

496-500 S Lake Ave

496-500 S Lake Ave, Pasadena, CA 91101



Presented by
Crownrose Commercial



Price: \$40.20 /SF/YR

This retail building is located in Pasadena's vibrant South Lake District, an area teeming with restaurants and a diverse mix of retailers. The property enjoys proximity to Caltech and is surrounded by densely populated residential neighborhoods, making it an ideal location for businesses seeking a dynamic and accessible setting.

Prime restaurant/retail opportunity on South Lake Avenue! 498 S. Lake Ave. is a 3rd-generation food-use space is ideally suited for a restaurant or café concept. The previous tenant operated a boba tea shop, and prior to that the space was home to a franchised sandwich store. The premises include a walk-in freezer, small Type II hood, prep and service counter, required kitchen sinks, and storage areas. An additional office space is located on the second floor. \$25,000 key money is required for existing improvements and FF&E. Excellent opportunity for a restaurant operator looking to establish a presence in a high-demand location. Please contact the broker for additional details and to schedule a showing.

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Food Use Retail - 498 S. Lake Ave., Pasadena, CA 91101

- Large Store Front Windows
- Located in South Lake Avenue District
- High Ceilings
- Central Heating and Air Conditioning
- 2nd Floor Mezzanine Area



Berj Beramian

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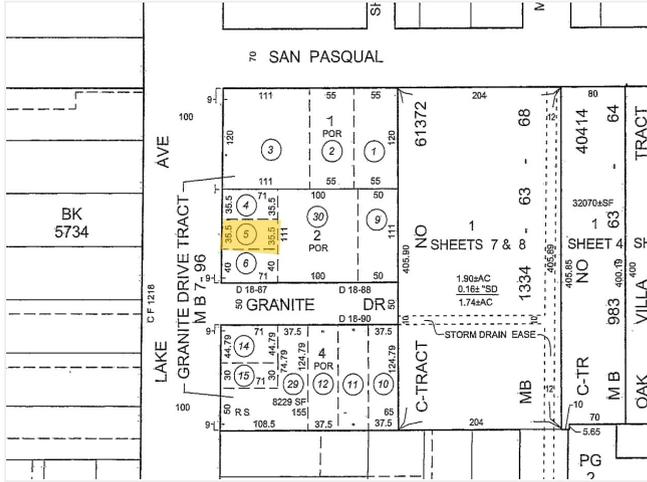
(626) 720-3710

Crownrose Commercial

556 S Fair Oaks Ave
Pasadena, CA 91105



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Plat Map

Listing space

1st Floor Ste 498

Space Available	1,697 SF
Rental Rate	\$40.20 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

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Location

