



## 89 North San Gabriel Boulevard

Pasadena, California 91107

### Lease Highlights

- 11,020 SF Warehouse w/ Offices
- Well Maintained & Fully Renovated in 2009
- Ideal for Headquarters, R&D Facility, Warehouse, or Showroom
- 3 Ground Level Loading Doors - 20" Clear Height
- 400 Amps Power & HVAC Throughout
- Ample Parking - 33 Spaces Available
- Easy Access to 210 Freeway
- Excellent Exposure Corner Location - Almost 25,000 Cars Per Day
- Strong Local Demographics - Over \$159K Average HH Income & Over \$1.2M Average House Value

### Offering Summary

Available SF:	11,020 SF
Lease Rate:	\$1.95 SF/month (\$0.48 NNN)

Demographics	1 Mile	3 Miles	5 Miles
Total Households	7,924	71,102	169,207
Total Population	18,880	176,883	450,103
Average HH Income	\$159,360	\$150,636	\$141,687

For more information

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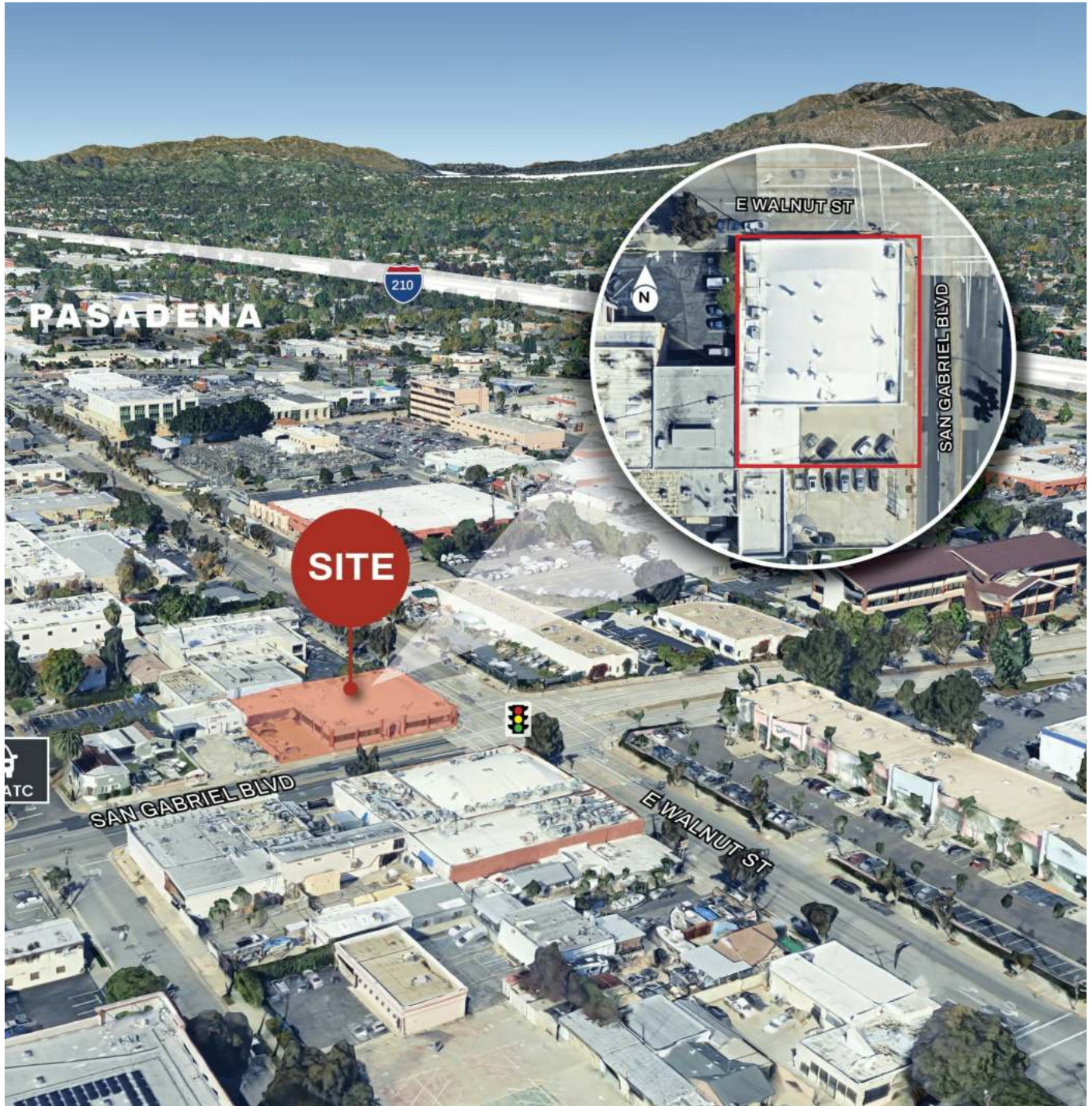
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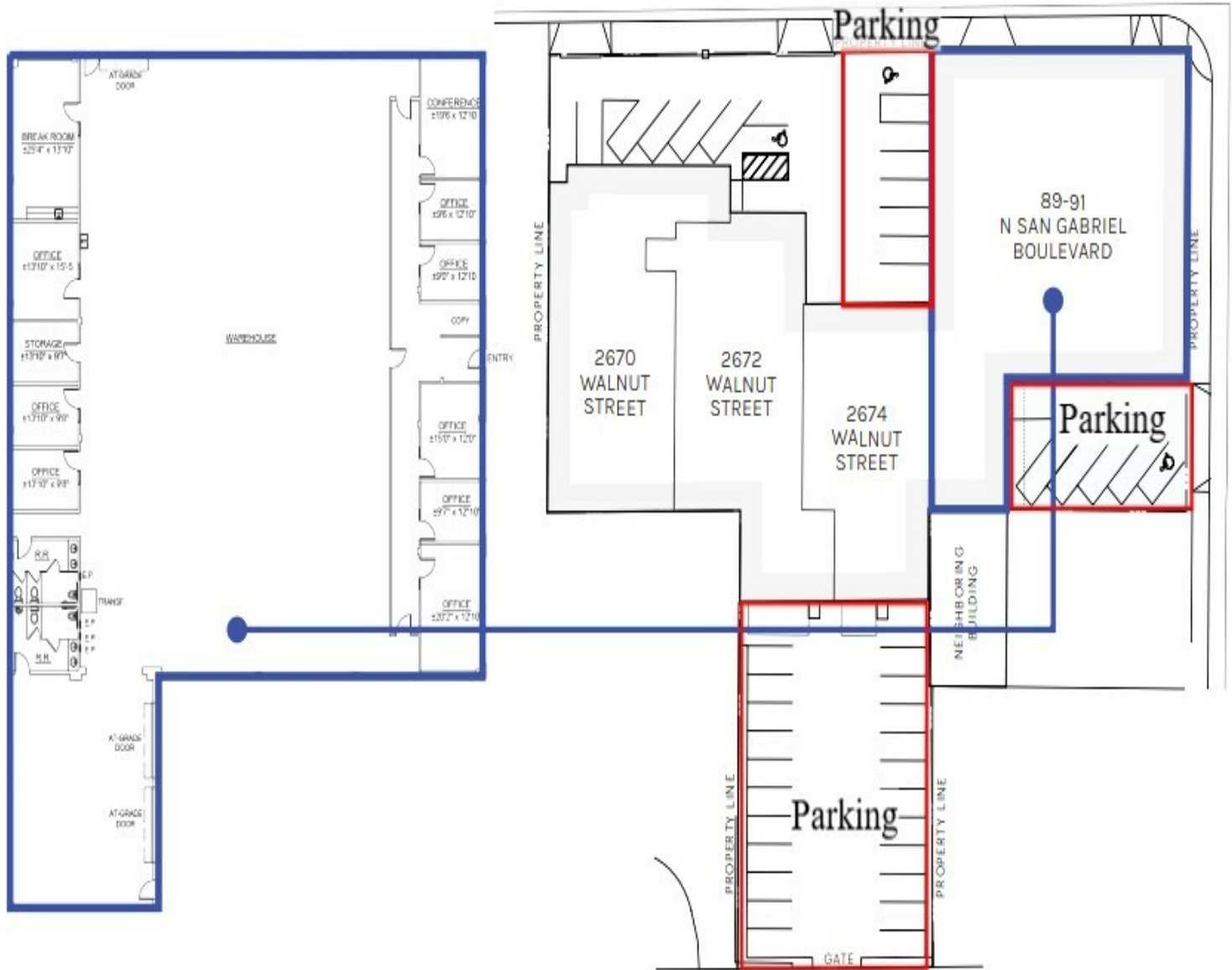
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,880	176,883	450,103
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,924	71,102	169,207
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$159,360	\$150,636	\$141,687
Average House Value	\$1,262,033	\$1,273,355	\$1,207,231
RACE	1 MILE	3 MILES	5 MILES
% White	40.0%	36.5%	28.1%
% Black	5.2%	4.4%	4.4%
% Asian	25.0%	32.9%	39.0%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	0.9%	1.0%	1.1%
% Other	12.5%	11.3%	14.0%

Demographics data derived from AlphaMap

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