

FOR LEASE COMMERCIAL SPACE

1133 MISSION STREET | SOUTH PASADENA, CALIFORNIA

OFFERING SUMMARY

Lease Rate:	\$2.10 PSF/month (NNN)
Available SF:	10,150 SF
Lot Size:	25,282 SF
Available:	VACANT
Term:	3 - 10 Years
Parking:	34 Spaces

SPACES	LEASE RATE	SPACE SIZE
1133 Mission Street	\$2.10 PSF/month (NNN)	10,150 SF

EXCLUSIVELY LISTED BY:

Scott Wilcott Jr., CCIM

Senior Vice President
626.204.1500 Direct
swilcott@naicapital.com
CA DRE #01214447



PROPERTY HIGHLIGHTS

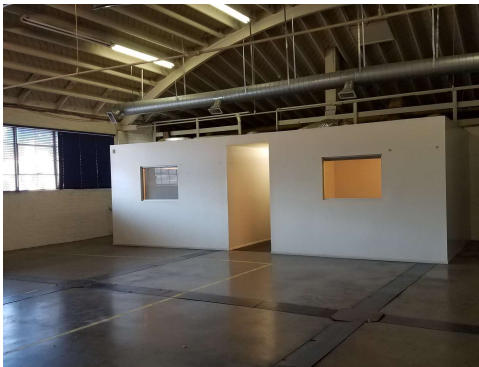
- Freestanding Commercial Building
- Potential to divide
- 3:1000 Car Parking - 34 Spaces
- 100% air conditioned
- Abundance of natural light
- Bow truss ceilings
- Unique Historical building
- Walker's Paradise Score at 97/100
- Walking distance to Metro Light Rail South Pasadena Station
- Approximately 7,150 SF Ground Floor and 3,000 SF Second Floor
- Offices, Open Areas, Warehouse, Conference room, Kitchenette
- 10' x 10' Loading Door
- Heavy Power
- Ceiling Height 10' - 12'
- Use includes General Retail, Offices, Personal and Professional Services, Research and Development

www.naicapital.com

1133 MISSION STREET

SOUTH PASADENA, CA 91030

PROPERTY DESCRIPTION



- Freestanding Commercial Building
- Approximately 7,150 SF Ground Floor and 3,000 SF Second Floor
- Freight Elevator
- 100% air conditioned
- 10' x 10' Loading Door
- 800 Amps 120 - 480v 3 phase 4 w
- Abundance of natural light
- Ceiling Height 10' - 12'
- Abundant Parking
- Zoning: Downtown Specific Plan Mixed-Use Core Zone

Scott Wilcott Jr., CCIM

Senior Vice President
626.204.1500 Direct
swilcott@naicapital.com

CA DRE #01214447

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474

NAI Capital | 225 S. Lake Avenue, Suite M270 | Pasadena, CA 91101

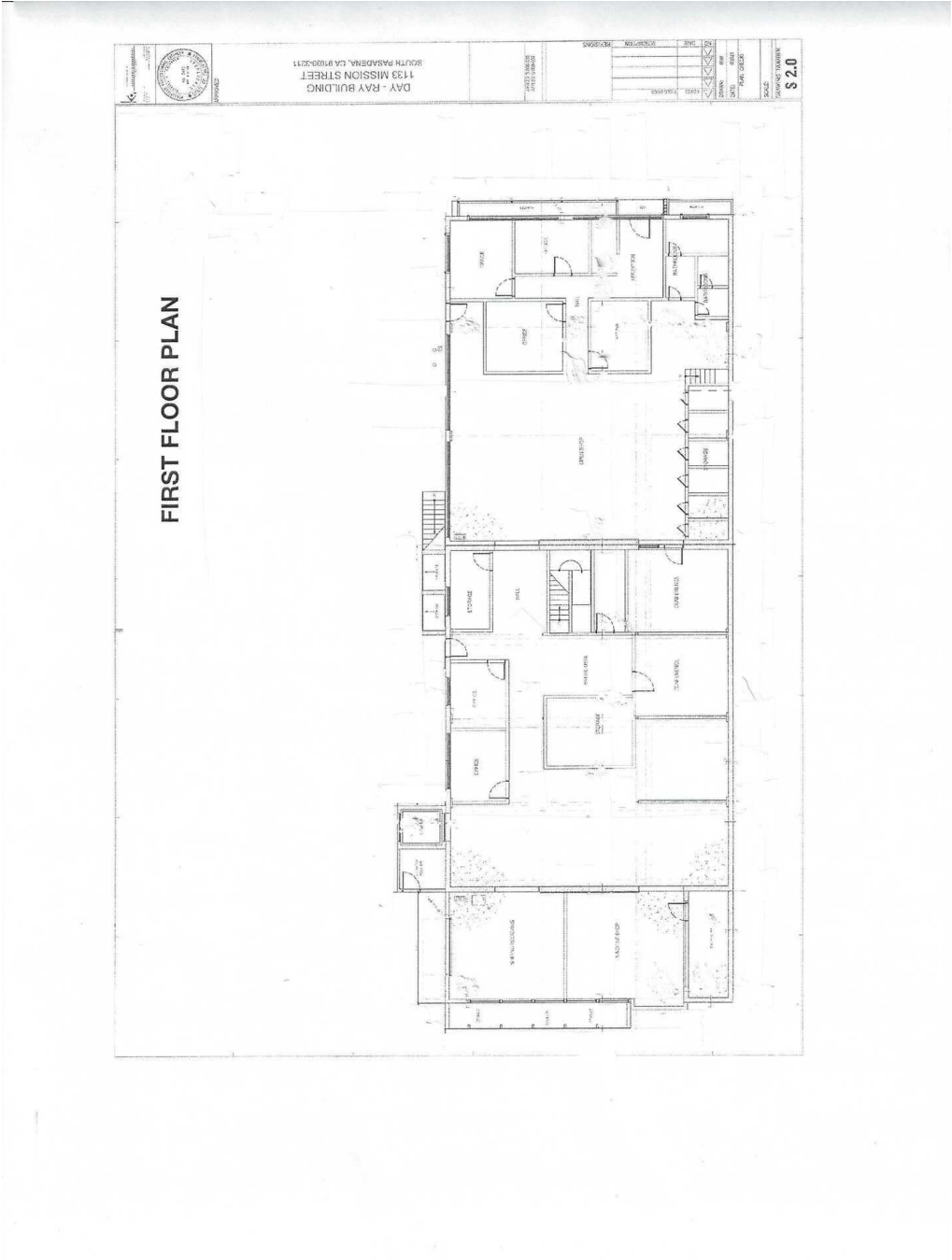


Scott Wilcott Jr., CCIM

Senior Vice President
626.204.1500 Direct
swilcott@naicapital.com

CA DRE #01214447

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474

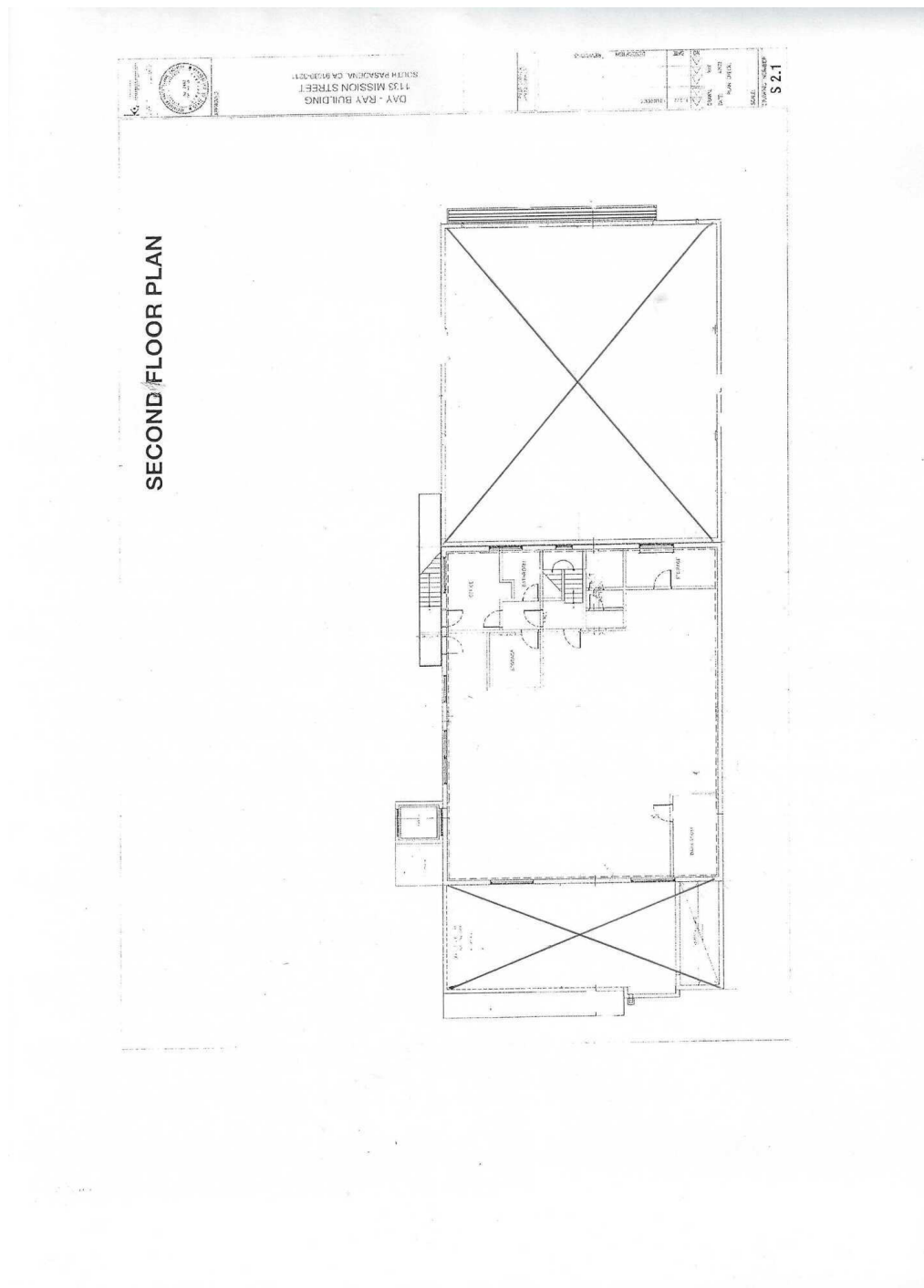


Scott Wilcott Jr., CCIM

Senior Vice President
626.204.1500 Direct
swilcott@naicapital.com

CA DRE #01214447

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474



Scott Wilcott Jr., CCIM

Senior Vice President
626.204.1500 Direct
swilcott@naicapital.com

CA DRE #01214447

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474

RETAILER MAP



Scott Wilcott Jr., CCIM

Senior Vice President
626.204.1500 Direct
swilcott@naicapital.com

CA DRE #01214447

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474

BIKE
SCORE
68

TRANSIT
SCORE
62

WALK
SCORE
94

SOUTH PASADENA

1133
MISSION
STREET

18,410 ATC



Scott Wilcott Jr., CCIM

Senior Vice President
626.204.1500 Direct
swilcott@naicapital.com

CA DRE #01214447

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474

NAI Capital | 225 S. Lake Avenue, Suite M270 | Pasadena, CA 91101

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,831	241,825	634,695
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,272	95,322	229,856
# of Persons per HH	2.5	2.5	2.8
Average HH Income	\$178,254	\$133,905	\$125,126
Average House Value	\$1,606,371	\$1,144,433	\$1,090,832

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	8,879	69,884	160,371
Total Population - Black	587	7,535	21,707
Total Population - Asian	7,346	69,316	211,528
Total Population - Hawaiian	15	221	555
Total Population - American Indian	193	3,580	9,130
Total Population - Other	1,878	52,837	136,414

TRAFFIC COUNTS	
Fremont Ave	8,652/day
Demographics data derived from AlphaMap	

HEADER 1	HEADER 2	HEADER 3	HEADER 4
Walker's Paradise Score	(97)	-	-
enter text here...	-	-	-
enter text here...	-	-	-