

For Lease

650 S. Raymond Ave, Pasadena, CA 91105



Prime Location & Transit-Adjacent
Medical / Retail
7,150+ Square Feet

For Lease

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Property Description

Ploutus Advisors Inc is pleased to introduce 650 S. Raymond Ave, "Property" for lease. The Property is one block away from Huntington Health a Cedars-Sinai affiliate and located around several medical facilities. This prime location offers great opportunities in the Pasadena Market.

The Landlord is willing to substantially invest into the site for the right Tenant.

The Property offers a central location in Pasadena with easy access to the I-110, I-210, & 134 freeways. Furthermore the Property is walking distance to the Metro L (Fillmore Station).

Current zoning allows for a multitude of uses. For more details please refer to [South Fair Oaks Specific Plan](#).



Address	650 S. Raymond Ave, Pasadena, CA 91105
RSF	7,150 + Sq Ft
Area	0.34 Acre
Zoning	South Fair Oaks-Mixed Use Core (SFO-MU-C)
Parking	2 per 1,000
Clear Height	17 Ft +
Building	Concrete Masonry Unit (CMU)
Rent	Negotiable
APN	5720-011-016
HVAC	Central
Foundation	Concrete Slab

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Location



Ease of access to the I-110, I-210, & 134 freeways. Walking distance to Fillmore Station.



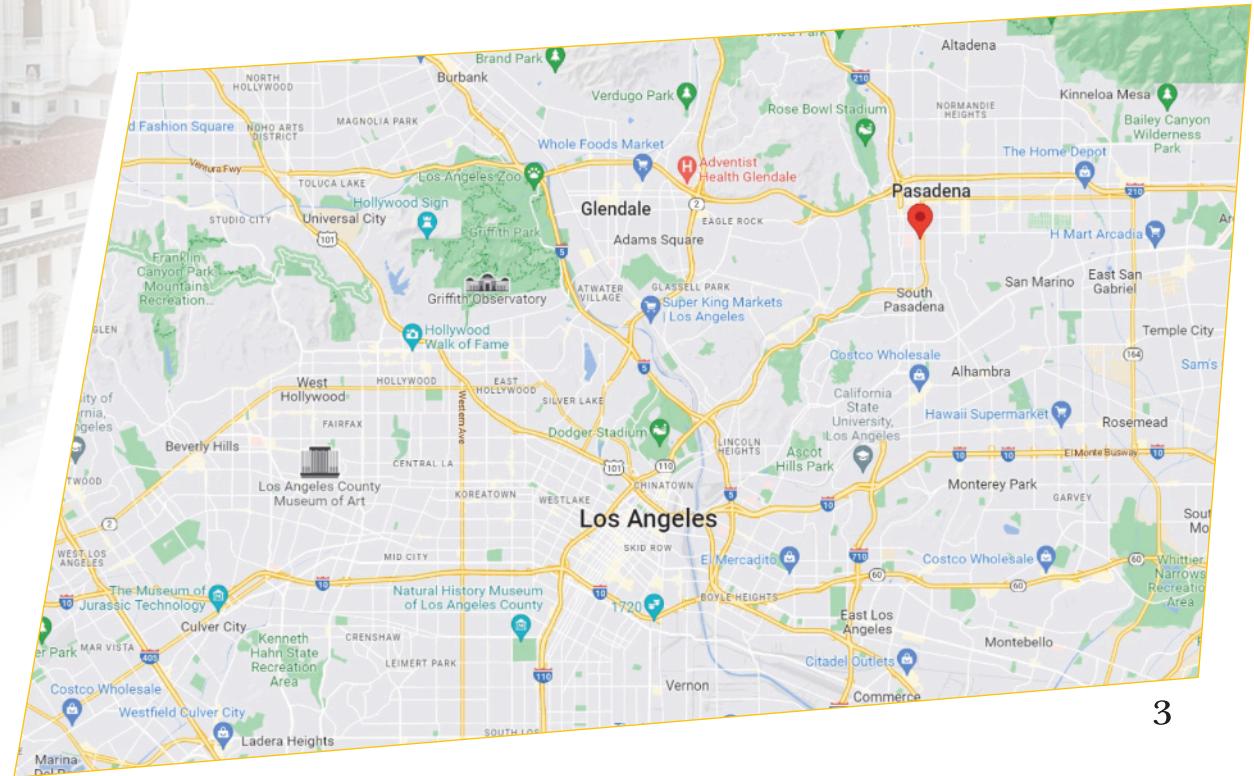
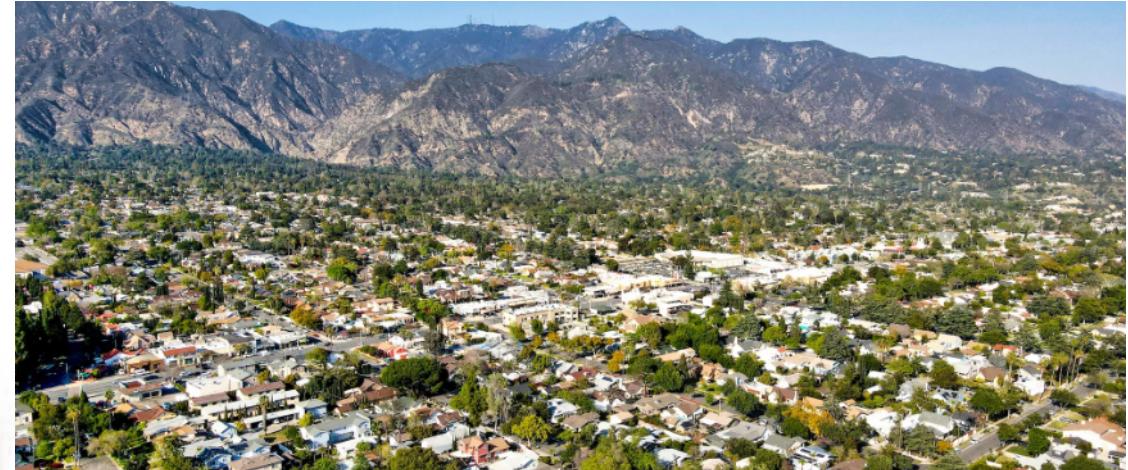
South Fair Oaks (SFO)-Mixed Use Core. In a zone that allows multiple business uses.



One block away from Huntington Hospital and adjacent to multiple medical offices.



Ideal for: healthcare providers, design firms, and other single tenant users.

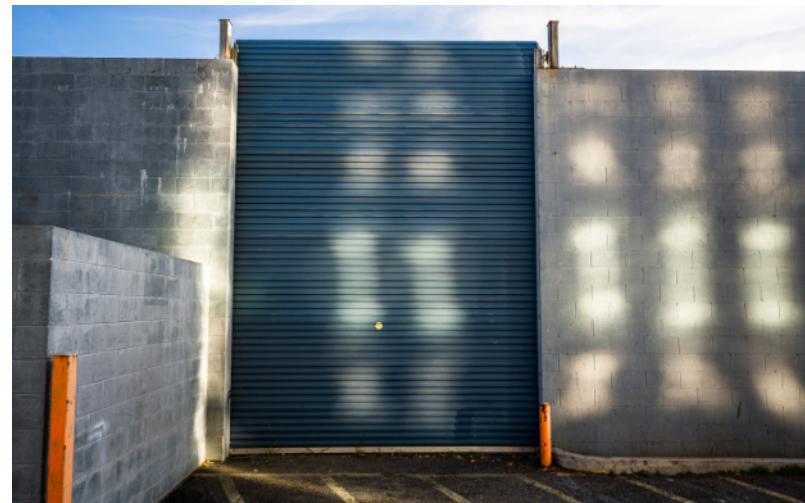


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Exterior



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Interior

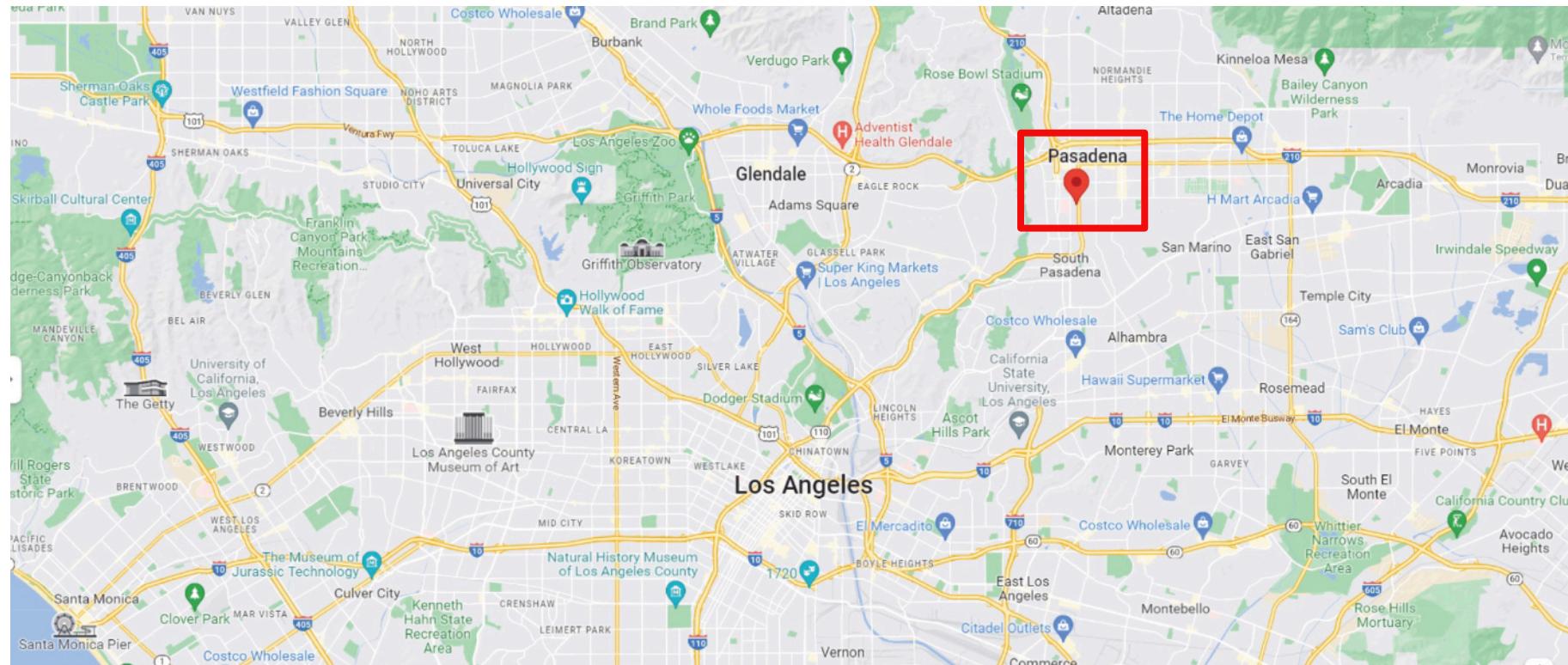


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Area Map

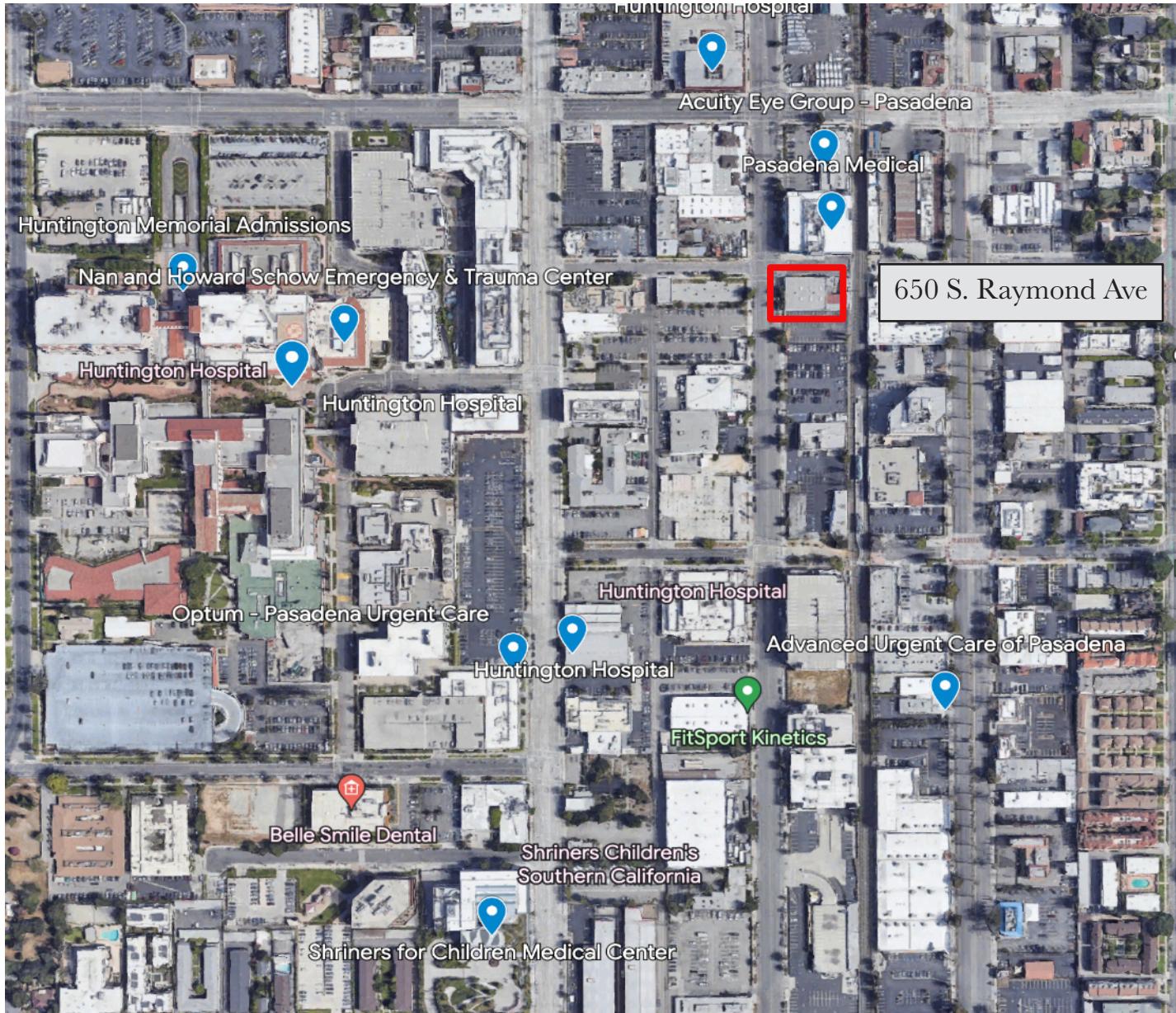


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Submarket

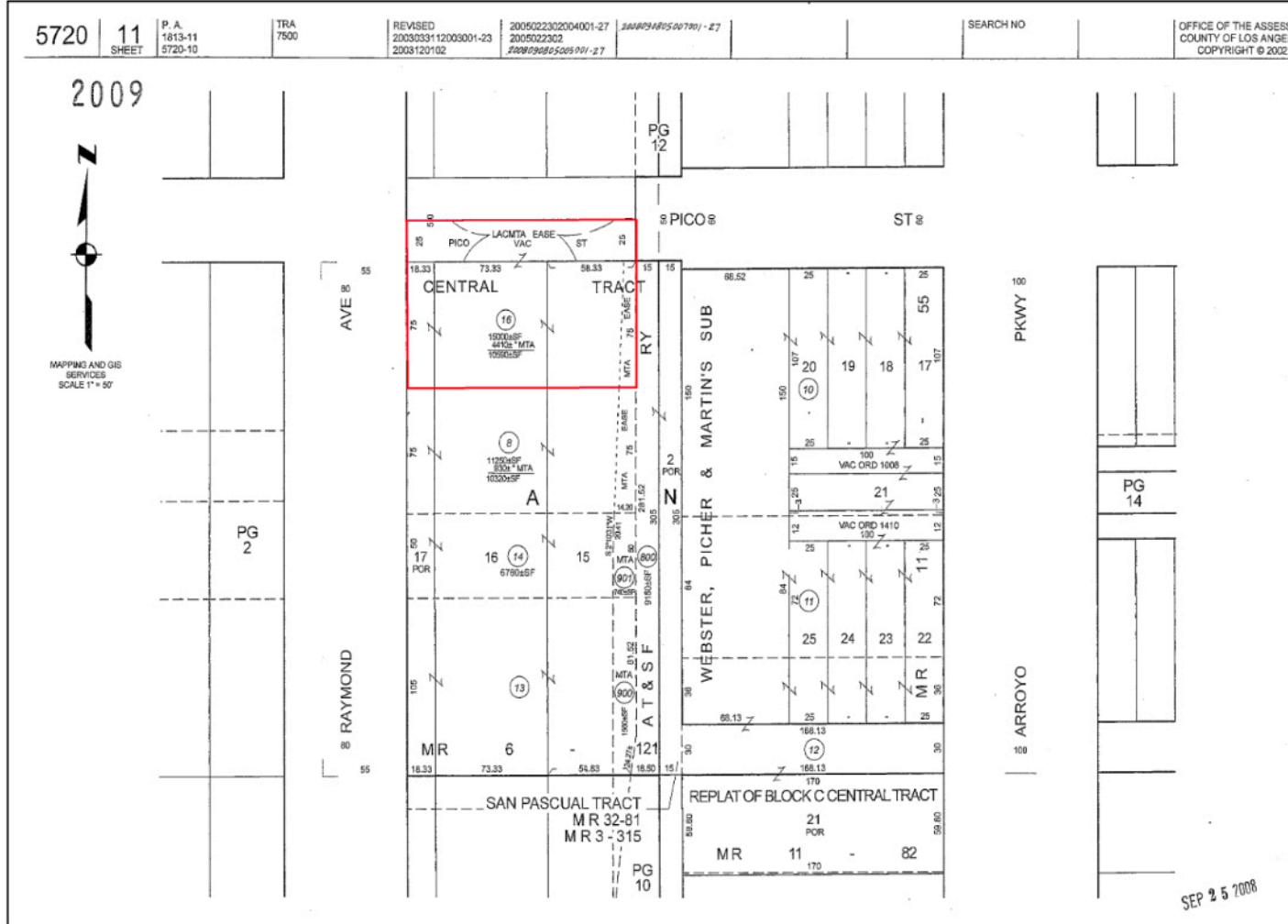


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Plat Map

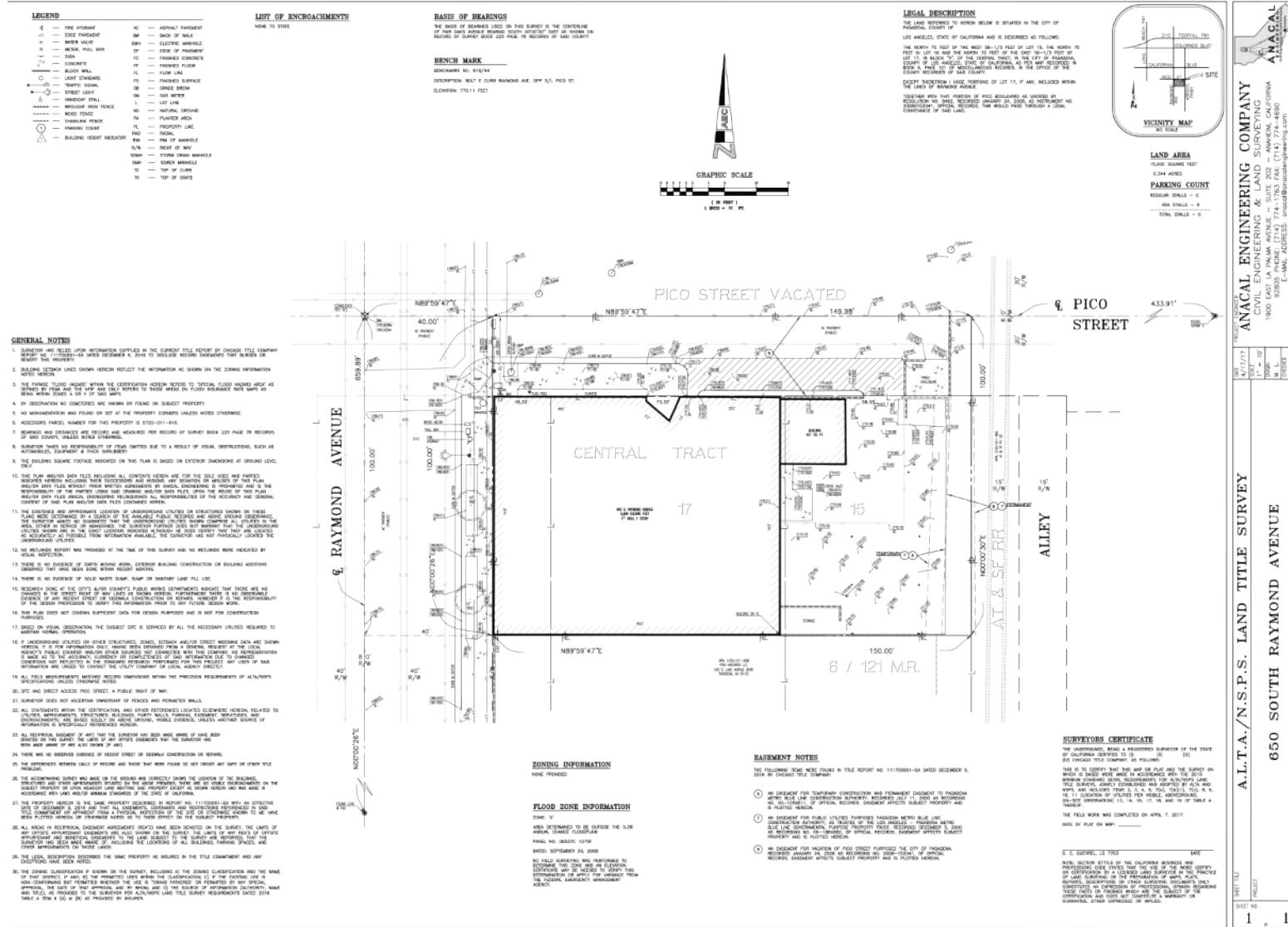


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Survey

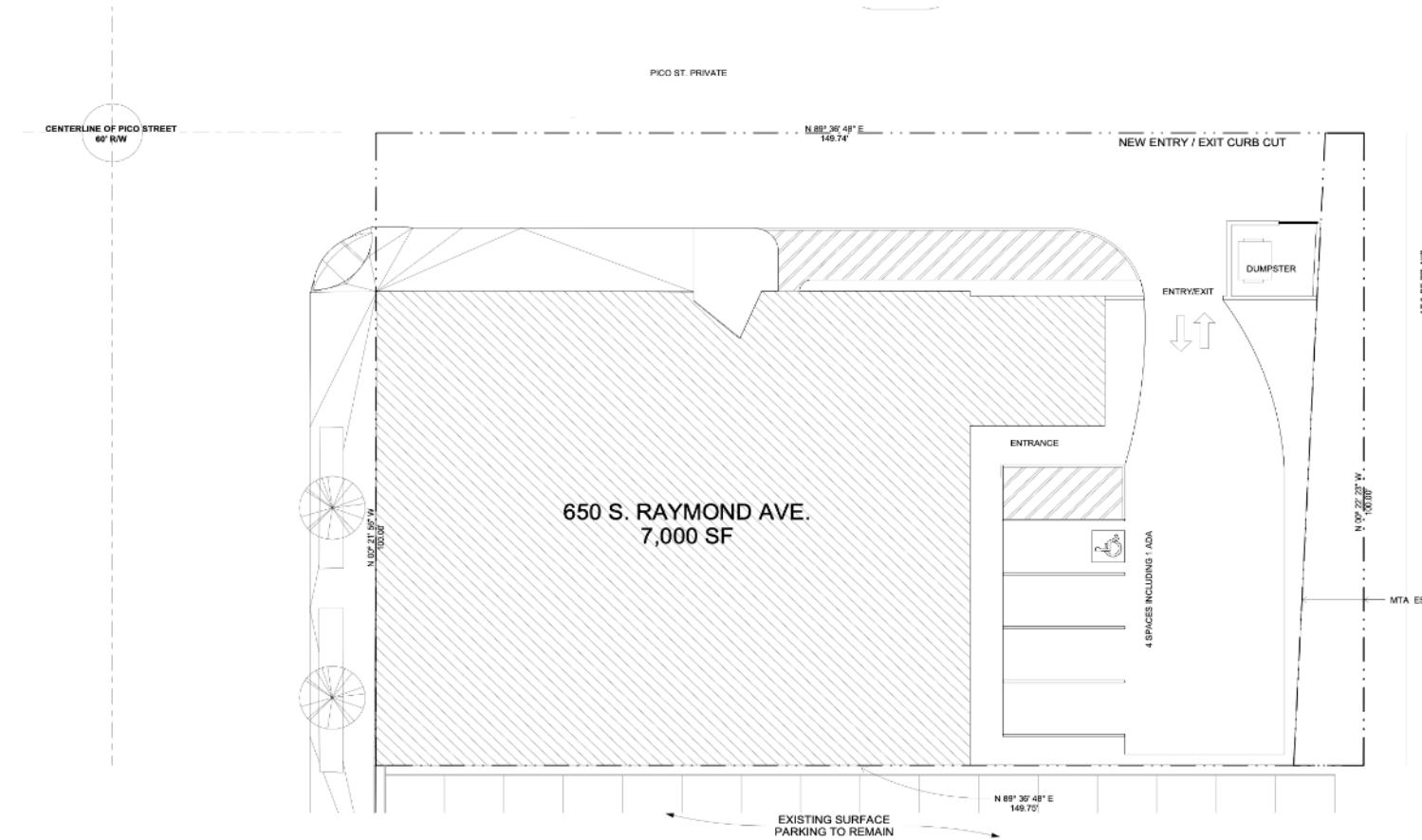


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Site Plan



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Contact

Michael McDonald

CA Lic: 02196927

michael@ploutusadvisors.com

(424) 274-3561



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Tenant to verify all information.