



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# PRIME CORNER OFFICE & RETAIL SPACE IN HEART OF OLD PASADENA

48-50 SOUTH DE LACEY AVE  
PASADENA, CA 91105

AVAILABLE SPACE  
1,200- 4,004 SF

LEASE RATE  
\$2.00 - \$3.50 PSF



**FOR LEASE**

CBCWORLDWIDE.COM

## OFFICE

### Robert Ip

626 394 2527

robert.ip@cbcncrt.com

CalDRE #01876261

### Bill Ukropina

626 844 2200

bill.ukropina@cbcncrt.com

CalDRE #00820557

COLDWELL BANKER COMMERCIAL NRT  
388 S Lake Ave, Pasadena, CA 91101  
626.584.0050

©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



# PRIME CORNER OFFICE & RETAIL SPACE IN HEART OF OLD PASADENA

48-50 SOUTH DE LACEY AVE  
PASADENA, CA 91105

LEASE



## PROPERTY OVERVIEW

Located in the heart of Old Pasadena near countless retail amenities, these spaces could be fit for a cafe, service based business, or paired with an additional suite in the property for larger tenant need. There are adaptable office spaces within a vibrant community that fits between 3-16 people.

## OFFERING SUMMARY

Available SF:	1,200- 4,004 SF
Lease Rate:	\$2.00 - \$3.50 PSF
Year Built:	1955
Building Size:	24,544 SF

CBCWORLDWIDE.COM

Robert Ip  
626 394 2527  
robert.ip@cbcnr.t.com  
CaDRE #01876261

Bill Ukropina  
626 844 2200  
Bill.Ukropina@cbcnr.com  
CaDRE #00820557



# PRIME CORNER OFFICE & RETAIL SPACE IN HEART OF OLD PASADENA

48-50 SOUTH DE LACEY AVE  
PASADENA, CA 91105

LEASE

SUITE	TENANT	SIZE (SF)	LEASE RATE	DESCRIPTION
50 South De Lacey Ave Suite 100	Available	2,270 SF	\$2.00 FS	This space is ideal for office or retail tenants seeking street access to a community with excellent walk score. This space could be a fit for an office tenant with many daytime visitors, a service-based business, or paired with an additional suite in the property for a larger retail need. Fits 6 - 19 People
50 South De Lacey Ave Suite 200 & 201	Available	4,004 SF	\$2.00 FS	Adaptable office space in a vibrant community. Ample parking located in the same block, and ideally located in the core of Old Pasadena. Fits 4 - 12 People
54 South De Lacey Ave	Available	1,200 SF	\$3.50 PSF + \$1.00 NNN	Adaptable office space in a vibrant community. Ample parking located in the same block, and ideally located in the core of Old Pasadena.

CBCWORLDWIDE.COM

Robert Ip  
626 394 2527  
robert.ip@cbcprt.com  
CalDRE #01876261

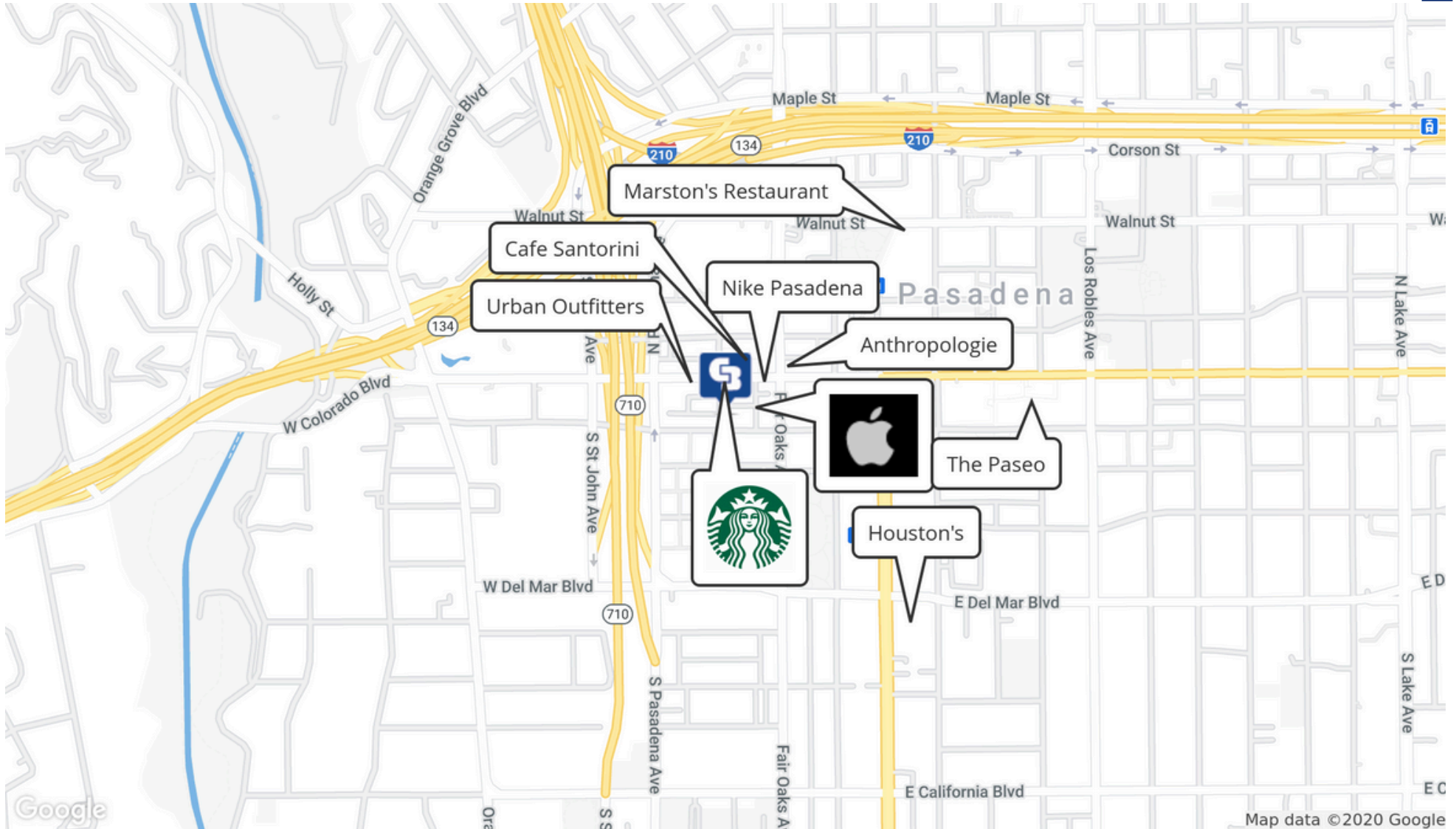
Bill Ukropina  
626 844 2200  
Bill.Ukropina@cbcprt.com  
CalDRE #00820557



# PRIME CORNER OFFICE & RETAIL SPACE IN HEART OF OLD PASADENA

48-50 SOUTH DE LACEY AVE  
PASADENA, CA 91105

LEASE



CBCWORLDWIDE.COM

Robert Ip  
626 394 2527  
robert.ip@cbcncr.com  
CalDRE #01876261

Bill Ukropina  
626 844 2200  
Bill.Ukropina@cbcncr.com  
CalDRE #00820557



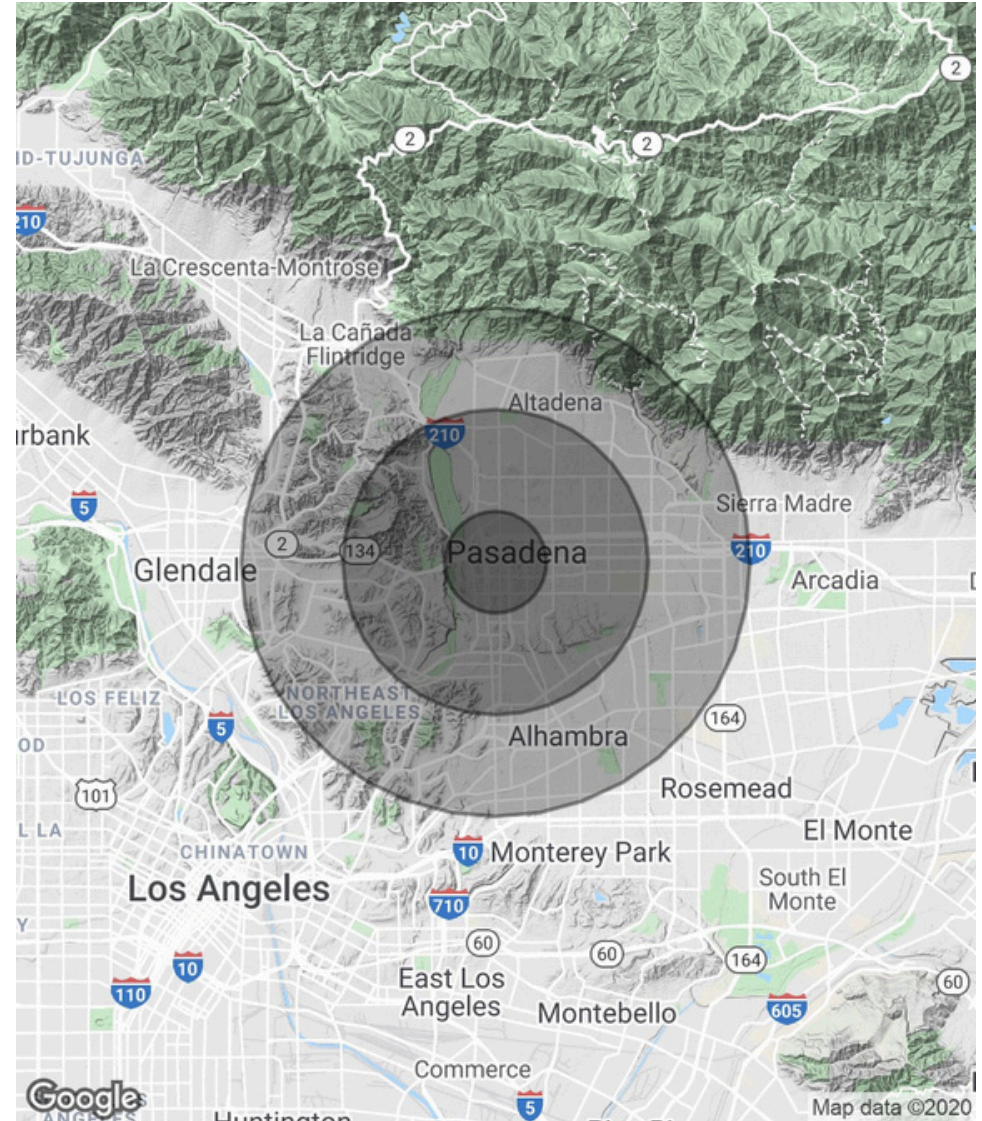
# PRIME CORNER OFFICE & RETAIL SPACE IN HEART OF OLD PASADENA

48-50 SOUTH DE LACEY AVE  
PASADENA, CA 91105

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,033	196,239	528,796
Average age	35.8	37.1	37.5
Average age (Male)	35.0	36.2	36.5
Average age (Female)	36.9	37.8	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,612	74,608	186,114
# of persons per HH	2.2	2.6	2.8
Average HH income	\$93,459	\$97,097	\$92,645
Average house value	\$726,241	\$709,835	\$676,908

\* Demographic data derived from 2010 US Census



LEASE

CBCWORLDWIDE.COM

Robert Ip  
626 394 2527  
robert.ip@cbcncrt.com  
CalDRE #01876261

Bill Ukropina  
626 844 2200  
Bill.Ukropina@cbcncrt.com  
CalDRE #00820557