

319 S. ARROYO PARKWAY
PASADENA, CA 91105



COMMERCIAL
ASSET GROUP



**IN-LINE SPACE ON BUSY PASADENA
INTERSECTION FOR LEASE**

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SPACE SIZE

UNIT 2: ±1,092 SF

CARS PER DAY

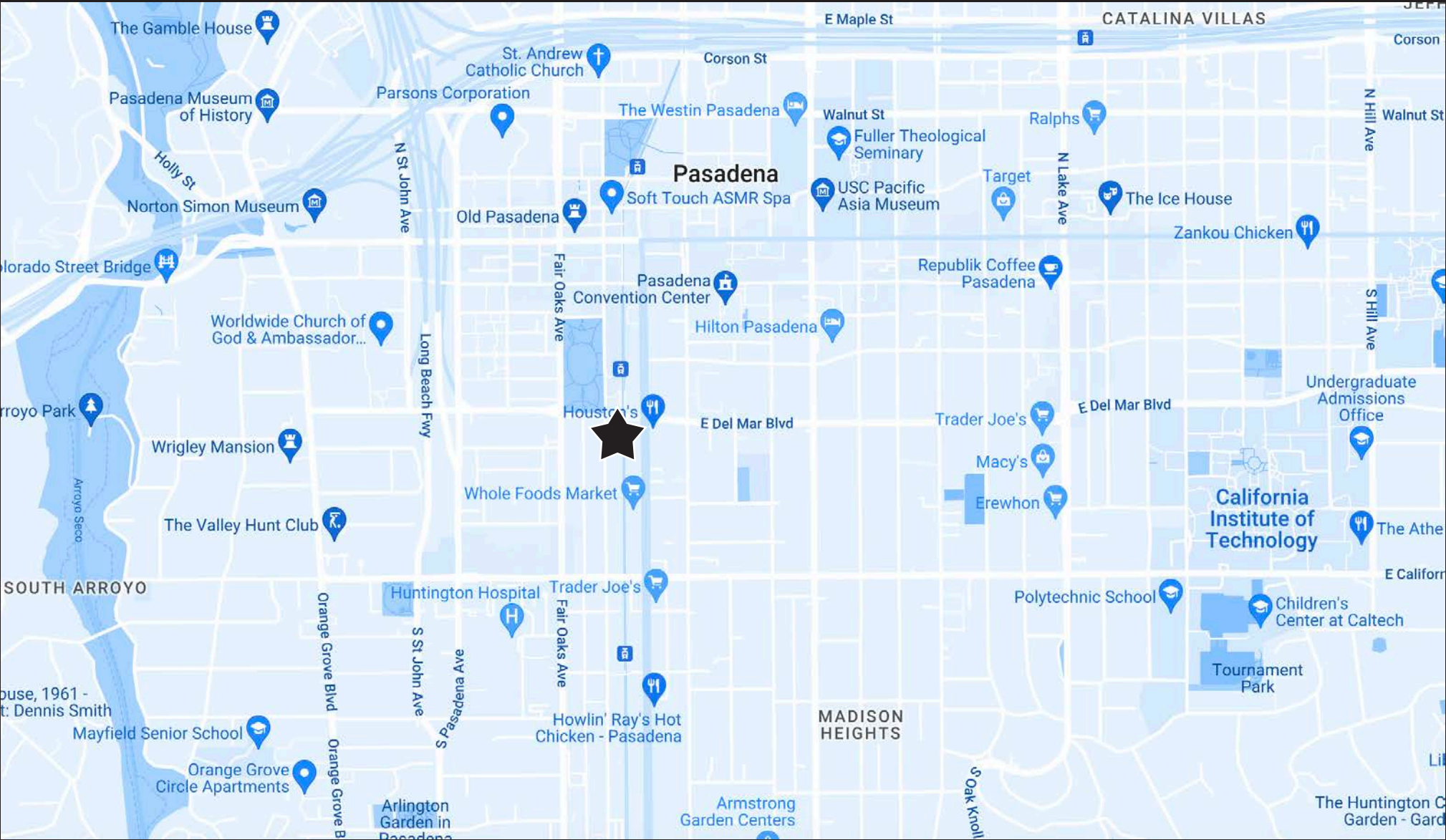
32,000

- SWC OF ARROYO PARKWAY & DEL MAR BLVD
- INLINE SPACE AVAILABLE IN A BUSY CENTER
- SHOPPING CENTER CO-TENANTS INCLUDE TREK BIKE, HAWAIIAN BBQ, TATSU RAMEN, SUPER CUTS
- IDEAL FOR SKIN CARE, TAKEOUT FOOD USE, TAX & INSURANCE, THREADING & WAXING, FITNESS
- EXCELLENT CURB APPEAL
- APPROXIMATELY 70 PARKING SPACES
- HEAVY CAR TRAFFIC
- CENTRAL LOCATION/EASILY ACCESSIBLE
- MAJOR SHOPPING/TRADE AREA
- MONUMENT SIGNAGE AVAILABLE

ADDITIONAL PHOTOS



MAP





DEMOGRAPHICS

Population By Race			
	1 mile	2 mile	3 mile
White	17,284	60,404	126,107
Black	1,887	8,106	15,922
American Indian/Alaskan Native	206	1,031	2,484
Asian	7,042	19,798	44,584
Hawaiian & Pacific Islander	35	164	369
Two or More Races	1,117	3,602	7,761
Hispanic Origin	5,732	31,582	72,685

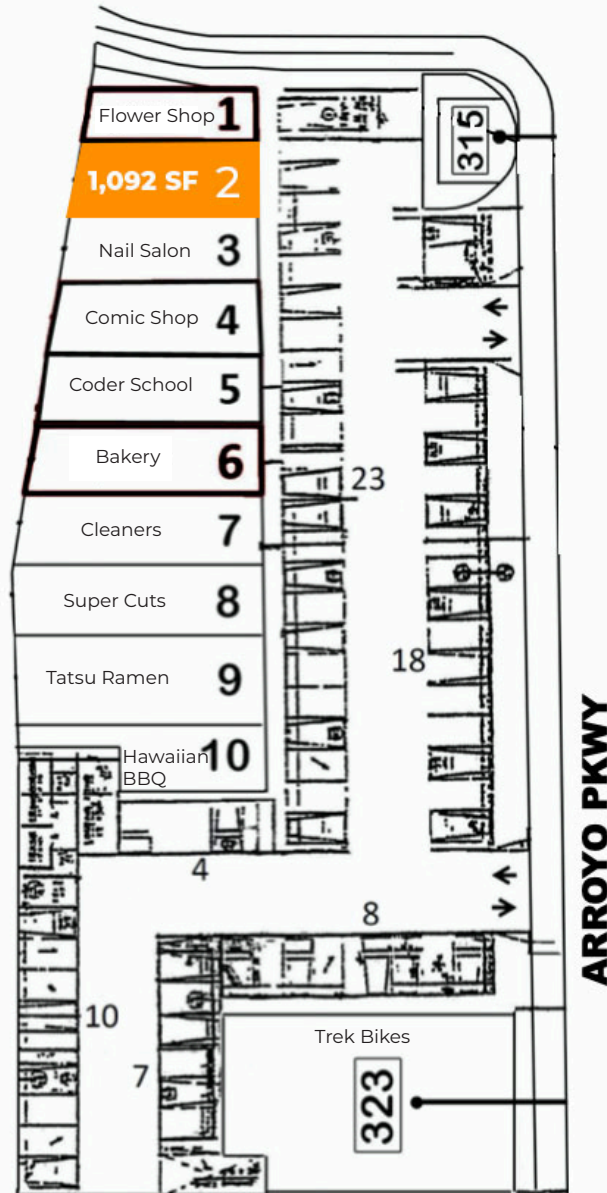
Income			
	1 mile	2 mile	3 mile
Avg Household Income	\$118,174	\$116,968	\$124,022
Median Household Income	\$94,241	\$90,422	\$95,417
< \$25,000	2,517	6,761	11,274
\$25,000 - 50,000	1,484	4,864	9,067
\$50,000 - 75,000	1,776	5,181	10,400
\$75,000 - 100,000	2,010	5,013	9,392
\$100,000 - 125,000	1,655	4,156	7,746
\$125,000 - 150,000	1,266	3,130	6,255
\$150,000 - 200,000	1,643	4,303	8,794
\$200,000+	2,297	6,389	13,895

Households			
	1 mile	2 mile	3 mile
2010 Households	14,012	39,497	78,437
2023 Households	14,650	39,796	76,823
2028 Household Projection	14,464	39,016	74,894
Annual Growth 2010-2023	0.6%	0.4%	0.3%
Annual Growth 2023-2028	-0.3%	-0.4%	-0.5%
Owner Occupied Households	4,206	13,920	33,421
Renter Occupied Households	10,258	25,096	41,473
Avg Household Size	1.8	2.3	2.5
Avg Household Vehicles	1	2	2
Total Specified Consumer Spendi...	\$485.9M	\$1.4B	\$2.9B

Population			
	1 mile	2 mile	3 mile
2010 Population	26,263	92,477	201,293
2023 Population	27,572	93,104	197,227
2028 Population Projection	27,270	91,353	192,481
Annual Growth 2010-2023	0.4%	0.1%	-0.2%
Annual Growth 2023-2028	-0.2%	-0.4%	-0.5%
Median Age	42	40.5	41.2
Bachelor's Degree or Higher	63%	53%	49%
U.S. Armed Forces	15	24	28

DEL MAR BLVD

SITE PLAN





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