



2353 Lincoln Ave

ALTADENA, CA 91001

*Retail
Space
For Lease*

CBRE

Property Highlights



Immediately available



Bright spaces with concrete flooring



Front retail space for lease



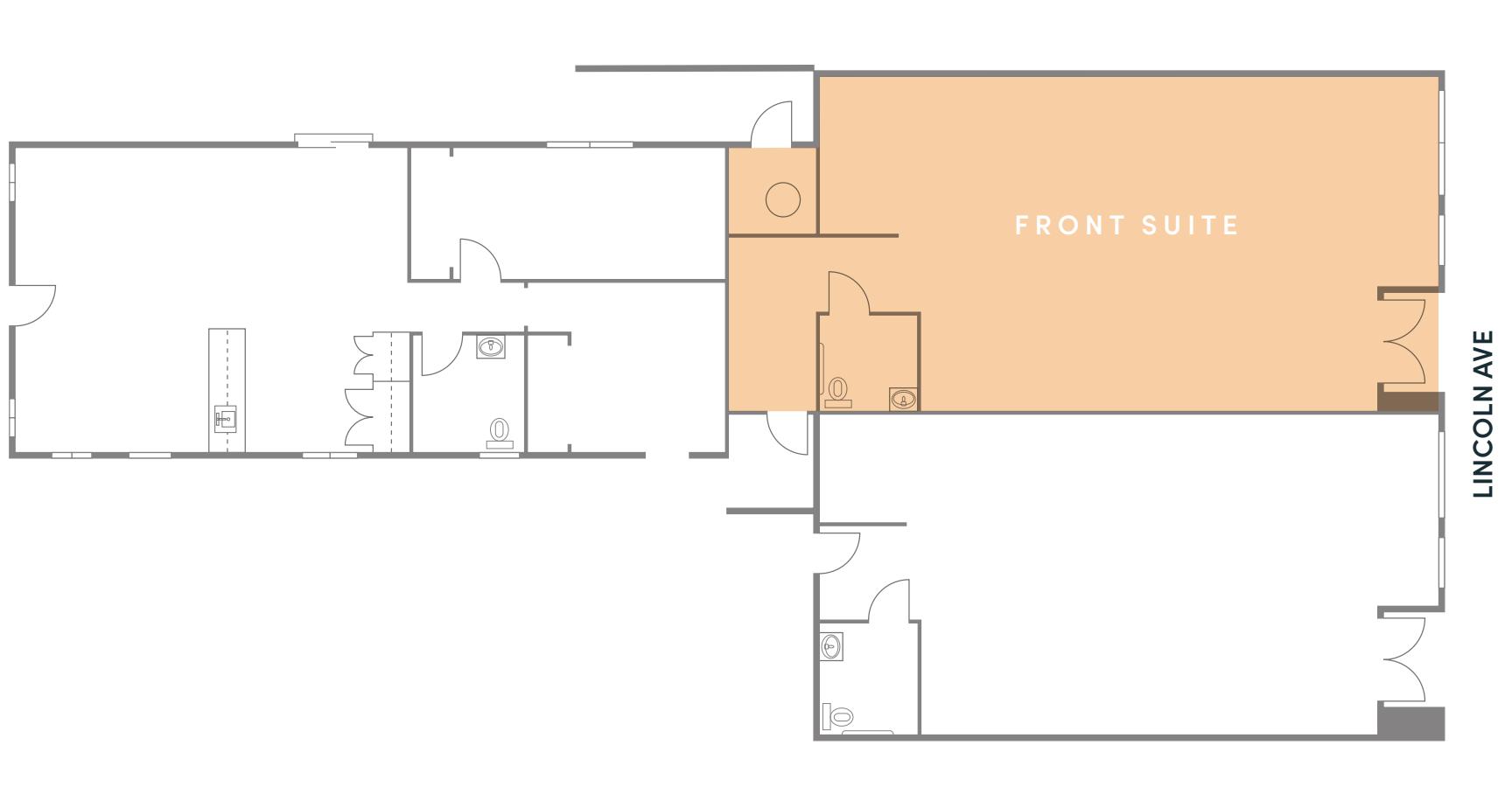
Patio in rear with additional open spaces in designated area



Open floor plans without column interruptions



Floor Plan



AVAILABILITY

Front Suite

RETAIL SPACE

1,180 SF

ASKING RATE

\$3.98 Modified Gross



Altadena's looking for a

- | Fashion Boutique
- | Creative Office/Studio
- | Local Flower Shop
- | Artisanal Café
- | Specialty Outdoor Supply
- | Fitness Studio



Located in the heart of Altadena,

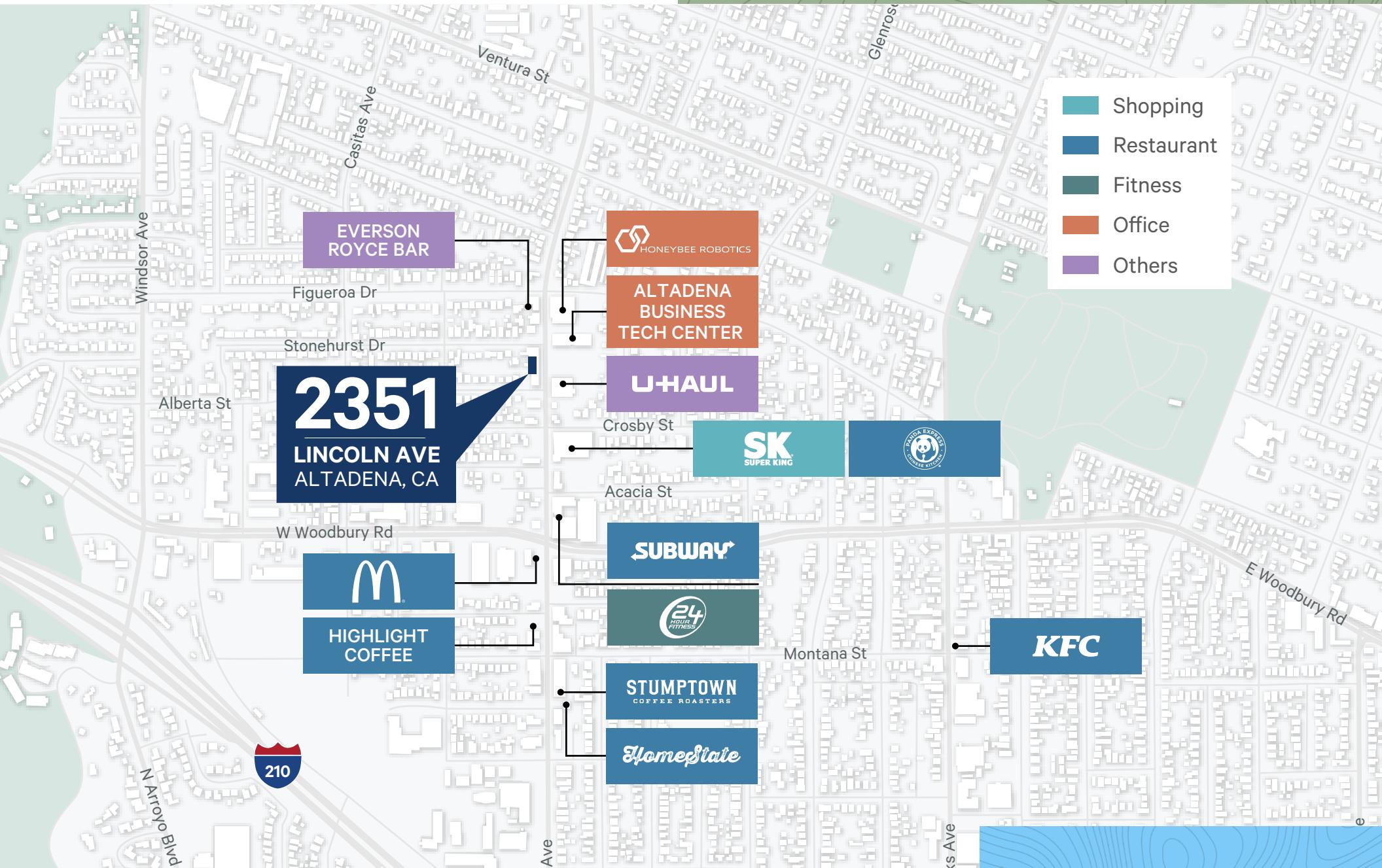
an unincorporated community in Los Angeles, this community offers a blend of rustic charm and urban accessibility.

Excellent public transportation makes it easy to connect to neighboring Pasadena and Downtown Los Angeles.

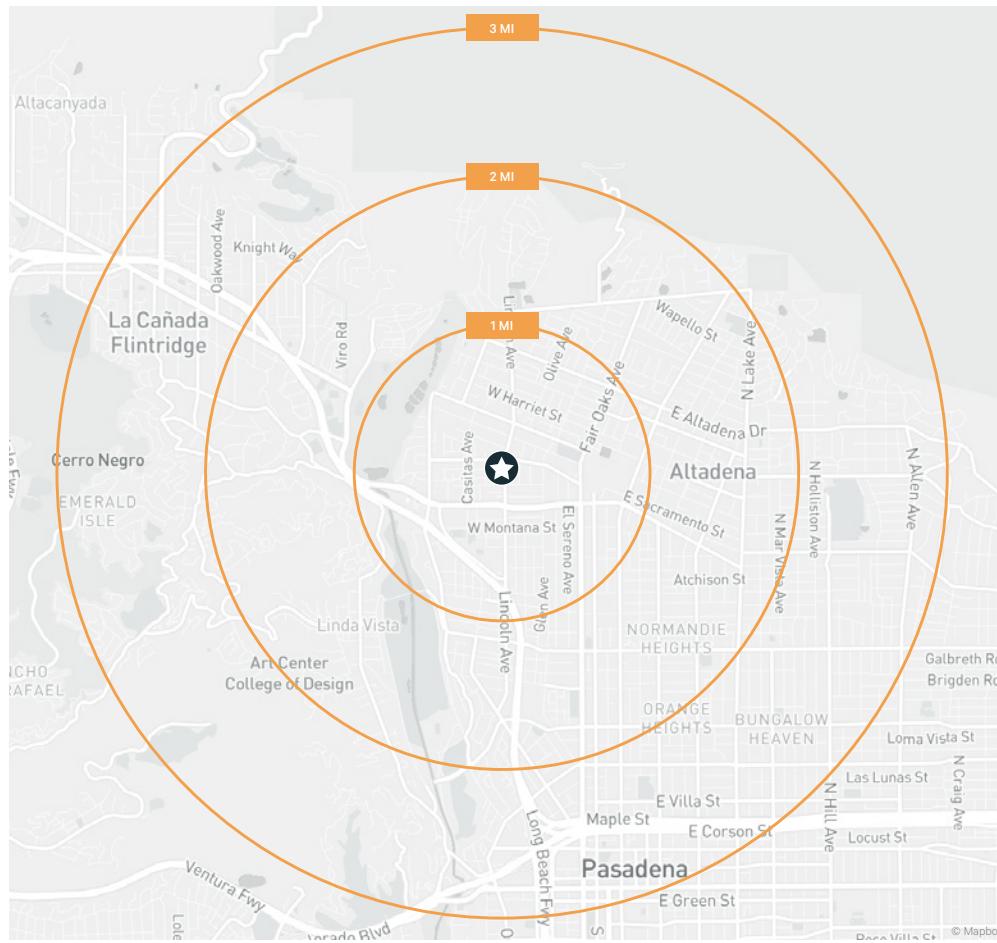
Numerous nearby shopping and business options, including Everson Royce Bar, Honeybee Robotics, Highlight Coffee, Stumptown Coffee, Home State Restaurant SuperKing Market, Panda Express, Subway, 24-Hour Fitness, Unincorporated Coffee, McDonald's, a Technology Business Center, and plenty of residential areas.



Rustic Charm and Urban Convenience



Area Demographics



1 Altadena tends to attract a diverse population. Its residents range from young professionals and families to retirees looking for a quiet and friendly community.

2 Residents of Altadena value a balance of the quiet, outdoor suburban lifestyle with the convenience of close proximity to major urban centers.

3 Most residents live in single-family homes, and many of these homes are detached, offering a suburban atmosphere.

4 These residents tend to be environmentally conscious, culturally diverse, and supportive of local businesses.

| | 1 Mile | 2 Miles | 3 Miles |
|------------------------------|-----------|-----------|-----------|
| Median Income | \$96,295 | \$103,678 | \$99,715 |
| Average Household Income | \$119,859 | \$148,406 | \$151,156 |
| Median Age | 37.2 | 39.7 | 40.5 |
| Employees | 4,576 | 14,051 | 74,744 |
| Male | 9,969 | 30,834 | 58,189 |
| Female | 10,512 | 32,498 | 60,224 |
| Total Population | 20,481 | 63,332 | 118,413 |
| Owner Occupied Housing Unit | 4,105 | 13,368 | 23,478 |
| Renter Occupied Housing Unit | 2,268 | 8,021 | 20,516 |
| Vacant Housing Unit | 268 | 990 | 2,531 |
| Bachelors Degree or Higher | 4,873 | 19,740 | 42,700 |
| HS and Associates Degree | 6,897 | 18,389 | 31,529 |

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FOR MORE INFORMATION, PLEASE CONTACT US AT **+1 213 613 3272**

RETAIL PROPERTIES

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