

# LEASE

## CAL FAIR PLAZA

1 W California Blvd, Pasadena, CA 91105



### LEASE RATE

\$3.50 SF / month NNN

**Robert Ip**  
626 394 2527  
CaIDRE #01876261

**Bill Ukropina**  
626 844 2200  
CaIDRE #00820557



**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

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### PROPERTY DESCRIPTION

Cal Fair Plaza is a conveniently located complex with both office and retail spaces for lease. Located on the northwest corner of Fair Oaks and California, it features abundant parking, walking distance to many retail amenities, and great co-tenants. The offices feature abundant natural lighting and all utilities are included in the rate. Ownership is open to both short and long-term leases.

#### Highlights:

- Convenient location to the 110 and 210 freeways
- Surrounded by retail amenities
- Convenient parking
- Common areas recently renovated

### OFFERING SUMMARY

|                  |                       |
|------------------|-----------------------|
| Lease Rate:      | \$3.50 SF / month NNN |
| Number of Units: | 3                     |
| Available SF:    | 3,281 SF - 6,587 SF   |
| Building Size:   | 32,238 SF             |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE    |
|-------------------|------------|-----------|-----------|
| Total Households  | 749        | 3,353     | 13,868    |
| Total Population  | 1,353      | 6,124     | 23,956    |
| Average HH Income | \$119,715  | \$115,276 | \$114,169 |

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### LEASE INFORMATION

|              |                     |
|--------------|---------------------|
| Lease Type:  | NNN                 |
| Total Space: | 3,281 SF - 6,587 SF |

|             |                 |
|-------------|-----------------|
| Lease Term: | 3-5 years       |
| Lease Rate: | \$3.50 SF/month |

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### AVAILABLE SPACES

| SUITE                                   | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE        | DESCRIPTION                                                                  |
|-----------------------------------------|-----------|-----------|------------|-------------------|------------------------------------------------------------------------------|
| First Floor, Suite #611                 | Available | 3,281 SF  | NNN        | \$3.50 / SF Month | First floor space<br>Reception area<br>Exposed brick walls<br>Storage closet |
| First Floor, Suite #613<br>& Suite #615 | Available | 6,587 SF  | NNN        | \$3.50 / SF Month | First floor space<br>Reception area<br>Exposed brick walls<br>Storage closet |

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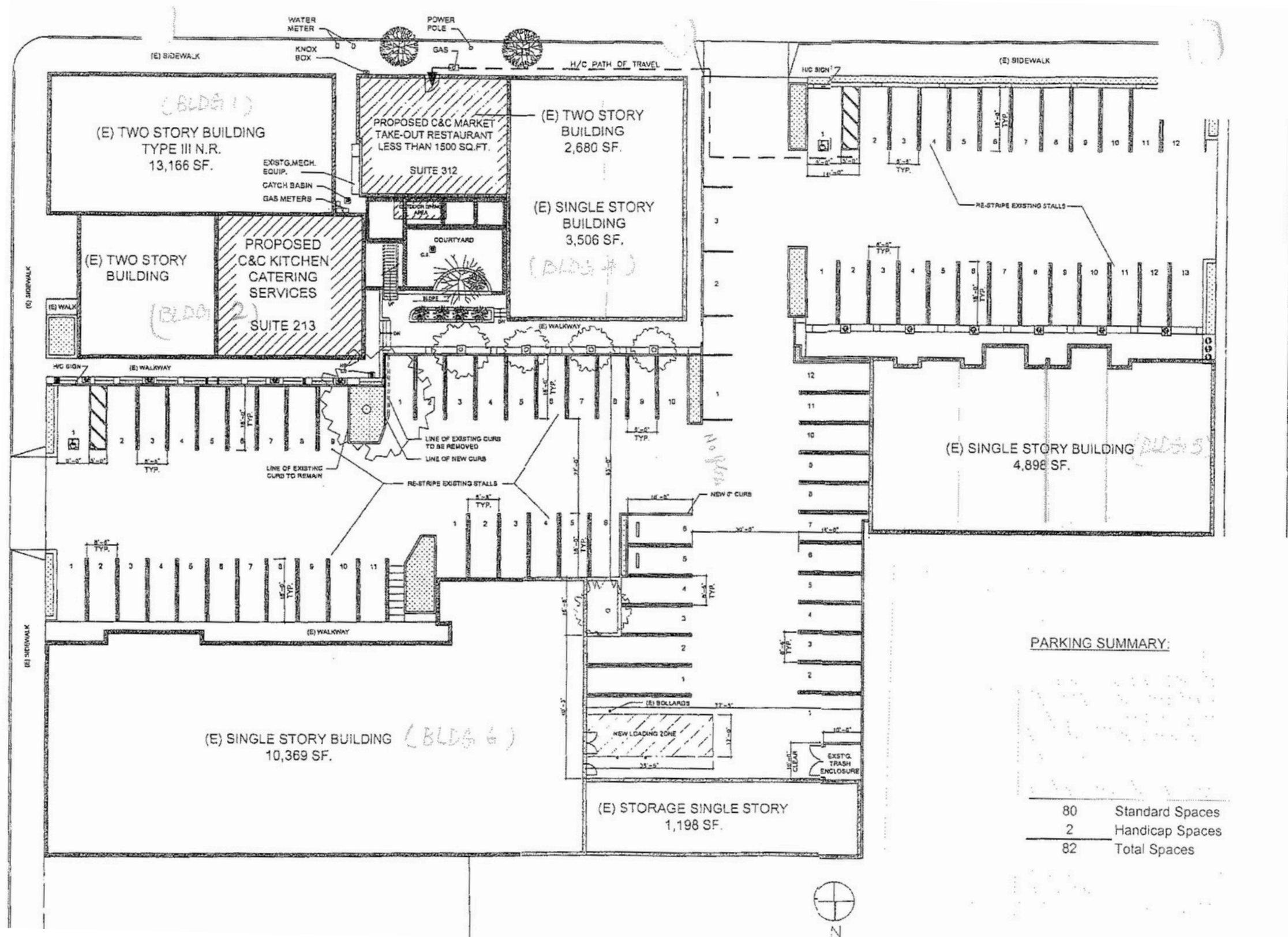
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## SITE PLAN



### PARKING SUMMARY:

|    |                 |
|----|-----------------|
| 80 | Standard Spaces |
| 2  | Handicap Spaces |
| 82 | Total Spaces    |

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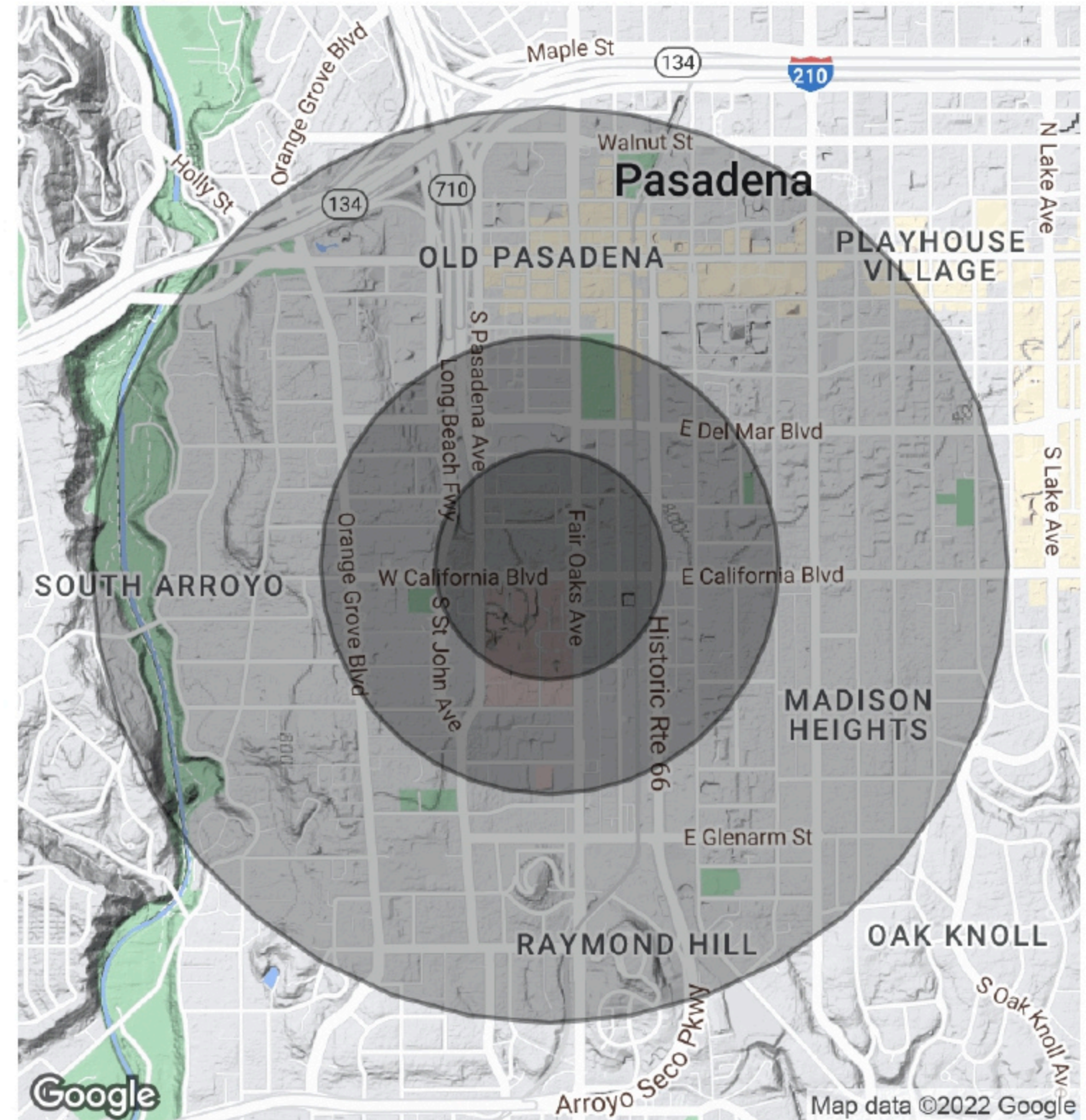
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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 1,353      | 6,124     | 23,956 |
| Average Age          | 41.5       | 40.1      | 40.2   |
| Average Age (Male)   | 41.9       | 39.7      | 39.1   |
| Average Age (Female) | 42.2       | 41.3      | 42.5   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 749        | 3,353     | 13,868    |
| # of Persons per HH | 1.8        | 1.8       | 1.7       |
| Average HH Income   | \$119,715  | \$115,276 | \$114,169 |
| Average House Value | \$934,010  | \$749,747 | \$796,365 |

\* Demographic data derived from 2020 ACS - US Census



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