showroom/Destination For Lease  
Class A Office | Pasadena



Welcome to an exceptional opportunity to lease space at  
2 N Lake Avenue in the heart of Pasadena.

Standing eleven stories tall with 203,911 square feet of Retail and Medical space, this Class A building in the Playhouse Village includes professional property management, a multi-story parking structure, a penthouse suite, multiple balconies, and an incredible outdoor deck overlooking the city.

The location provides an exciting mix of prime commercial real estate, cultural attractions, and a large medical/biotech community. Boasting high visibility along the Rose Parade Route at the intersection at Lake Avenue and Colorado Boulevard, your commercial venture is poised to flourish amidst the city's heartbeat. Enjoy seamless integration between Playhouse Village and the vibrant tapestry of South Lake Avenue, a premier shopping and dining destination known for its exquisite offerings and enduring appeal.

**WITH NEW OWNERSHIP AND A NEW LEASING TEAM, 2 N LAKE AVE IS READY TO OFFER A WHOLE NEW EXPERIENCE!**



## PROPERTY HIGHLIGHTS

- Ground Floor, 2nd Floor and Penthouse for Retail, Showroom or Experiential Retail Space in a Class A Office Building
- Phenomenal Location in the Playhouse Village, within walking distance to the premier South Lake Avenue Shopping in the City of Pasadena, providing a unique mix of shopping, dining, professional services, amenities, and urban living.
- Centrally located at the hard corner of primary intersection, Lake & Colorado, blocks from the 210 Freeway and MTA's Gold Line on the famous Rose Parade Route.
- Second Floor Space with Outdoor Patio and Full Floor Penthouse with 15,000 SF Rooftop Patio/Lounge area with the best 360° views in Pasadena also available.
- Covered and reserved parking, with a parking ratio of 4/1,000. Enjoy the convenience of a 24-hour parking garage on-site. Nearby schools, parks, and essential amenities also enrich the daily lives of residents and employees alike.
- Efficient transportation in Pasadena boasts excellent connectivity with public transportation options including six Gold Line Metro stations, bus lines and bicycle paths. In addition, the corner location at Lake Avenue and Colorado Blvd. allows for high traffic visibility.

Jodi Shoemake - Retail  
Founding Principal  
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Christopher Larimore - Office  
Founding Principal  
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Associate  
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License ID 02208366



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



# PASADENA CITY STATS

32 **Playhouse Village**  
CITY BLOCKS

95  
WALKSCORE



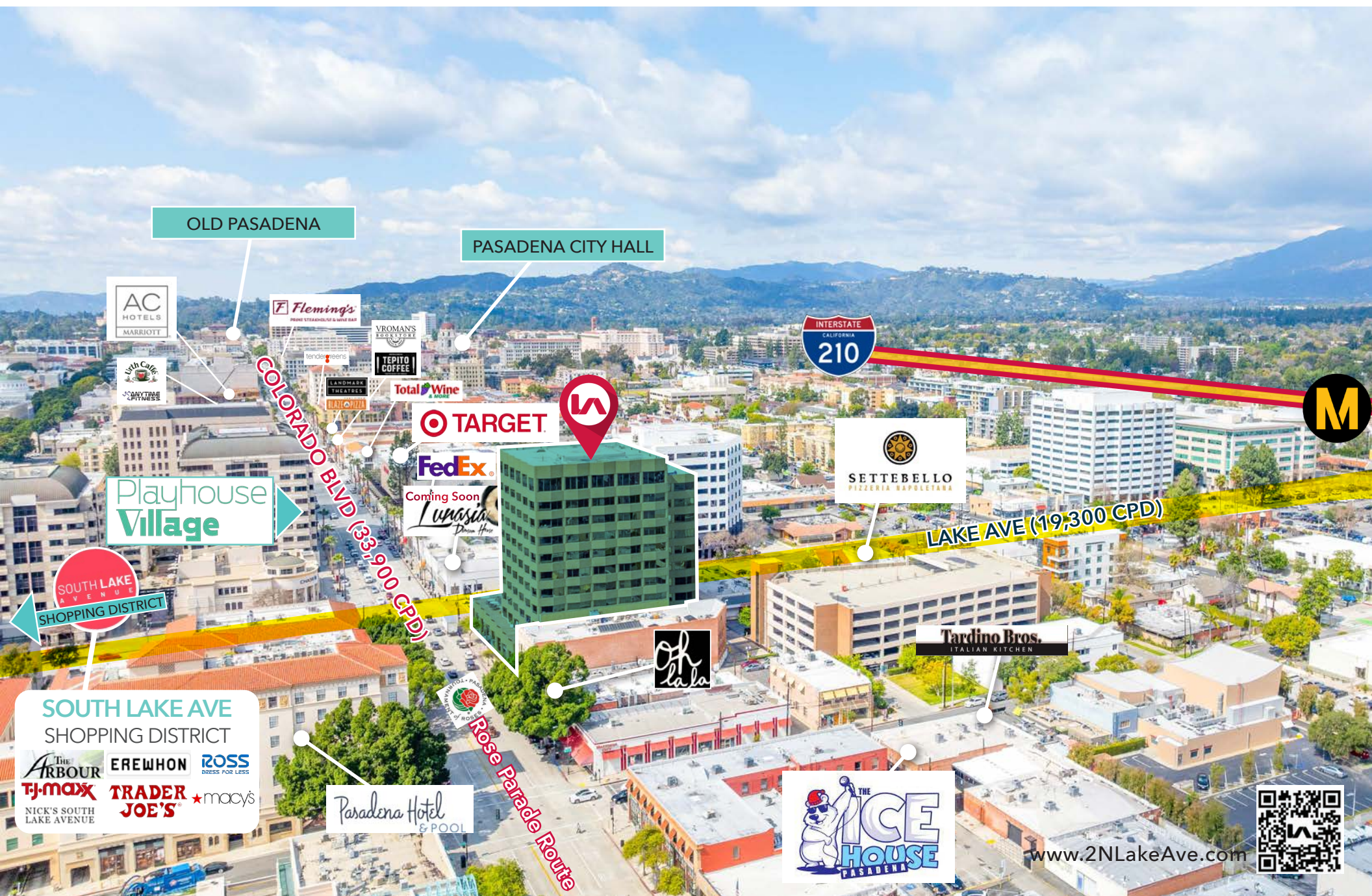
3.2M  
ANNUAL VISITORS



\$98K  
AVERAGE HH INCOME



6  
METROLINK STATIONS



OLD PASADENA

PASADENA CITY HALL

AC  
HOTELS  
MARRIOTT

Lith Cafe  
ANYTIME FITNESS

Fleming's  
PRIME STEAKHOUSE & WINE BAR

VROMAN'S  
BOOKSTORE

Landmark  
THEATRES

TEPITO COFFEE

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INTERSTATE  
CALIFORNIA  
210

M

SETTEBELLO  
PIZZERIA NAPOLETANA

LAKE AVE (19,300 CPD)

Tardino Bros.  
ITALIAN KITCHEN

Oh  
la la

ROSE PARADE ROUTE

SOUTH LAKE  
AVENUE  
SHOPPING DISTRICT

SOUTH LAKE AVE  
SHOPPING DISTRICT

THE ARBOUR  
TJ-MAXX  
NICK'S SOUTH LAKE AVENUE

EREWHON

ROSS  
DRESS FOR LESS

TRADER  
JOE'S

macy's

Paradena Hotel  
& POOL

THE  
ICE  
HOUSE  
PASADENA

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## PROPERTY SUMMARY

**Address:** 2 N. Lake Avenue Pasadena, CA 91101

**Asking Rent:** \$4.50 FSG

**Suites:**  
 Suite 100 | ±7,389 SF  
 (potential to expand to 12,263 SF)  
 Suite 110 | ±3,038 SF  
 Suite 140 | ±2,018 SF  
 Suite 150 | ±1,084 SF

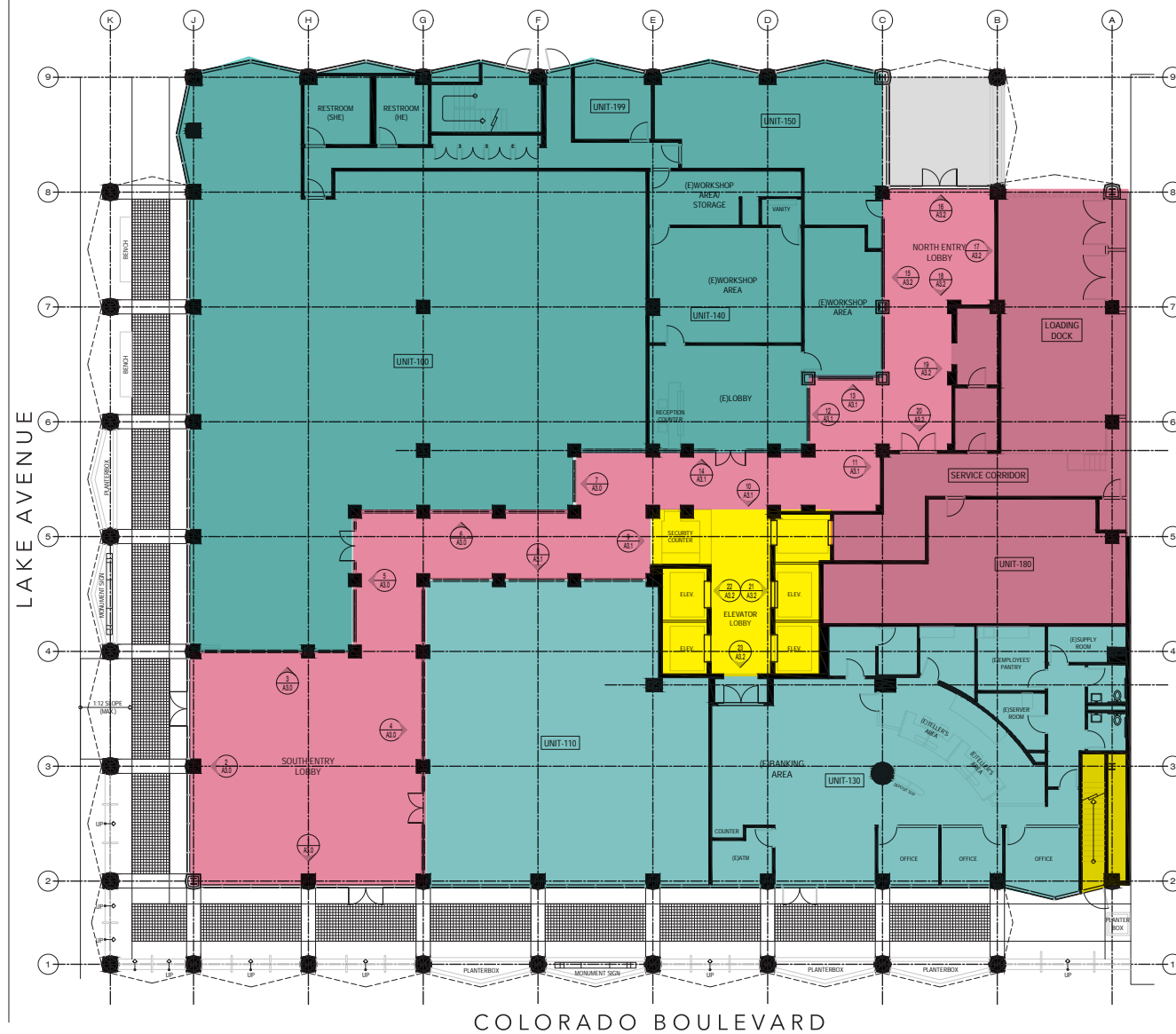
**Total RBA:** ±203,911 SF

**Parking:** 4:1,000

**Allowed Uses:** Office (Professional, Medical, Financial)  
 R&D, Personal Services, Day Care Center,  
 Laboratory and more.

**Zoning:** Central District Specific Plan (CD-5 PD-10)

**Year Built:** 1985



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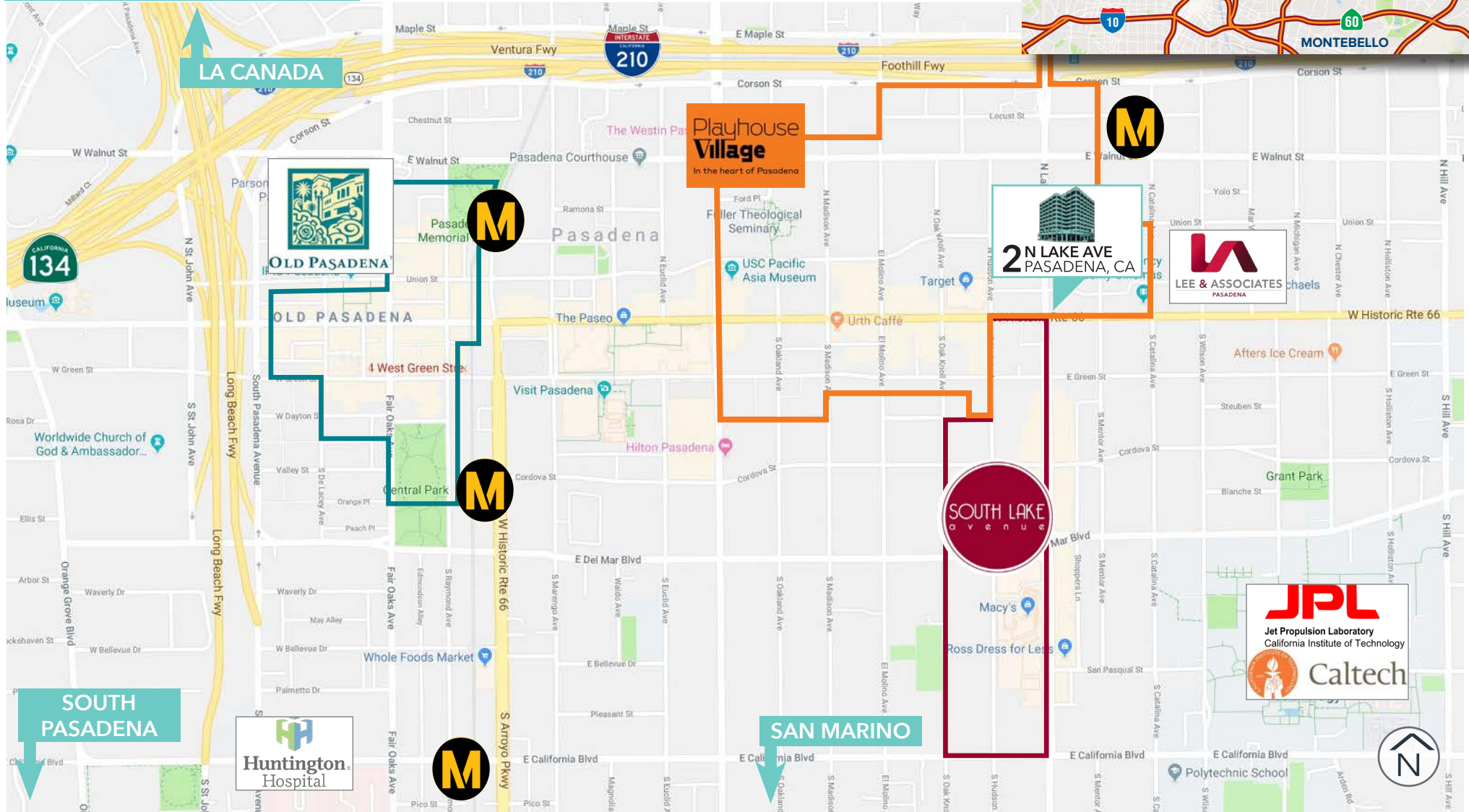


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## MAP LOCATION



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±9,513 SF penthouse suite available w/ ±7,309 SF outdoor patio/lounge  
Rare rooftop deck with amazing mountain & city views  
(floor plans available upon request)



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