

4,990 OR 5,883 SQUARE FOOT RESTAURANT IMMEDIATELY
AVAILABLE IN PRIME PASADENA LOCATION | HUGE PARKING
AREA VERY CLOSE TO 210 FREEWAY IN VERY ACTIVE RETAIL
HUB

395 NORTH ROSEMEAD BOULEVARD

Pasadena, CA 91107

ASKING PRICE

\$4,000,000

LEASE RATE

\$2.65 per sf MG



**COLDWELL
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NRT

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388 S Lake Ave, Pasadena, CA 91101
626.584.0050





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OFFERING SUMMARY

Sale Price:	\$4,000,000
Lease Rate:	\$2.65 per sf Modified Gross
Available SF:	4,990 - 5,883 SF
Lot Size:	0.74 Acres
Year Built:	1969
Building Size:	4,990 SF & 893 SF
Zoning:	General Commercial
Price / SF:	\$679.00

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PROPERTY OVERVIEW

We are pleased to be marketing for Lease or Sale, approximately 4,000 square feet, formerly a restaurant along with an adjacent 893 square foot free-standing auxiliary building, located at a Prime and Active area of Hastings Ranch in Pasadena. This property is the former home of Robin's Barbecue, a Pasadena icon and is zoned general commercial allowing for a multitude of uses including but not limited to restaurant, medical, and commercial office uses.

For a restaurant user, there is a 4 Ton smoker that can cook 1,000 pounds at a time, 12 nitrogen beer taps, and 2 Large walk-in coolers and 1 large walk-in freezer. In addition, there is a ABC Type 47 license available for sale.

The building sits on nearly $\frac{3}{4}$ of an acre and there is a huge adjacent parking area with 48 parking spaces. The property is located steps away from Trader Joe's to the north and LA Fitness to the south. Additional traffic drivers to the property include Stonefire Grill and Ethan Allen. You can walk to the Metro Gold Line Station and the Foothill 210 freeway is 1/3rd mile south. Rosemead Boulevard is one of the busiest and most active thoroughfares in the entire San Gabriel Valley.

Because of the variety of possibilities with this property, this is a great leasing/acquisition opportunity for both an investor, owner/user, or tenant.



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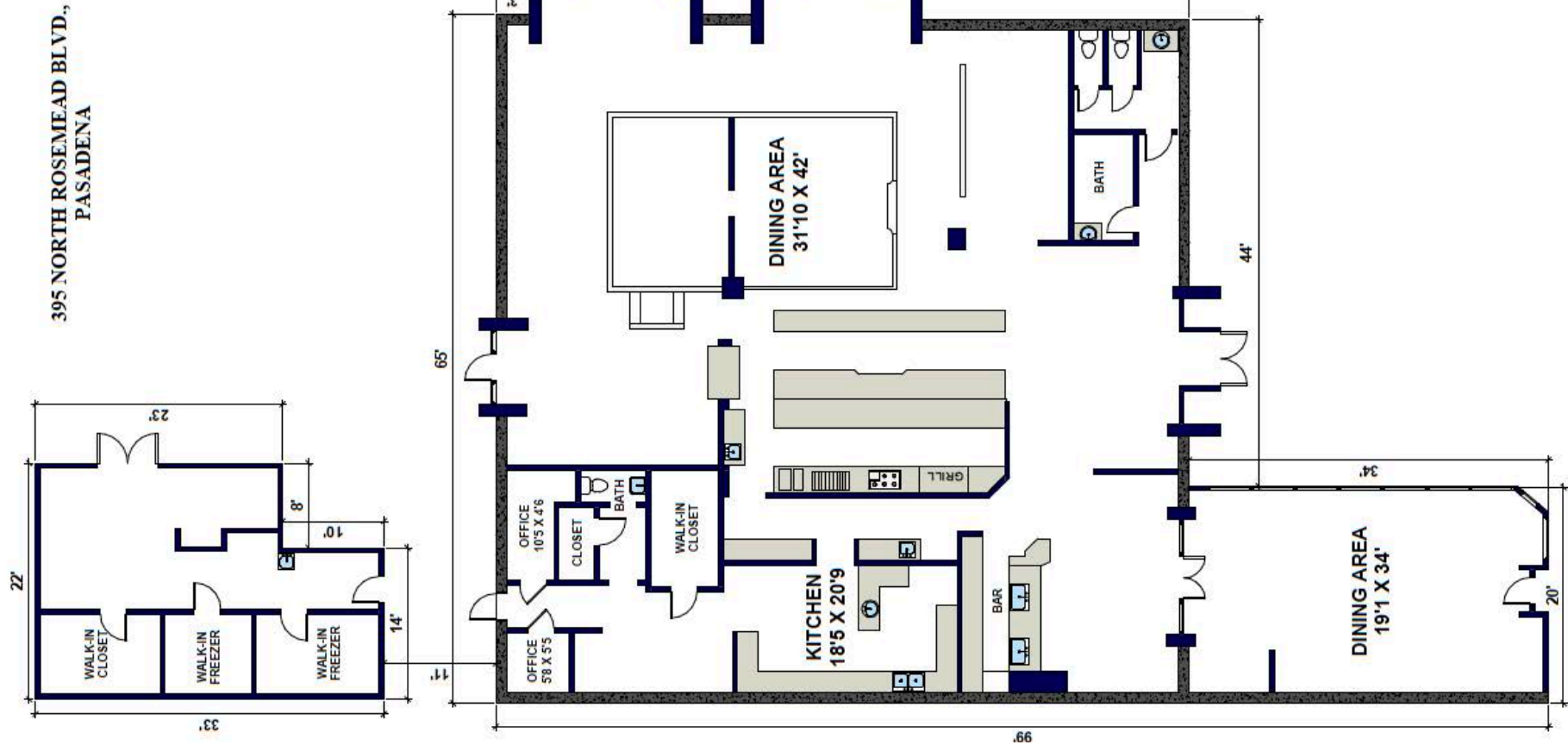


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FLOOR PLAN CREATED BY REST, INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED. (626) 840-1717

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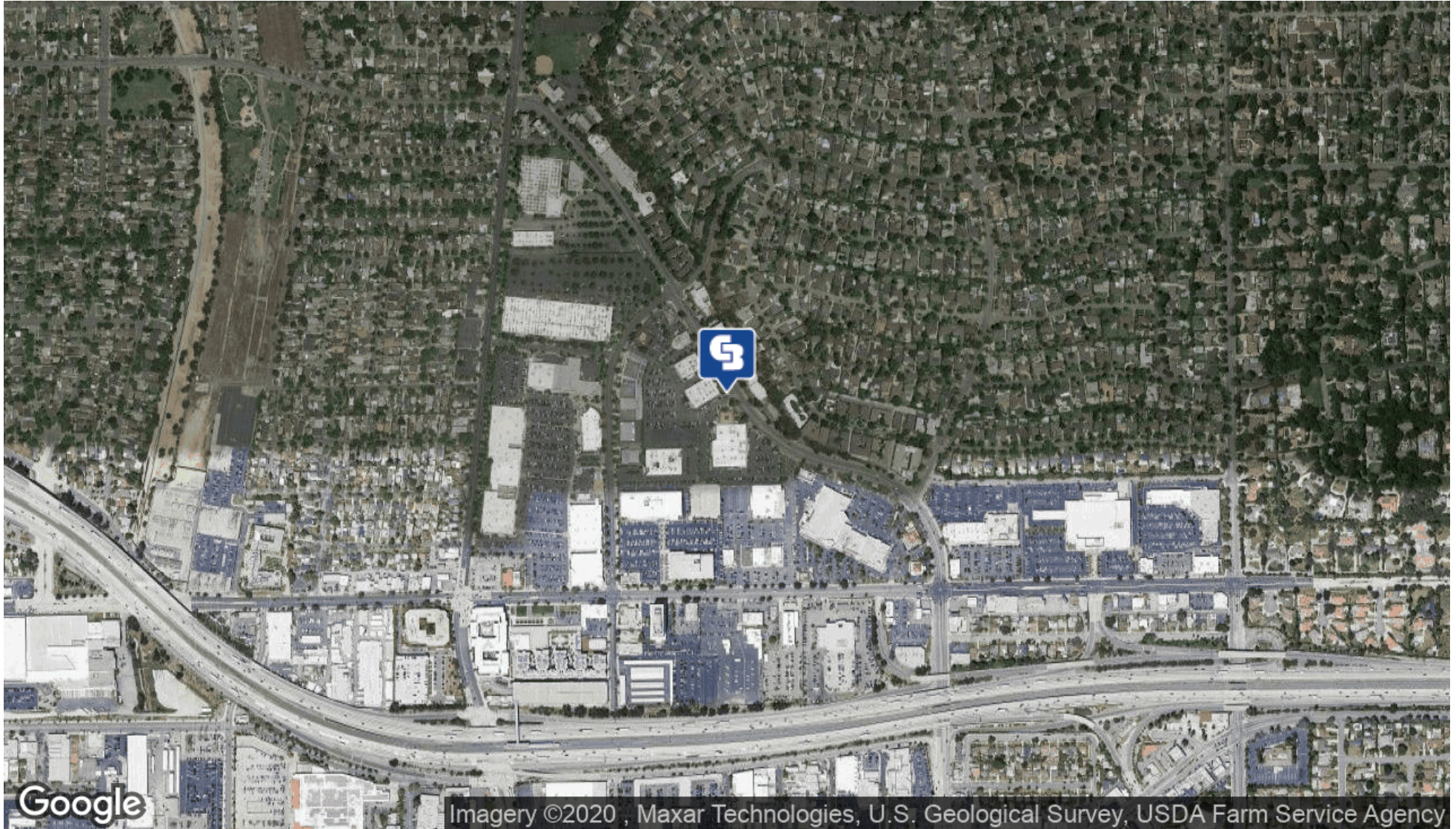


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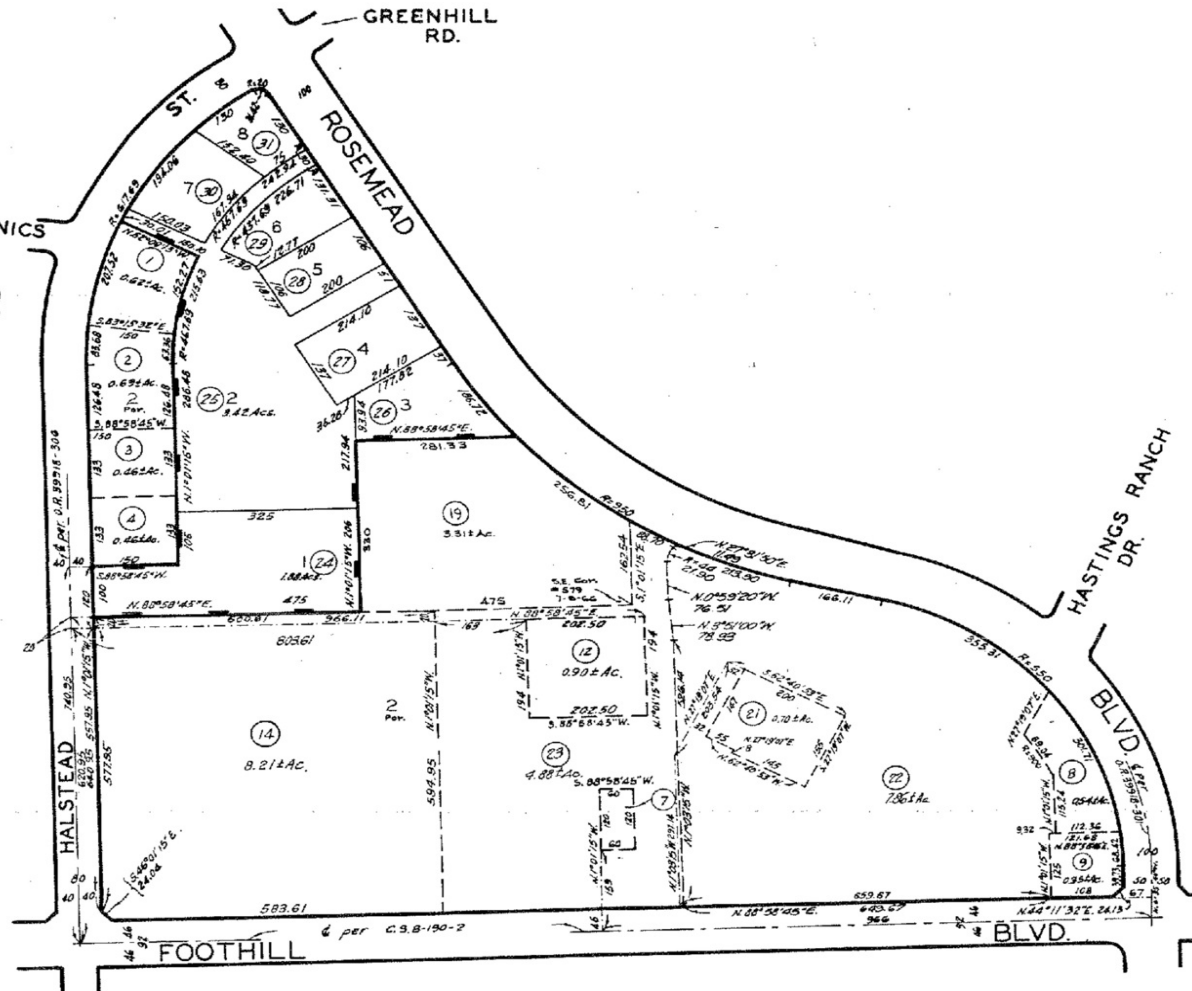
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5757 | 22
SCALE 1" = 200'

2-9-65 2-28-63
660822 680417409
710314520
710322352
730319004

TRACT NO. 25919
M.B. 909 - 74-75

CODE
7500



FOR PREV. ASSM'T. SEE: 366 - 318
5752-26
5757-21

LAND OF A.B. CHAPMAN
IN THE RANCHO SANTA ANITA
R.F. 561

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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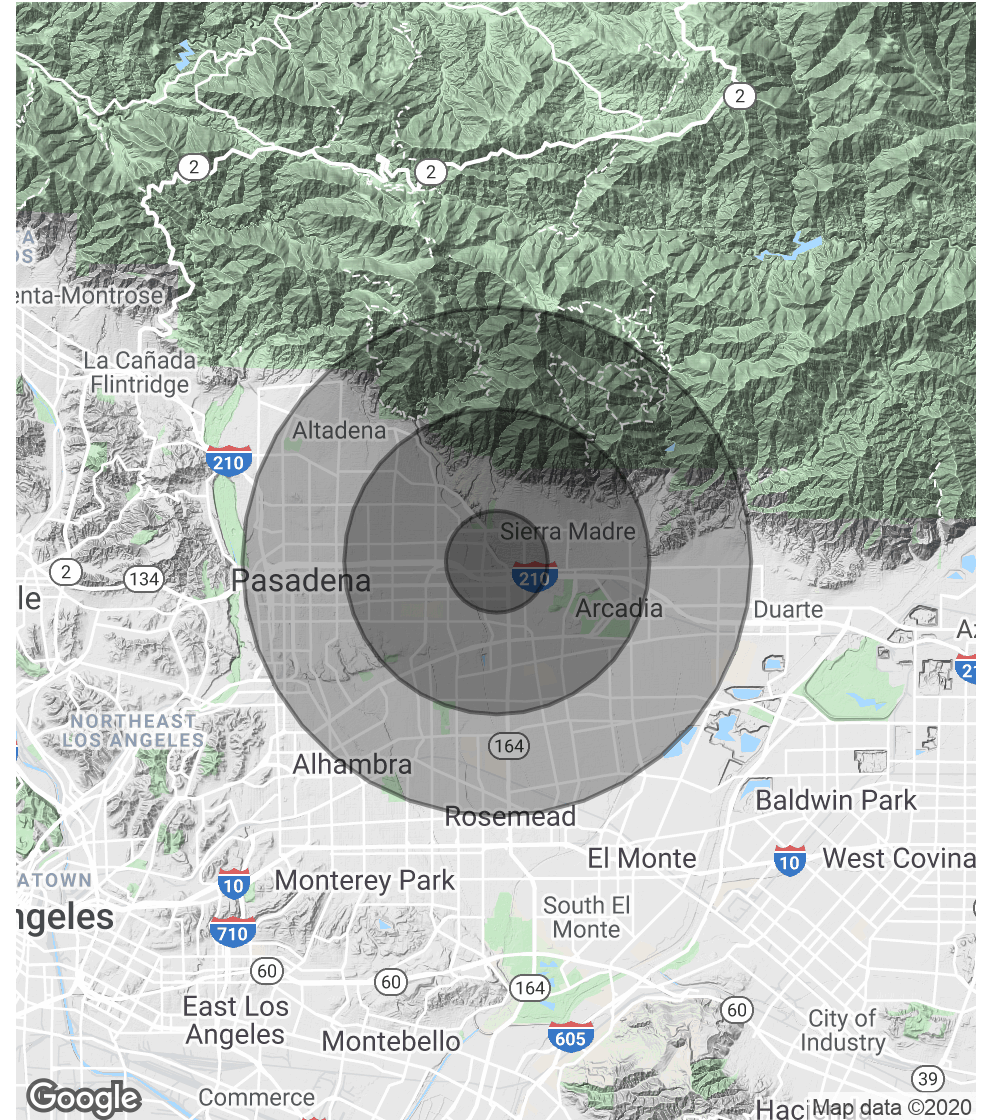
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,172	131,348	397,782
Median age	42.2	41.4	39.8
Median age (Male)	40.9	40.5	38.6
Median age (Female)	43.1	42.3	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,203	49,167	143,283
# of persons per HH	2.7	2.7	2.8
Average HH income	\$110,517	\$106,845	\$97,051
Average house value	\$691,886	\$710,995	\$671,479

* Demographic data derived from 2010 US Census



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SALE