

# 511

S. LAKE AVENUE PASADENA, CA 91101

## PROMINENT FLAGSHIP RETAIL OPPORTUNITY FOR LEASE IN THE HEART OF PASADENA

511 S. LAKE AVE

EREWHON /BRELLA /TIA (NOW OPEN!)

PRENUVO COMING SOON



**COMMERCIAL  
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20+ FOOT CEILINGS

511 S. LAKE AVE

SIZE

±9,500 SF (GROUND) +  
±1,800 SF (MEZZANINE)  
(DIVISIBLE TO ±3,066 SF & ±5,860 SF SPACES)

RATE

\$3.50 PSF/MO + NNN

(NNN EST. \$1.00 PSF/MO)

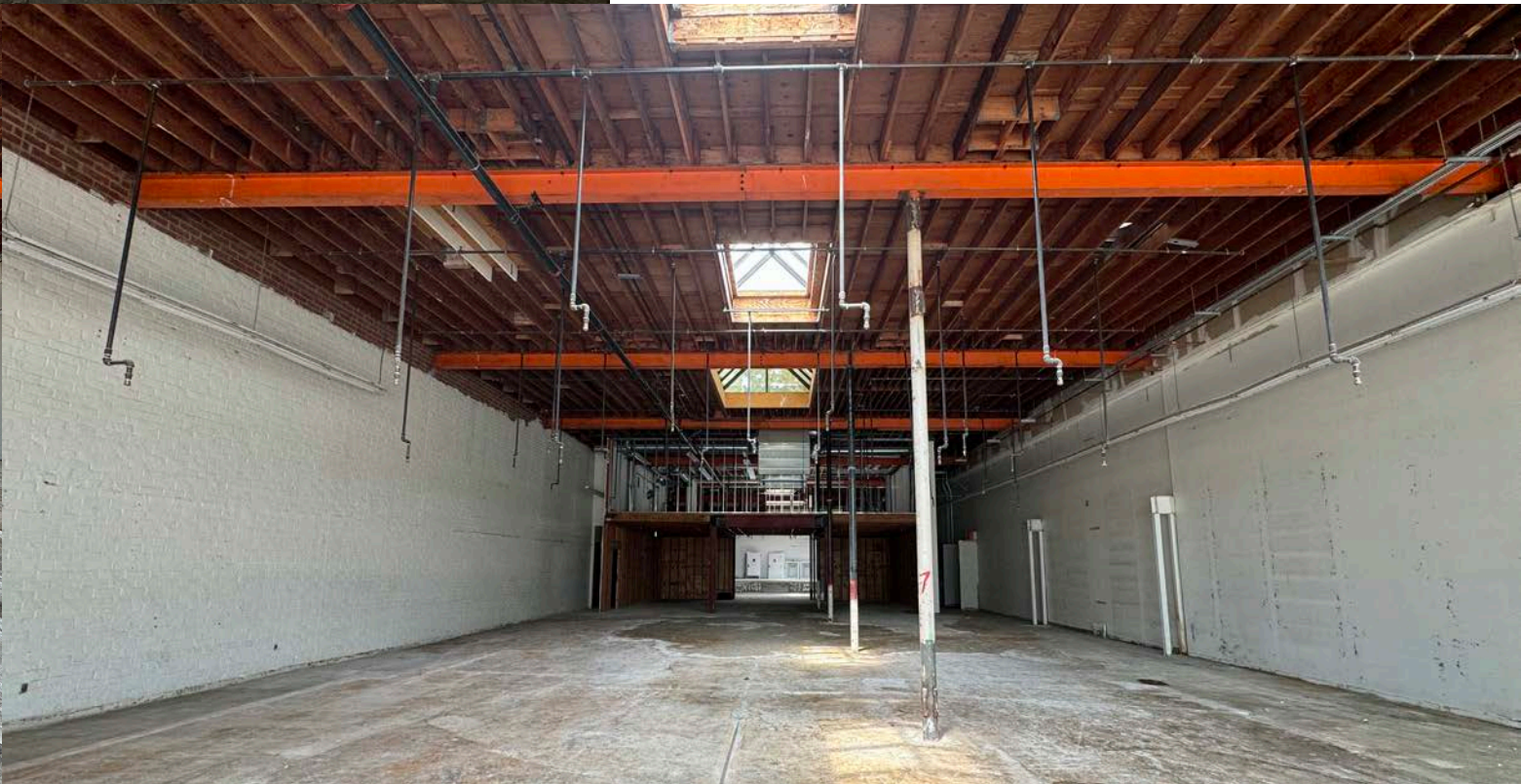
\*RENT ON GROUND FLOOR ONLY

PLEASE INQUIRE ABOUT RATES FOR DIVISIONS

PARKING

LARGE ONSITE PARKING LOT  
WITH 63 PARKING SPACES

\*POTENTIAL EXPANSION TO NEXT DOOR





# AREA MAP



## PASADENA

**495 - 511 S LAKE**

- RETAILERS
- EATERIES
- LODGING
- ATTRACTIONS
- FITNESS
- DEMAND GENERATOR

**Huntington Hospital**  
2,734 Employees

**ArtCenter**  
2,005 Students

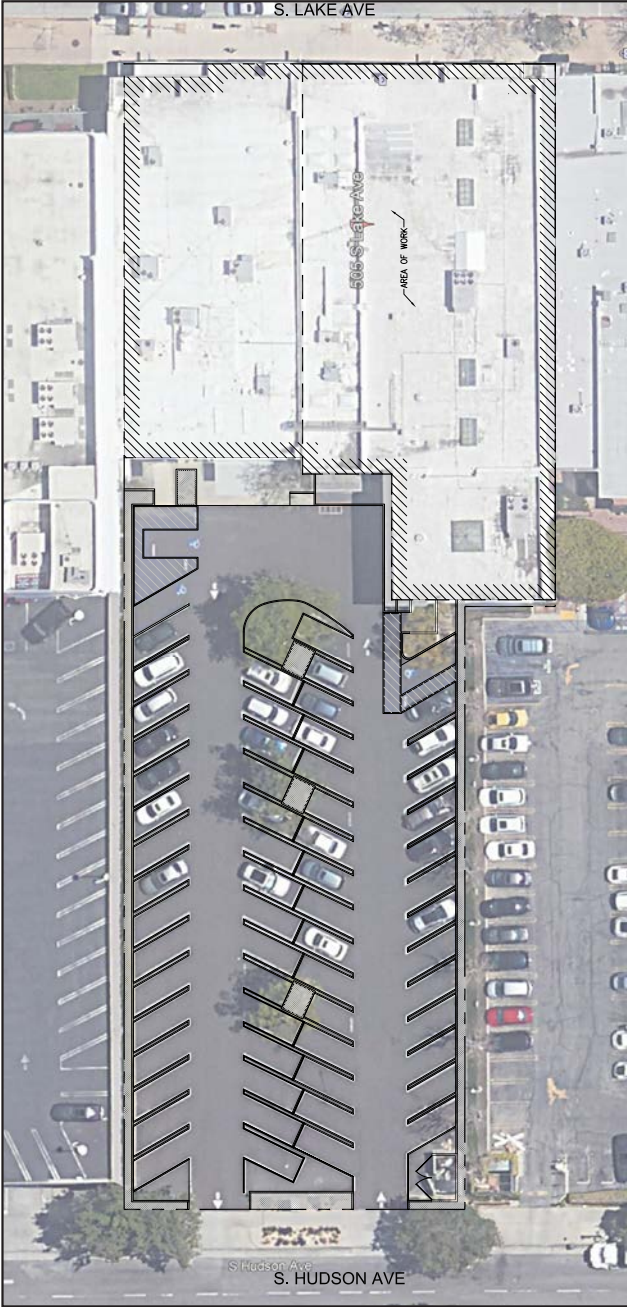
**Caltech**  
2,240 Students

**THE HUNTINGTON**  
Library, Art Museum, and Botanical Garden



# TREMENDOUS PARKING

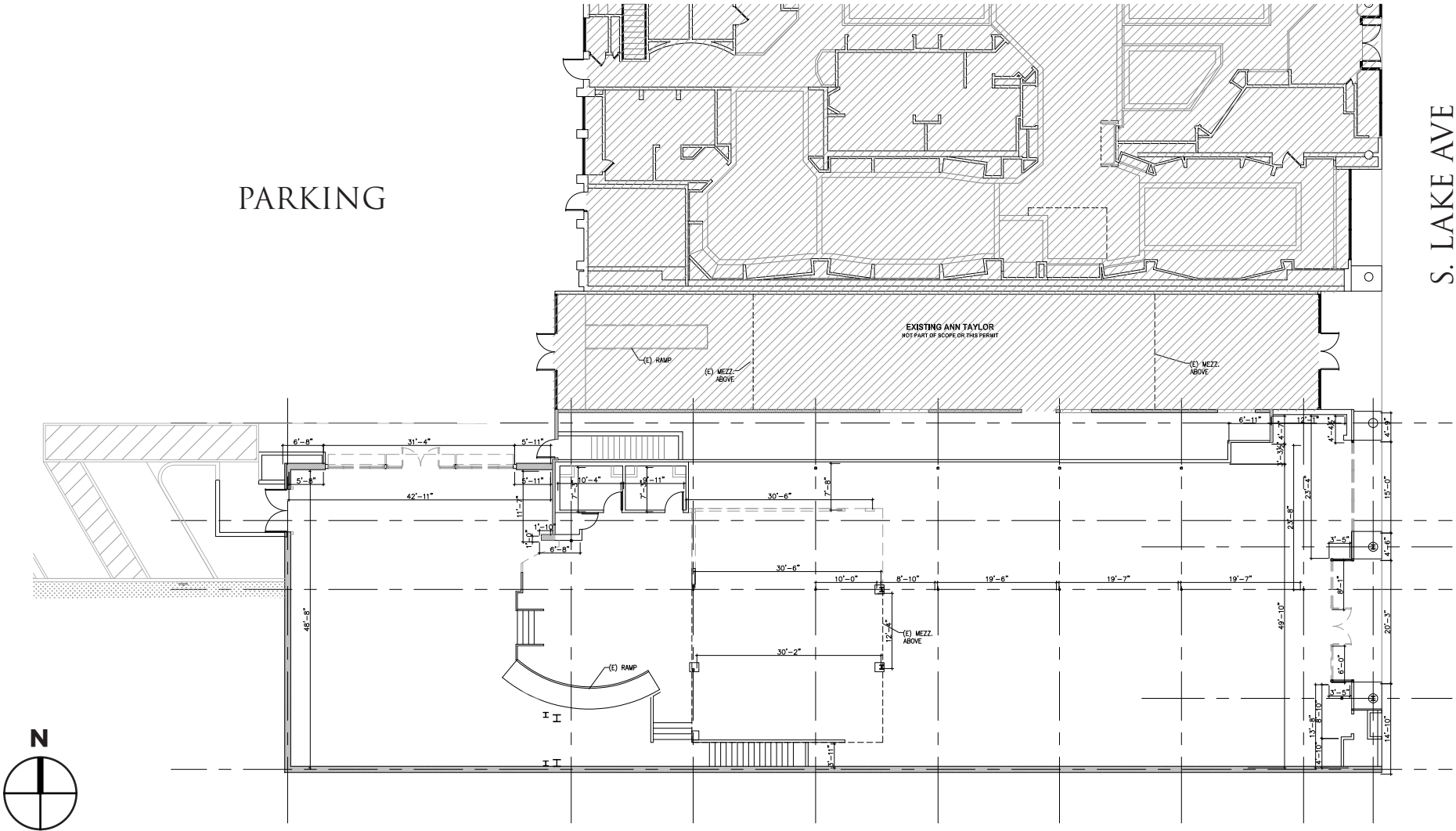
APPROXIMATELY 60 PARKING SPACES



# EXISTING FLOOR PLAN

PARKING

S. LAKE AVE

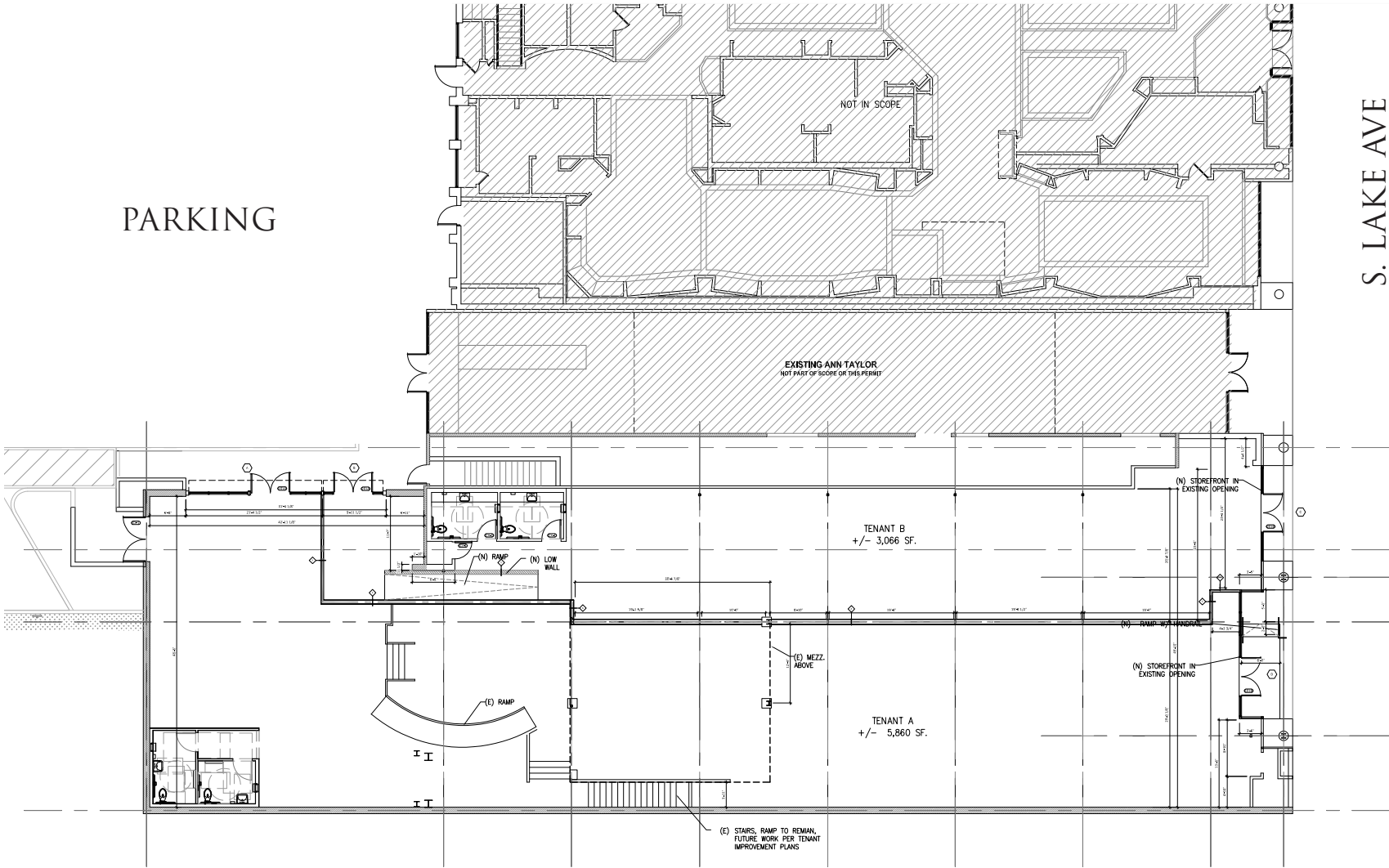




# PROPOSED FLOOR PLAN WITH DIVISION

PARKING

S. LAKE AVE





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