



THE COLLECTION

PASADENA, CALIFORNIA



Three Units Available ■ Approximately 1,934 SF, 2,093 SF and 2,500 SF on ground floor



THE MARKET

- Great address in the South Lake Avenue shopping and financial district
- Lake Avenue corridor - the "locals" main street
- Walking distance from 3 million square feet of class A office buildings
- Thousands of residential units in immediate area
- 1.5 blocks south of Colorado Boulevard
- Coming soon to The Collection: Ample Hills Ice Cream and Osteria Marina Cafe and Wine Bar

THE BUYING POWER

Demographics/2022	1 Mile	3 Mile	5 Mile
Population	37,569	197,958	524,794
Average H.H. Income	\$99,875	\$119,797	\$108,208
Bachelor Degree/Higher	60%	49%	40%

Source: CoStar

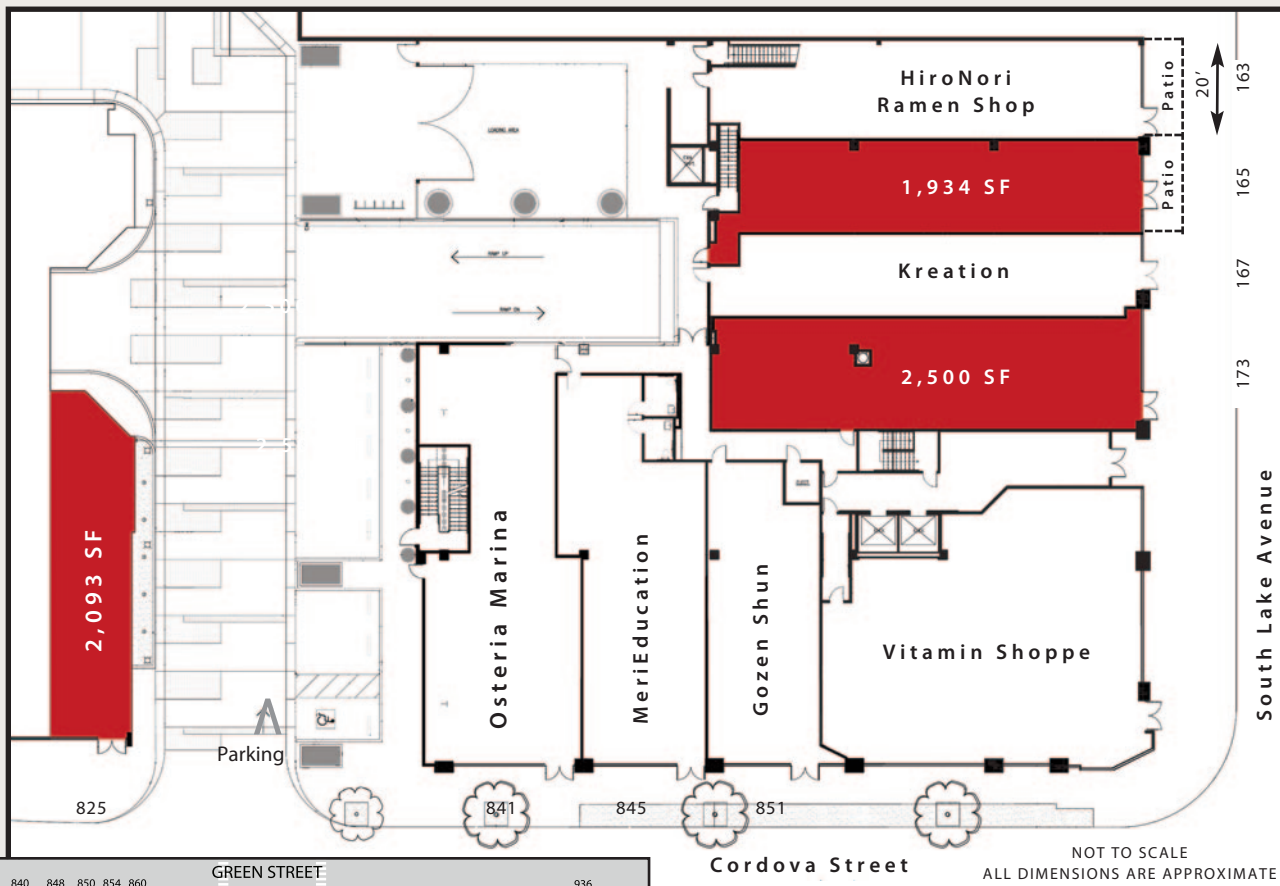
THE OPPORTUNITY

- Great visibility on one of South Lake's busiest blocks
- 151 parking spaces in structure
- Frontage on South Lake and Cordova
- Traffic counts are 52,000 daily
- Area tenants include Williams-Sonoma, Drybar, Lemonade Cafe, SoulCycle, SugarFish, Kreation, The Counter, MeriEducation, etc.

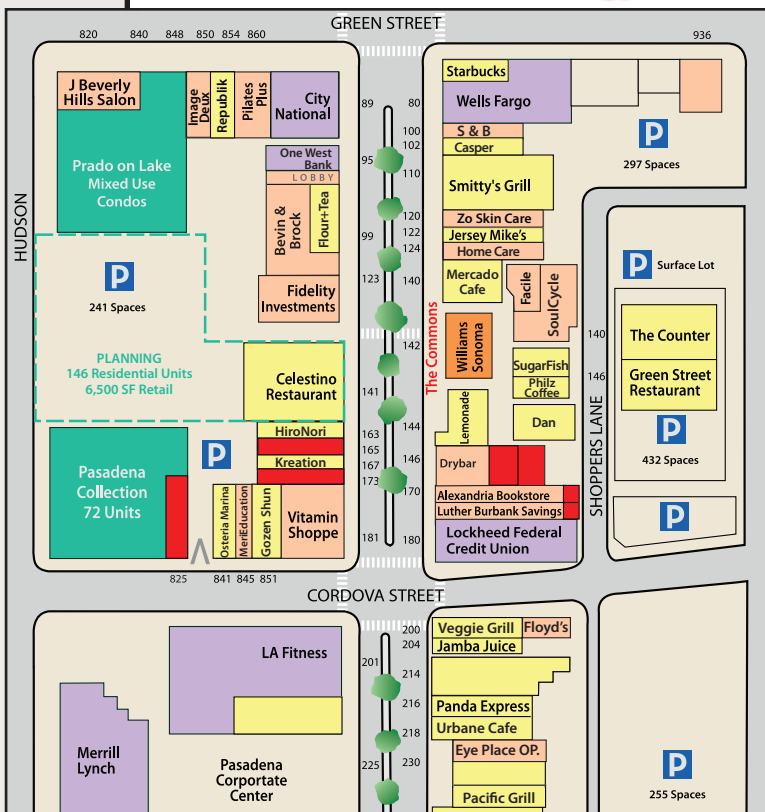


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NOT TO SCALE
ALL DIMENSIONS ARE APPROXIMATE



for leasing information:

Pat S. Hurst
310.375.1821



HURST/HARRIGAN
ASSOCIATES

436 Calle Mayor
Second Floor
Redondo Beach
California 90277

T 310.375.1821
F 310.375.8641
psh@hurstharrigan.com

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AVAILABLE FOR LEASE



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TENANTS AT THE COLLETION

