

FOR LEASE COMMERCIAL SPACE



1133 MISSION STREET | SOUTH PASADENA, CALIFORNIA

OFFERING SUMMARY

Lease Rate:	Price Upon Request
Available SF:	10,150 SF
Lot Size:	14,484 SF
Available:	December 2024
Term:	3 - 10 Years
Parking:	34 Spaces

SPACES	LEASE RATE	SPACE SIZE
1133 Mission Street	Price Upon Request	10,150 SF

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

EXCLUSIVELY LISTED BY:

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CA DRE #01214447

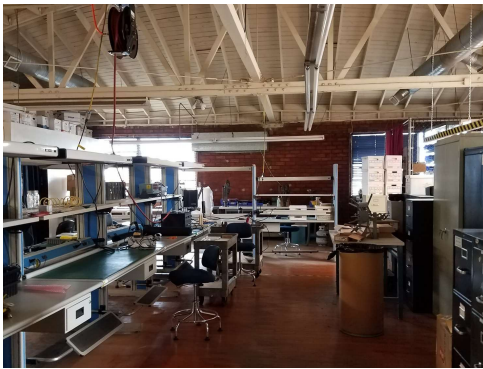
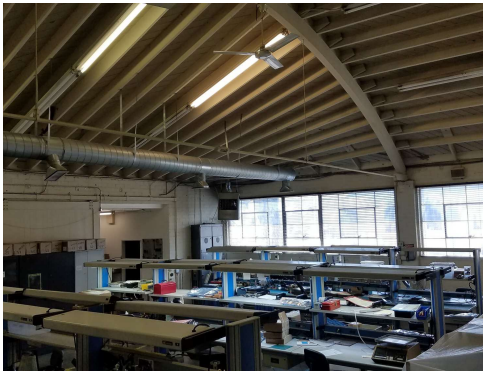
NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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

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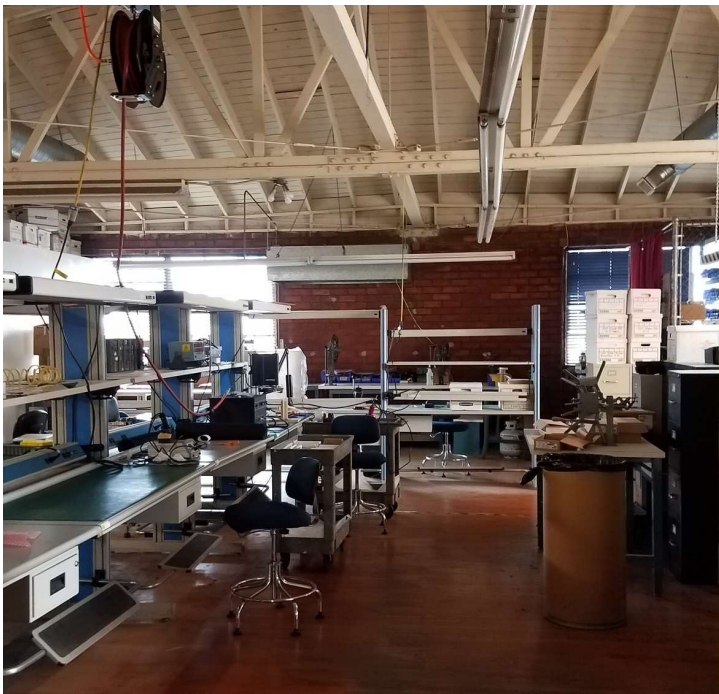
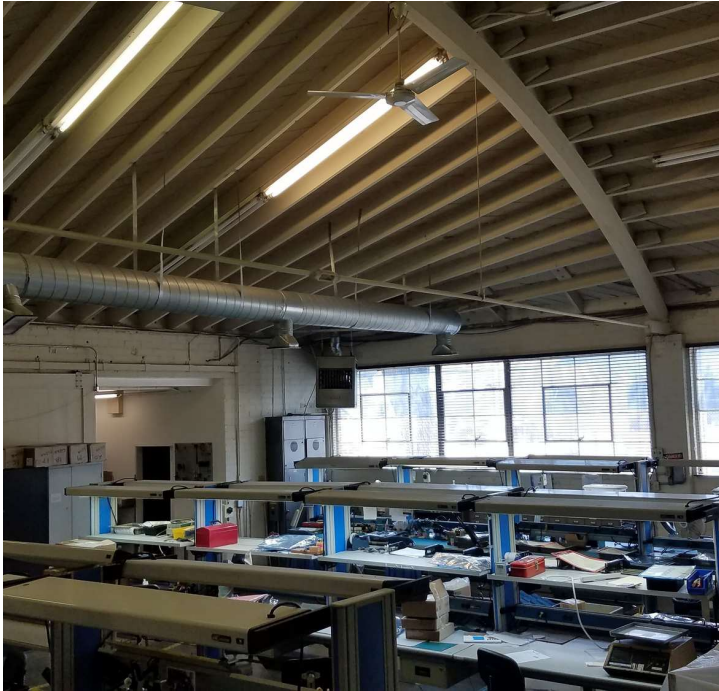
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NAI Capital | 225 S. Lake Avenue, Suite M270 | Pasadena, CA 91101

PROPERTY PHOTOS

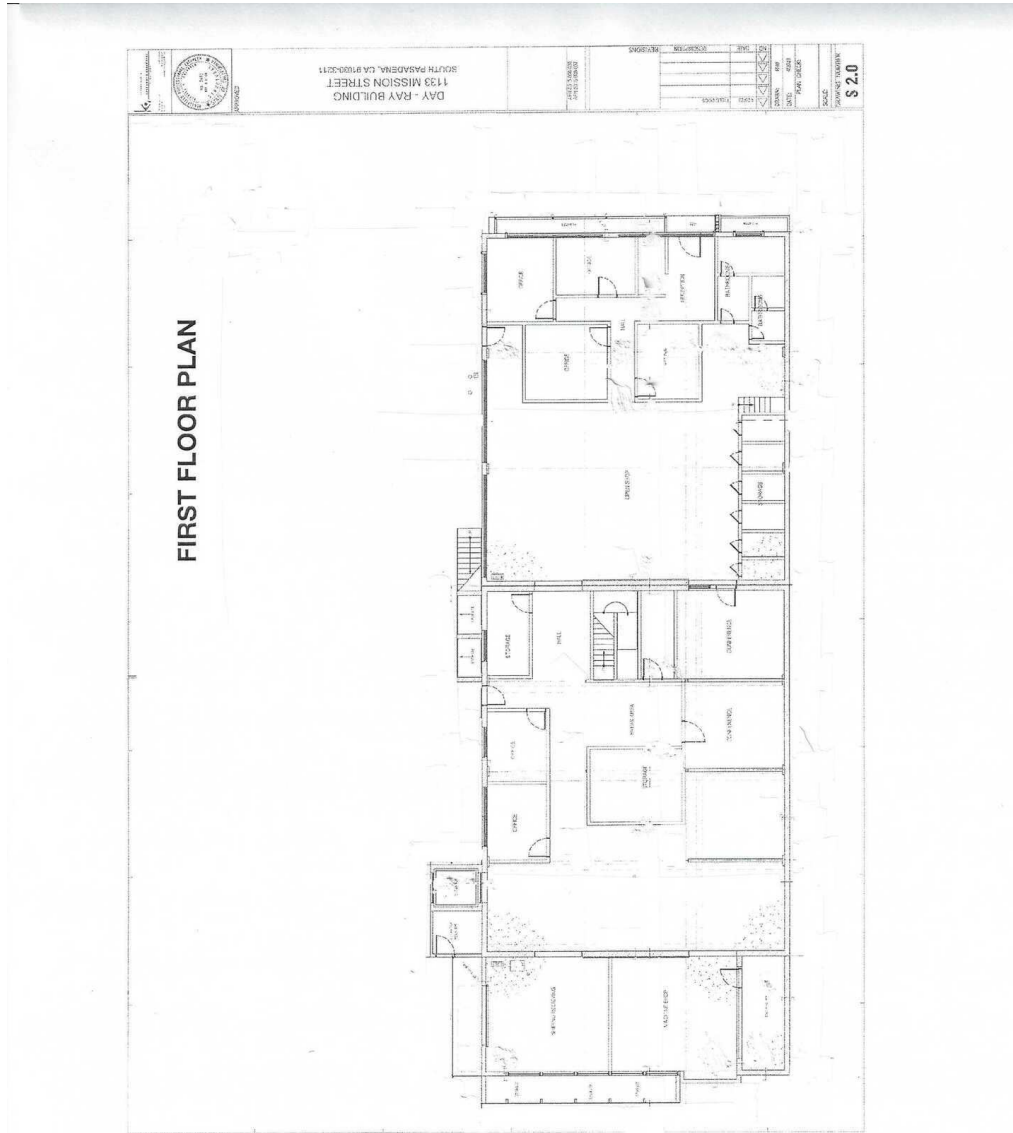


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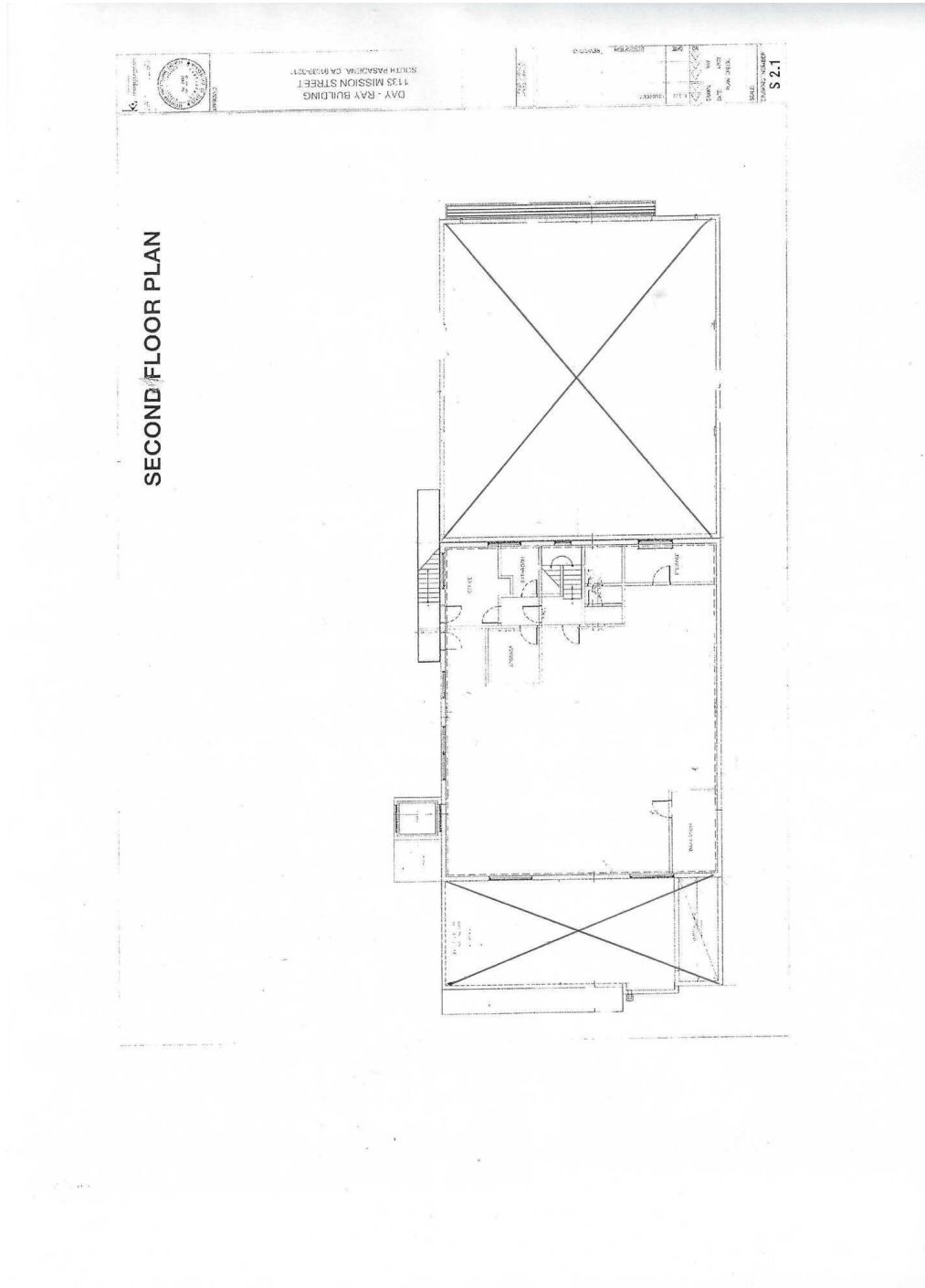


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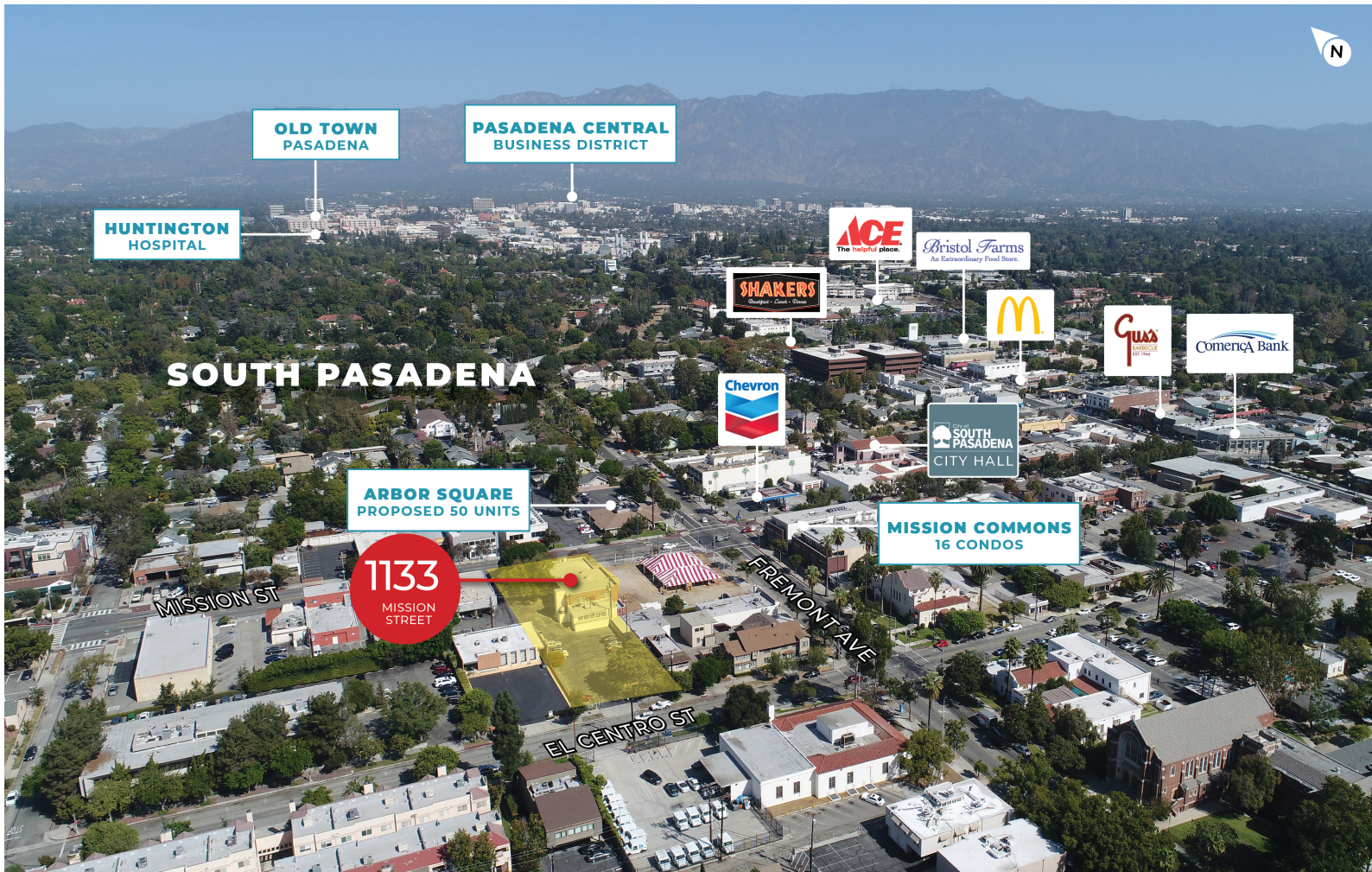
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RETAILER MAP



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BIKE
SCORE
68

TRANSIT
SCORE
62

WALK
SCORE
94

SOUTH PASADENA

1133
MISSION
STREET

18,410 ATC



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DEMOGRAPHICS MAP & REPORT



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	
Mission Street	8,652/day
Fremont Ave	18,472/day

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