

**Four Month
Concessionary Rent
\$1,000/Mo nnn
Qualified Tenants only**

PRIME LOCATION - PASADENA, CA

Ideal for Gym, Hair Salon, Nail Spa or Retail Showroom



107 S. Fair Oaks Ave., Pasadena, CA 91105

Unit #109: Approx. 1,774 sq.ft. @ \$6,100/Month NNN (\$975/Mo) Lease Term 3-5 Yr.

- ◆ Prominent location in dense residential area, two blocks south of Colorado Blvd. in Old Pasadena
 - ◆ City parking structure across the street
 - ◆ Within walking distance of all Old Pasadena restaurants and shops
 - ◆ Easy access to the #110, #210, #134 Freeways & Close to the Metro Gold Line station

Sauvé & Associates
Commercial Real Estate

Office: 626.585.4321 Cell: 626.864.0313

Leon Saroff leons@sauverec.com DRE # 01435173

Sauve & Associates, Inc. DRE# 02117417

12 South Raymond Ave., Suite A, Pasadena, CA DRE #02117417