

RESTAURANT FOR LEASE

260 S RAYMOND AVE., PASADENA, CA 91105 | ±6,196 SF



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA

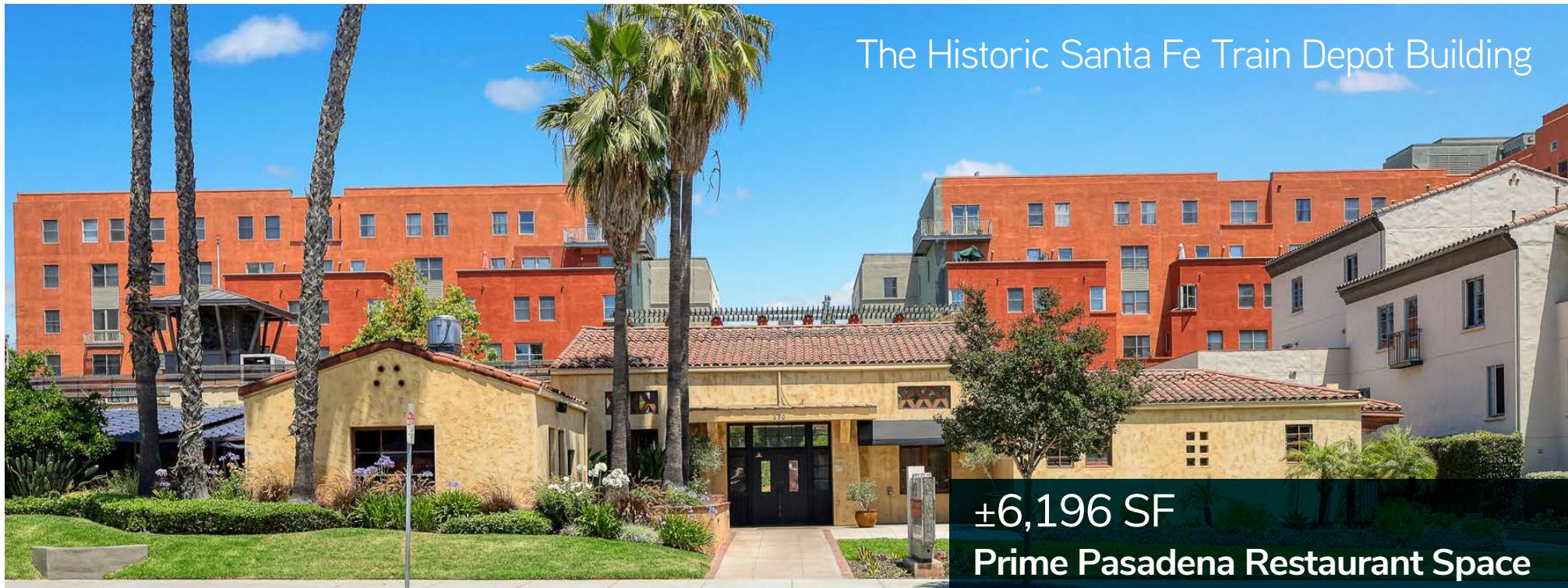
**Asking Rate:
\$4.50/NNN**

JODI SHOEMAKE
Principal
626.240.2780
jshoemake@lee-associates.com
License ID 01833063

GREGORY KHO
Senior Associate
626.240.2725
gregory.kho@lee-associates.com
License ID 02033257

BRENDON SHOEMAKE
Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

PROPERTY PHOTOS



PROPERTY HIGHLIGHTS

- Two new leases signed: E-Bike retailer & Tepito Coffee (opening 2026)
- New to Market – Prime Pasadena Restaurant Spaces, fully built-out, in the heart of Pasadena. This rare second-generation restaurant is perfect for operators looking to minimize buildout time and construction costs.
- Historic Significance & Architectural Appeal situated within the beautifully restored 1934 Santa Fe Depot and now, Del Mar Train Station, the site retains original structural elements that honors its past.
- Flexible Restaurant Layout – The 6,196 SF Includes multiple dining, bar and event spaces, enclosed patio, hood, built-in pizza oven, grease interceptor, large walk-in cooler/freezer, and all existing FF&E.
- Outdoor Dining & Amenities – The common area at the property has multiple outdoor dining areas adjacent to the Del Mar Train Station – Metro A Line. Central Park is across the street and Old Pasadena Entertainment & Shopping District is within walking distance.



lee-pasadena.com

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

FOR LEASE | 260 S RAYMOND AVE., PASADENA, CA 91105

Alfresco dining steps from the Del Mar LA Metro Station. Ideal for high-visibility, transit-driven concepts.

Nestled in the historic 1934 Santa Fe Depot/Del Mar Train Station, the outdoor dining common area adjacent to the restaurant space offers a highly visible setting framed by palms, umbrellas and a landscaped plaza that can host year-round outdoor service and events.



lee-pasadena.com

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

FOR LEASE | 260 S RAYMOND AVE., PASADENA, CA 91105

PROPERTY PHOTOS



lee-pasadena.com

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

FOR LEASE | 260 S RAYMOND AVE., PASADENA, CA 91105

PROPERTY PHOTOS



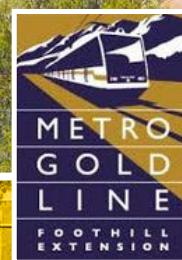
lee-pasadena.com

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

FOR LEASE | 260 S RAYMOND AVE., PASADENA, CA 91105



Available
±6,196 SF



FOR LEASE | 260 S RAYMOND AVE., PASADENA, CA 91105



lee-pasadena.com

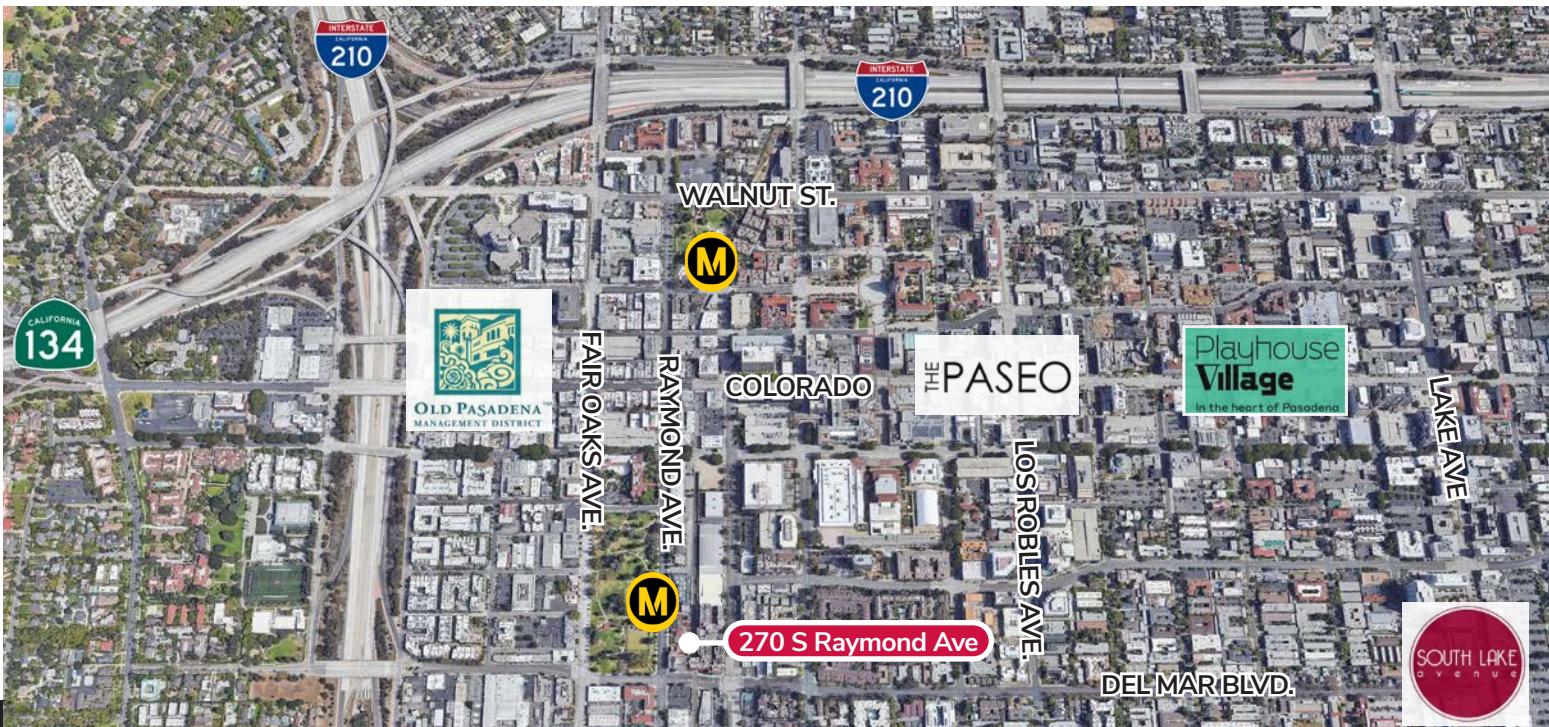
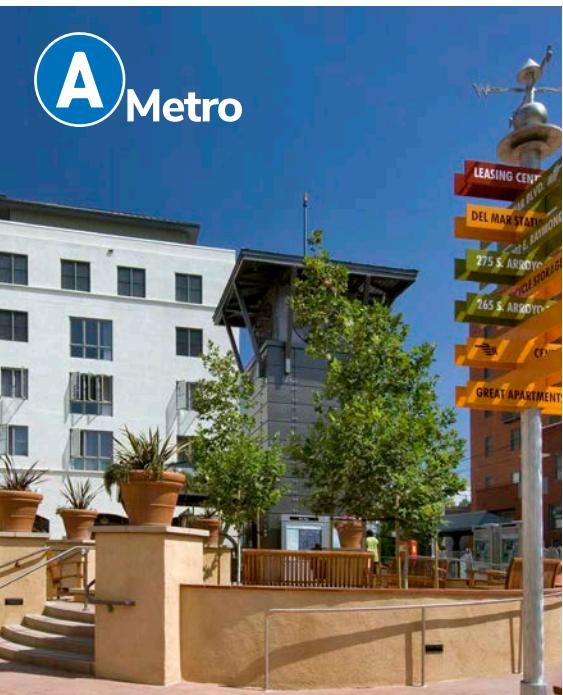
The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

LOCATION HIGHLIGHTS

Haven at the Del Mar Station is Fairfield Residential's sprawling mixed-use development, sitting on the corner of Raymond Ave, Del Mar Blvd and Arroyo Parkway.

The vacant restaurant space is built around the Del Mar Station of the MTA Gold Line, with convenient access to the I-210, I-710 and CA-134 interchange. The Haven's light rail station provides easy access to greater Pasadena and cities east along the 210 corridor and south to Downtown Los Angeles.

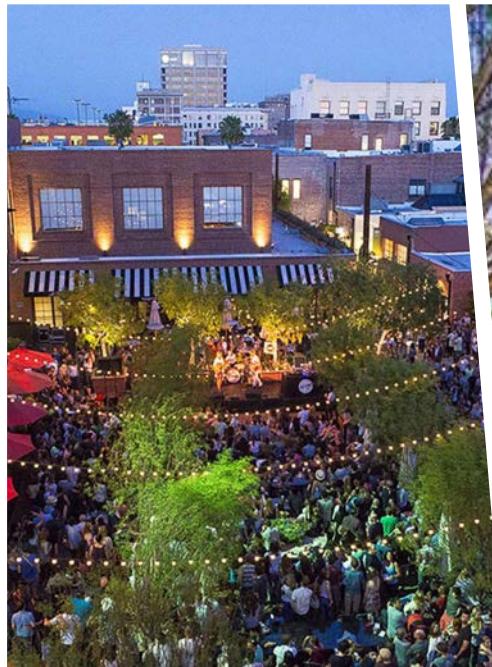
Less than a mile away, the property enjoys close proximity to Old Pasadena's shopping and entertainment district, South Lake Avenue, Playhouse Village and Paseo Colorado.



FOR LEASE | 260 S RAYMOND AVE., PASADENA, CA 91105



OLD PASADENA



Old Pasadena encompasses an eclectic, historic district spanning 22 blocks and featuring more than 300 businesses. Visitors can find premiere shopping, worldclass dining, entertainment and activities for all ages, convenient parking, and pedestrian-friendly streets and historic alleys that are perfect for meandering and discovering the authentic character of Old Pasadena.

Old Pasadena showcases a rich patina of nearly 150 years of development, change, and the care of many stakeholders. Today, the historic streets and

alleyways, rustic brick façades, and architectural accents of Pasadena's original business district create an authentic streetscape of open-air eateries, specialty boutiques, galleries, theaters, and much more—a skillful blend of old and new that has reclaimed the heritage of Pasadena's early downtown charm. The area is managed by The Old Pasadena Management District (OPMD), a non-profit business organization Public Benefit Improvement District (PBID), that creatively plans, manages and develops Old Pasadena as a unique, authentic and vibrant downtown experience.

Old Pasadena is one of the most popular high street retail districts in Southern California receiving lots of foot traffic by both locals and visitors. The metro gold line stops at a nearby park allowing easy commute for both consumers and workers entering the area. Tucked away in the upper levels of numerous historic buildings are a variety of commercial business and living spaces allowing one to fully enjoy the Old Pasadena District.



lee-pasadena.com

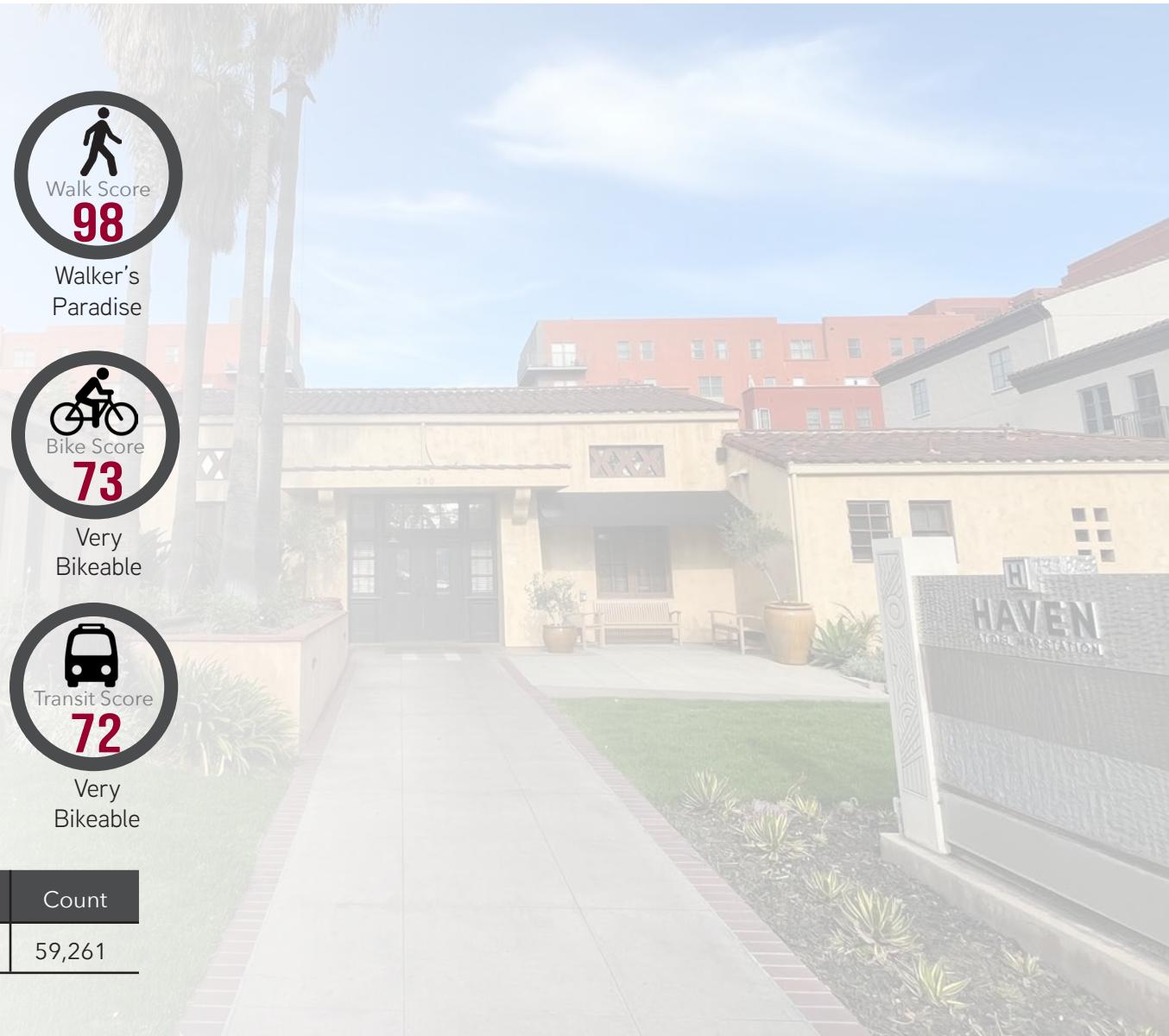
The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

FOR LEASE | 260 S RAYMOND AVE., PASADENA, CA 91105

DEMOGRAPHICS & TRAFFIC COUNT

HAVEN @ DEL MAR STATION

145,181 population	\$106,995 avg. household income
59,262 households	70% college degree or higher
115,000 jobs in pasadena	37.5 median age
81,302 labor force	187,045 households within 5-miles



TRAFFIC COUNT

Collection St	Cross St	Dist.	Year	Count
W Green St	S Fair Oaks Ave	0.02	2024	59,261



lee-pasadena.com

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

FOR LEASE | 260 S RAYMOND AVE., PASADENA, CA 91105