

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 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
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.



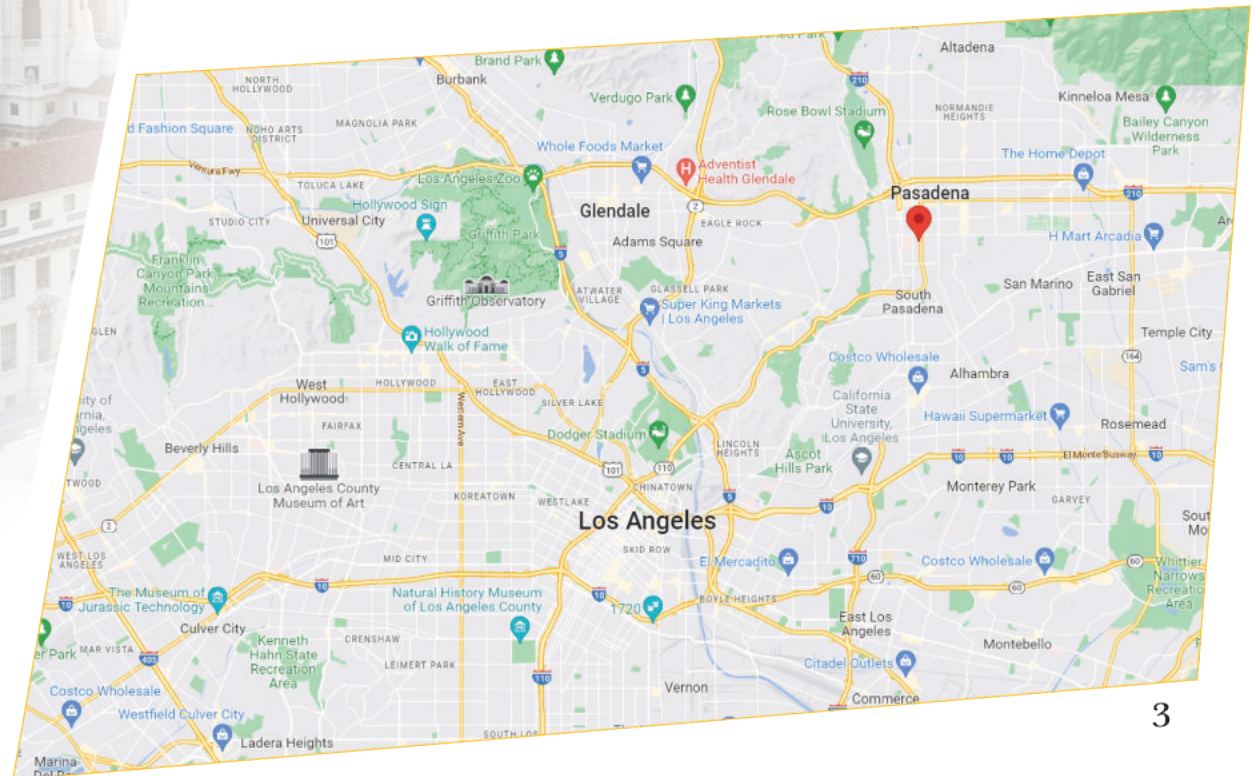
South Fair Oaks (SFO)-Mixed Use Core. In a zone that allows multiple business uses.



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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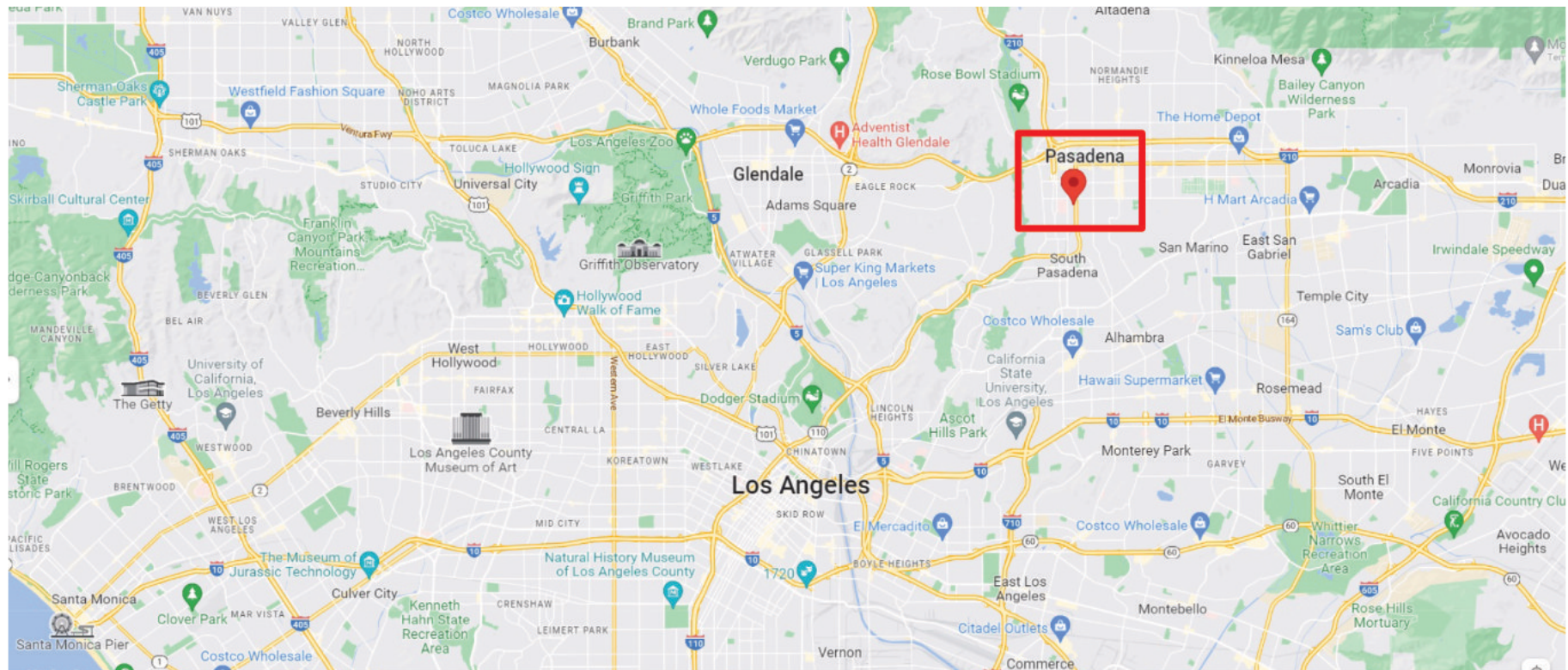
Interior



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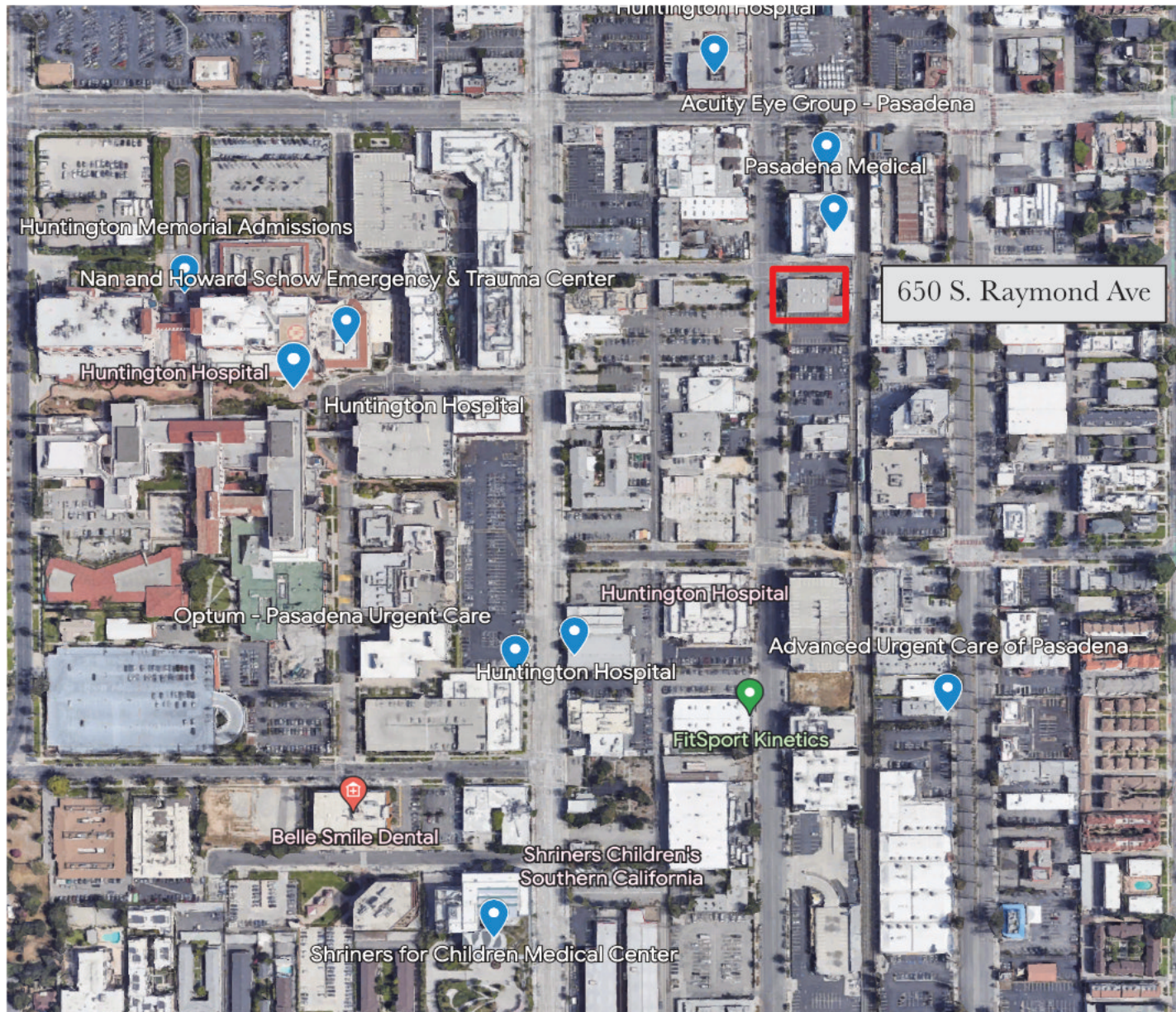
Area Map



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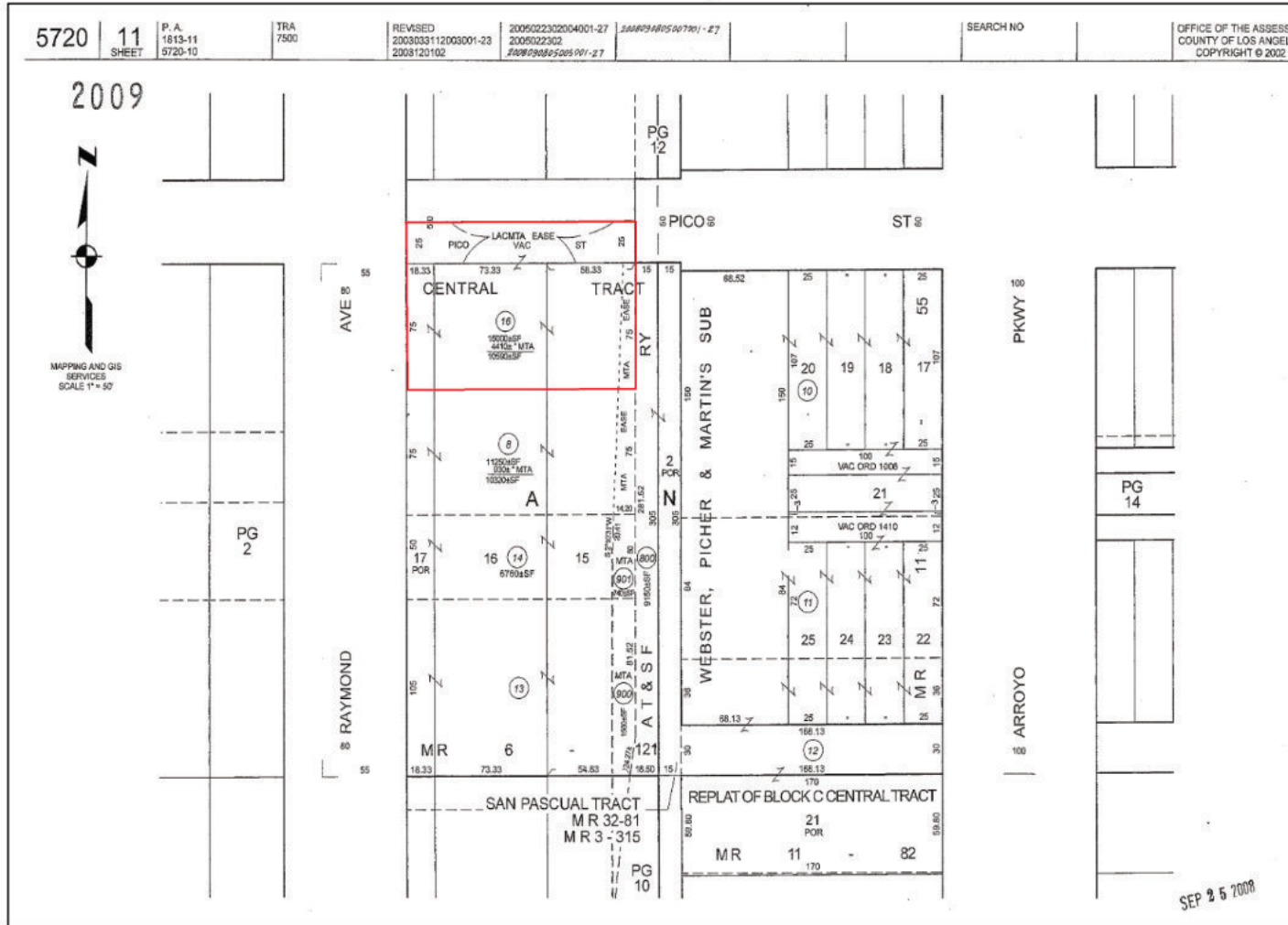
Submarket



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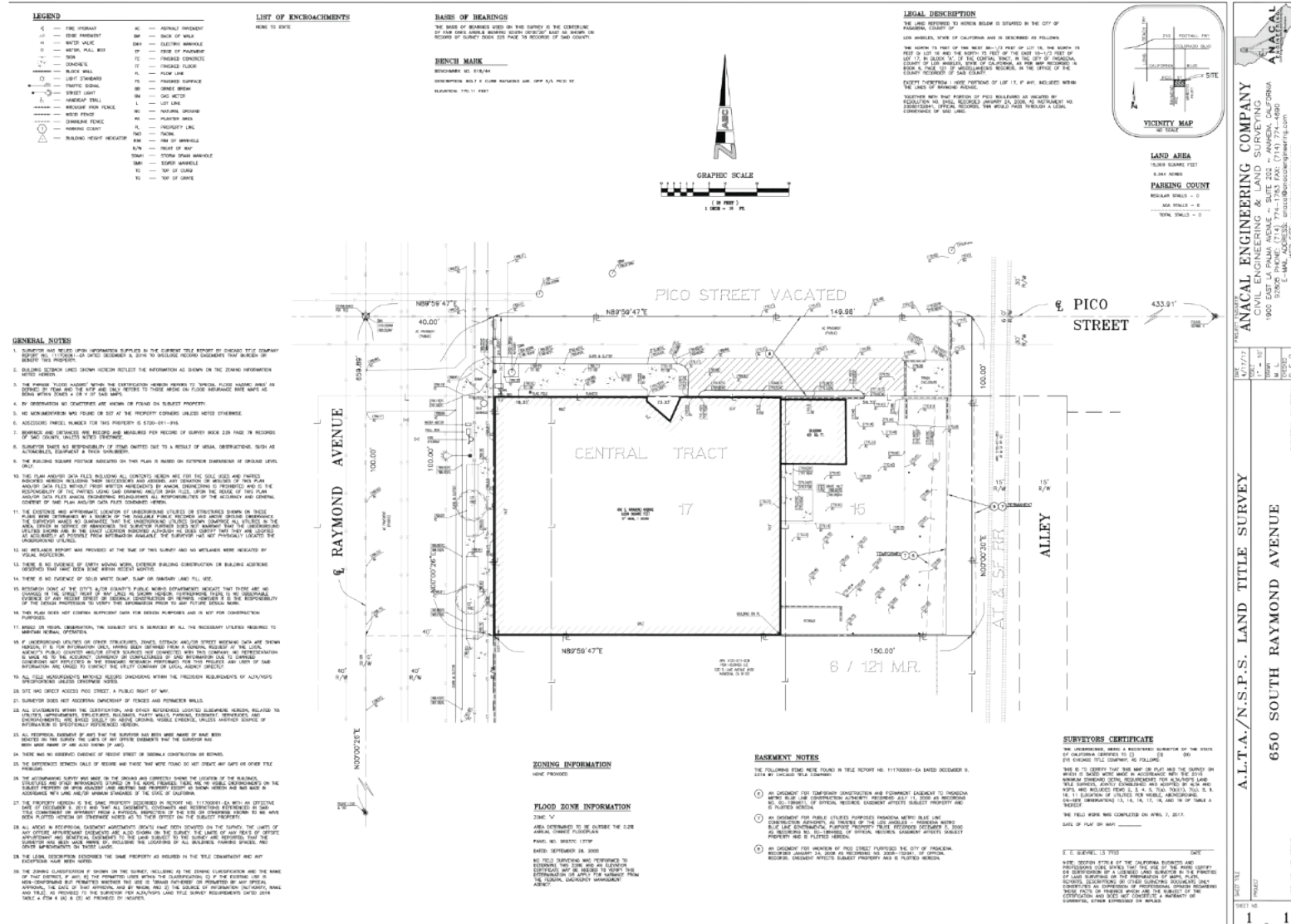
Plat Map



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Survey



ANACAL ENGINEERING COMPANY
 1900 EAST LA PALMA AVENUE, SUITE 202, PASADENA, CALIFORNIA 91105
 PHONE: (714) 774-1700 FAX: (714) 774-4666
 E-MAIL: anacal@anacalengineering.com

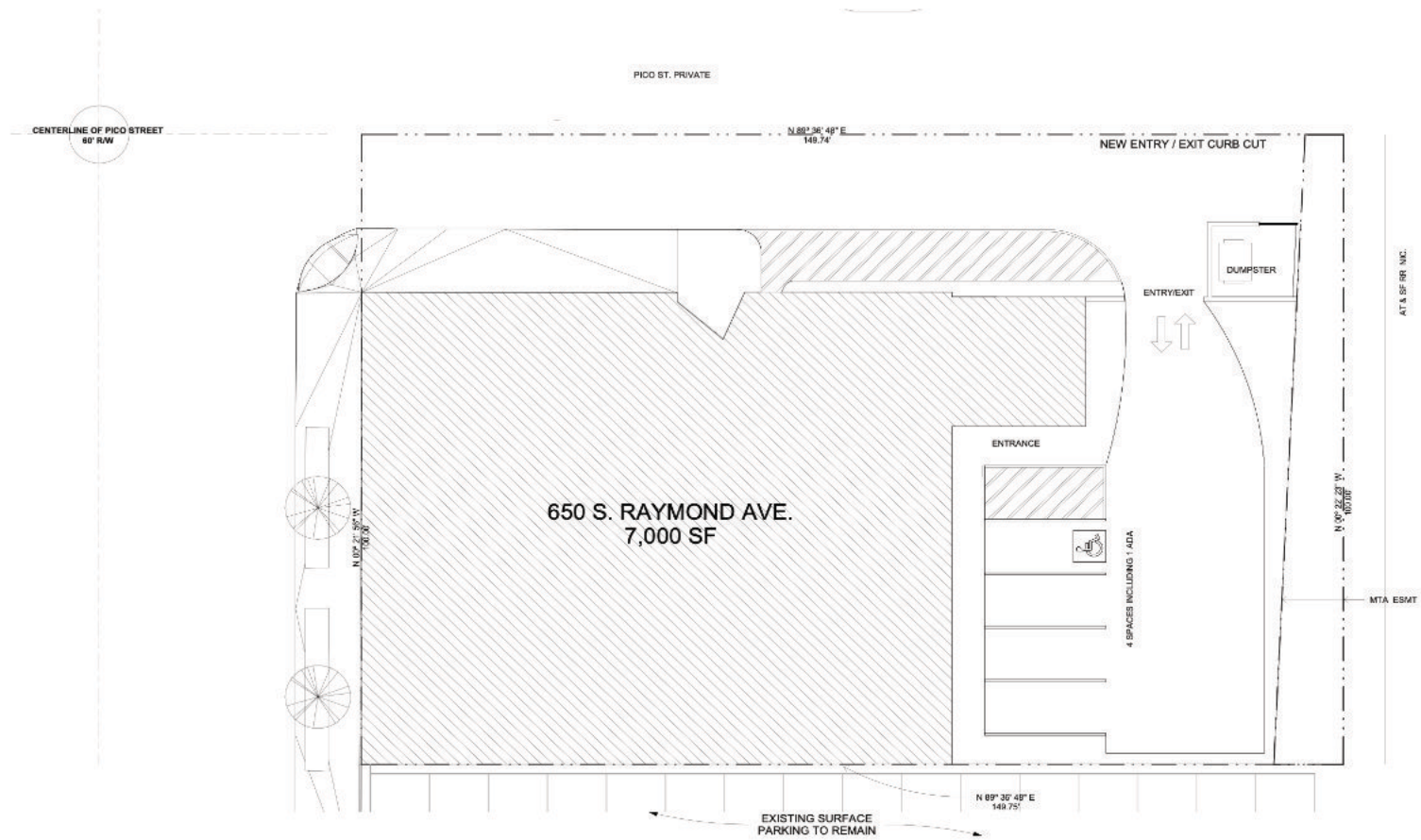
A.I.T.A./N.S.P.S. LAND TITLE SURVEY
 650 SOUTH RAYMOND AVENUE
 PASADENA, CALIFORNIA

DATE:	1
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Site Plan



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Contact

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Tenant to verify all information.