



Altadena, California

2012 *Lake Avenue*



± 500 SF + 1,100 SF Retail/Restaurant Space + Potential Outdoor Patio

PROPERTY DESCRIPTION

Pegasus Asset Management Inc. is pleased to present the opportunity to lease a former gas & service station retail property located at 2012 N Lake Ave in Altadena, California. The property offers a unique adaptive reuse opportunity at a hard-corner location. Situated on a ± 8,000 SF lot with two existing structures on the parcel (± 500 SF & ± 1,100 SF), the open space allows for the potential transformation to an exciting single- or multi-tenant configuration with a unique outdoor patio. Located north of Old Town Pasadena, the property resides in a charming historic neighborhood, set against the beautiful San Gabriel Mountains. N Lake Ave is the primary retail thoroughfare through Altadena, offering direct access to and from the I-210 freeway.



Subject Property



Subject Property



Previous Buildout at Subject Property

PROPERTY HIGHLIGHTS

Former Gas Station

± 500 - 1,100 SF Unique Adaptive Reuse Opportunity

Exceptional Surrounding Demographics

Avg. Household Income of \$133,925 within 5-Mile Radius

Potential Patio Space

± 8,000 SF Parcel with Potential for Ample Patio

Charming Lake Avenue

With Noteworthy Co-Tenants Opening Along the Desirable Stretch

Old Town Pasadena, Jet Propulsion Laboratory & The Rose Bowl

Each within 10 Minutes of the Property

Great Visibility

Ample Signage Opportunities

ALL TIME
Coming Soon

CAFÉ DE LECHE Rancho Bar

AMARA
kitchen

JPL
Jet Propulsion Laboratory
10 Minute Drive Time

HomeState
A TEXAS KITCHEN
STUMPTOWN
COFFEE ROASTERS

SEMOLINA
ARTISANAL PASTA

KISMET

Coming Soon

8 Minute Drive Time

ALDI
GROCERY OUTLET
bargain market

Altadena Pet Hospital

NATUREWELL
JUICE • SMOOTHIES • HEALTH

COFFEE GALLERY BACKSTAGE

Lake Ave - 20,000 VPD

2017
Lake Avenue

Altadena
Avg. Household Income
\$133,925 within 5 Miles

JPL
Jet Propulsion Laboratory
10 Minute Drive Time

Rancho Bar
CAFÉ DE LECHE

ALL TIME
Coming Soon

ALDI

GROCERY OUTLET
bargain market

Fox's
RESTAURANT

ELIOT
ARTS
magnet

HomeState
A TEXAS KITCHEN
STUMPTOWN
COFFEE ROASTERS

SEMOLINA
ARTISANAL PASTA

Coming Soon

KISMET

8 Minute Drive Time

AMARA
kitchen

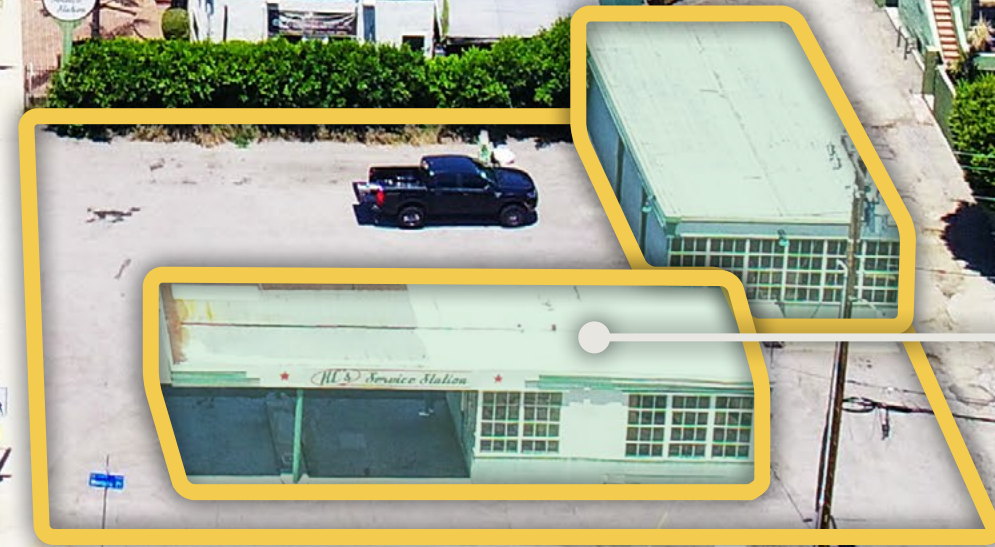
Altadena Pet Hospital

COFFEE GALLERY BACKSTAGE

NATUREWELL
JUICE • SMOOTHIES • HERBS

2017
Lake Avenue

Lake Ave - 20,000 VPD



Altadena
Avg. Household Income
\$133,925 within 5 Miles



Potential Uses





Patio Inspiration

SITE PLAN

Address

2012 N Lake Avenue
Altadena, California 91001

Space Type

Retail/Restaurant

Parcel Size

± 8,000 SF

GLA

± 1,600 SF

No. of Buildings

2

Lease Term / Rate

Negotiable





2012 *Lake Avenue*

Previously Utilized for Major Motion Picture
Filming Including Transformers - 2007



LOCATION SUMMARY

ALTADENA, CALIFORNIA

Altadena, California, is a charming community nestled at the base of the San Gabriel Mountains, just northeast of Pasadena. With its picturesque setting and rich history, Altadena offers a unique blend of natural beauty and suburban charm. The area is known for its tree-lined streets, stunning mountain views, and an abundance of outdoor recreational opportunities. Beyond its natural splendor, Altadena boasts a vibrant and tight-knit community. Residents enjoy a range of community events and activities, including farmers' markets, art exhibitions, and festivals, which foster a lively and inclusive atmosphere. With its close proximity to Pasadena and the greater Los Angeles area, Altadena offers a serene retreat from the urban bustle while still providing convenient access to cultural amenities, employment opportunities, and major transportation hubs.



Property Demographics	1-Mile	3-Mile	5-Mile
2022 Population	21,361	143,610	257,577
Avg. Household Income	\$117,836	\$116,422	\$133,925
Households	7,506	54,796	98,530

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2012

Lake Avenue

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