



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



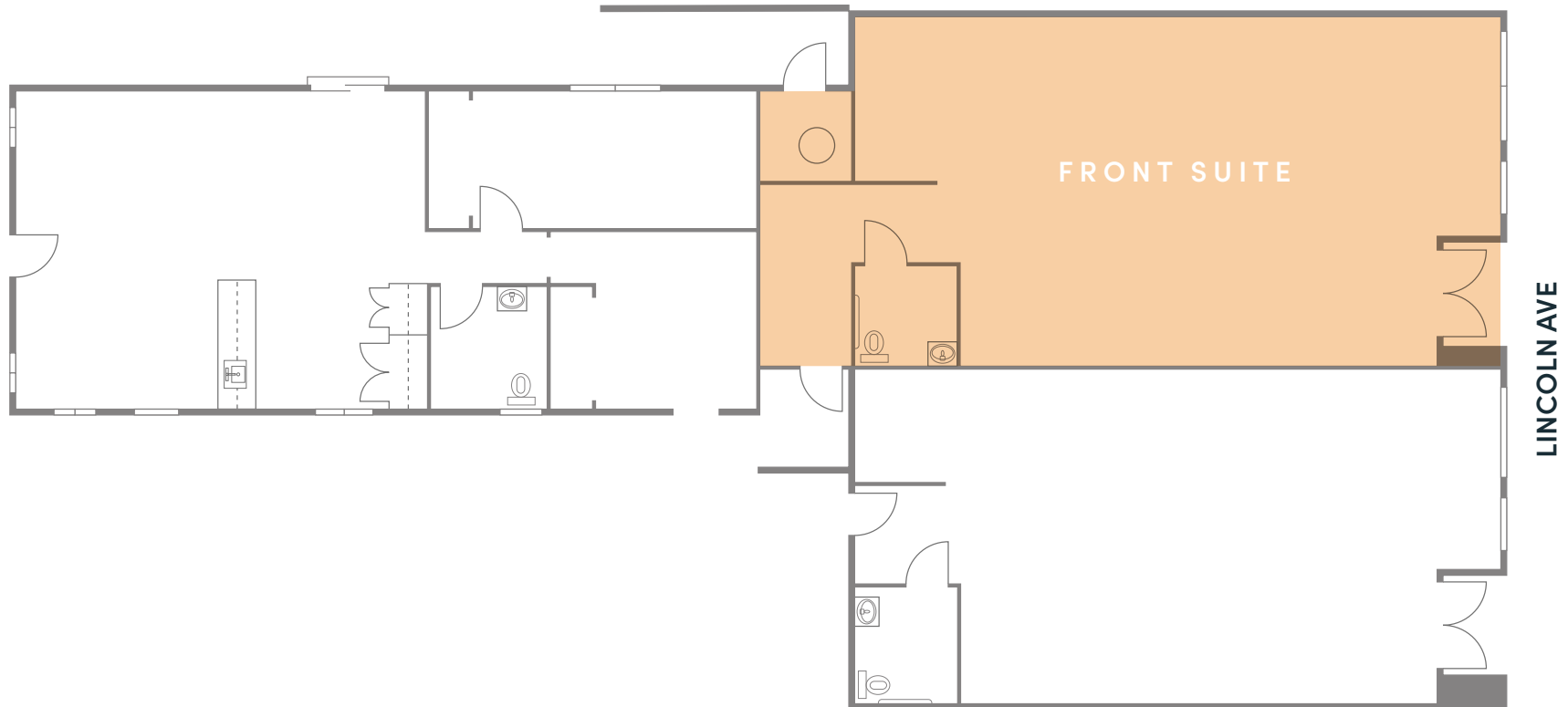
Patio in rear with
additional open spaces in
designated area



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,

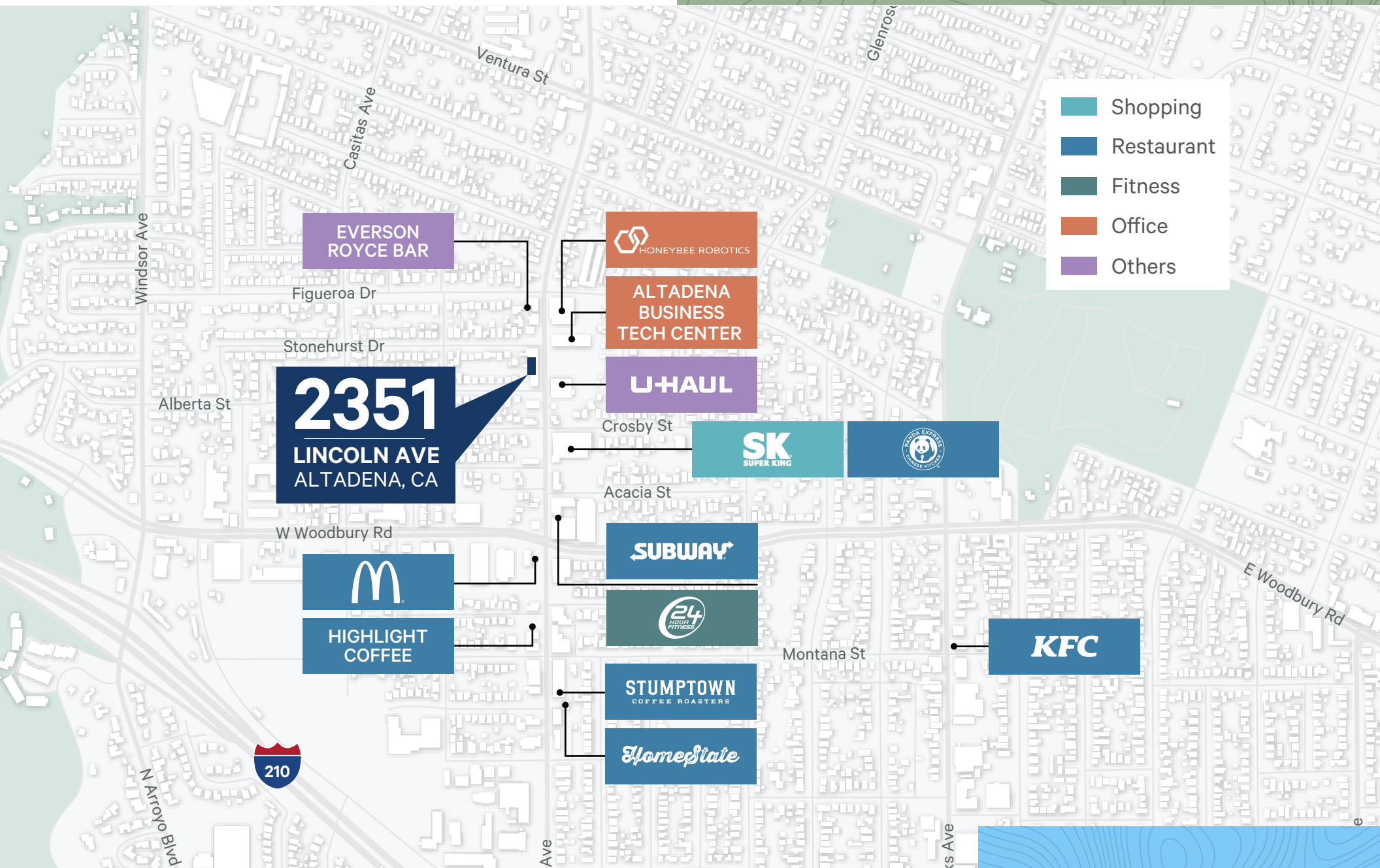
an unincorporated community in Los Angeles, this community offers a blend of rustic charm and urban accessibility.

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

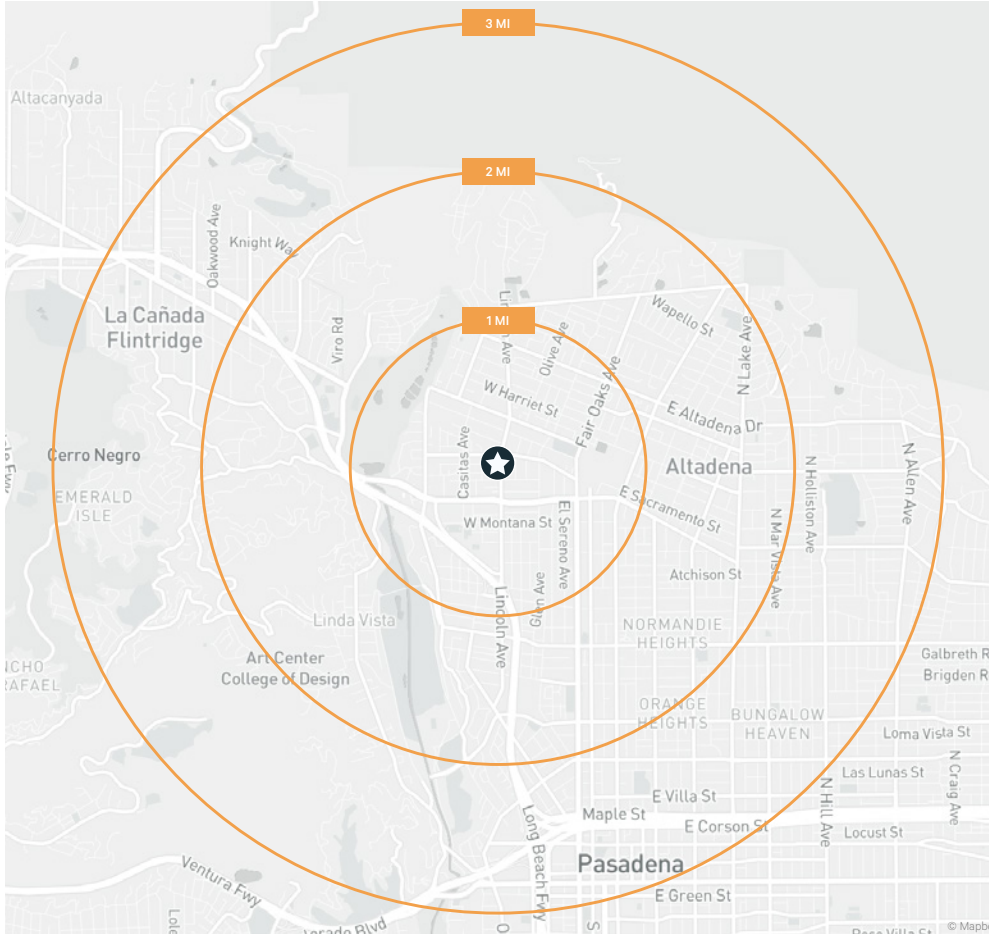
Numerous nearby shopping and business options, including Everson Royce Bar, Honeybee Robotics, Highlight Coffee, Stumptown Coffee, Home State Restaurant SuperKing Market, Panda Express, Subway, 24-Hour Fitness, Unincorporated Coffee, McDonald's, a Technology Business Center, and plenty of residential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



Rustic Charm and Urban Convenience



Area Demographics



	1 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

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.

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

RETAIL PROPERTIES

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