

PRIME MEDICAL SPACES

AVAILABLE FOR LEASE

NEAR HUNTINGTON HOSPITAL



Signalized Corner Location, Parking Attendant  
Two Elevators Directly From Parking Area to All Spaces in Building  
On Site Manager

**+/- 1,783 - +/- 1,925 SF AVAILABLE, VARIOUS SIZES**

301 S. Fair Oaks Ave. | Pasadena, CA 91105

**Bill Ukropina**  
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CalDRE #00820557

**Kathi Constanzo**  
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COLDWELL BANKER COMMERCIAL REALTY  
388 S. Lake Avenue  
Pasadena, CA 91101



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# Property Description

301S. Fair Oaks Ave.  
Pasadena, CA 91105

Medical Spaces Available

## Features:

- Signalized High Identity Corner One Block East of 134/210/110 Freeway On/Off-Ramps
- Near Huntington Hospital
- Easy access directly from parking area to all floors with two elevators
- Large on site parking area adjacent to building with attendant
- Abundant retail amenities along the Fair Oaks corridor
- Short walk to the Metro Gold Line Fillmore and Del Mar Stations

**Walk Score®**  
[www.walkscore.com](http://www.walkscore.com)

Walk Score  
**92**

### Walker's Paradise

Daily errands do not require a car.

Bike Score  
**90**

### Biker's Paradise

Flat as a pancake, excellent bike lanes.

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\*The square footage is an approximate number and Landlord makes no representation regarding the size, square footage, or configuration of building, and size, and accuracy of all information presented.

**Lease Rate:**

**\$3.70 / SF - Full Service**

**Parking Rate:**

**\$55 / month per unreserved space**

**Total Available:**

**+/-1,783 - +/-1,925 Square Feet**

**Available Immediately:**

Suite 105: +/-1,925 SF \$3.70 / SF - Full Service

Suite 401.\* +/-1,783 SF \$3.70 / SF - Full Service

\*New Tenant can Occupy with 30 Days Notice.

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# Photographs

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# Photographs

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## SUITE 105



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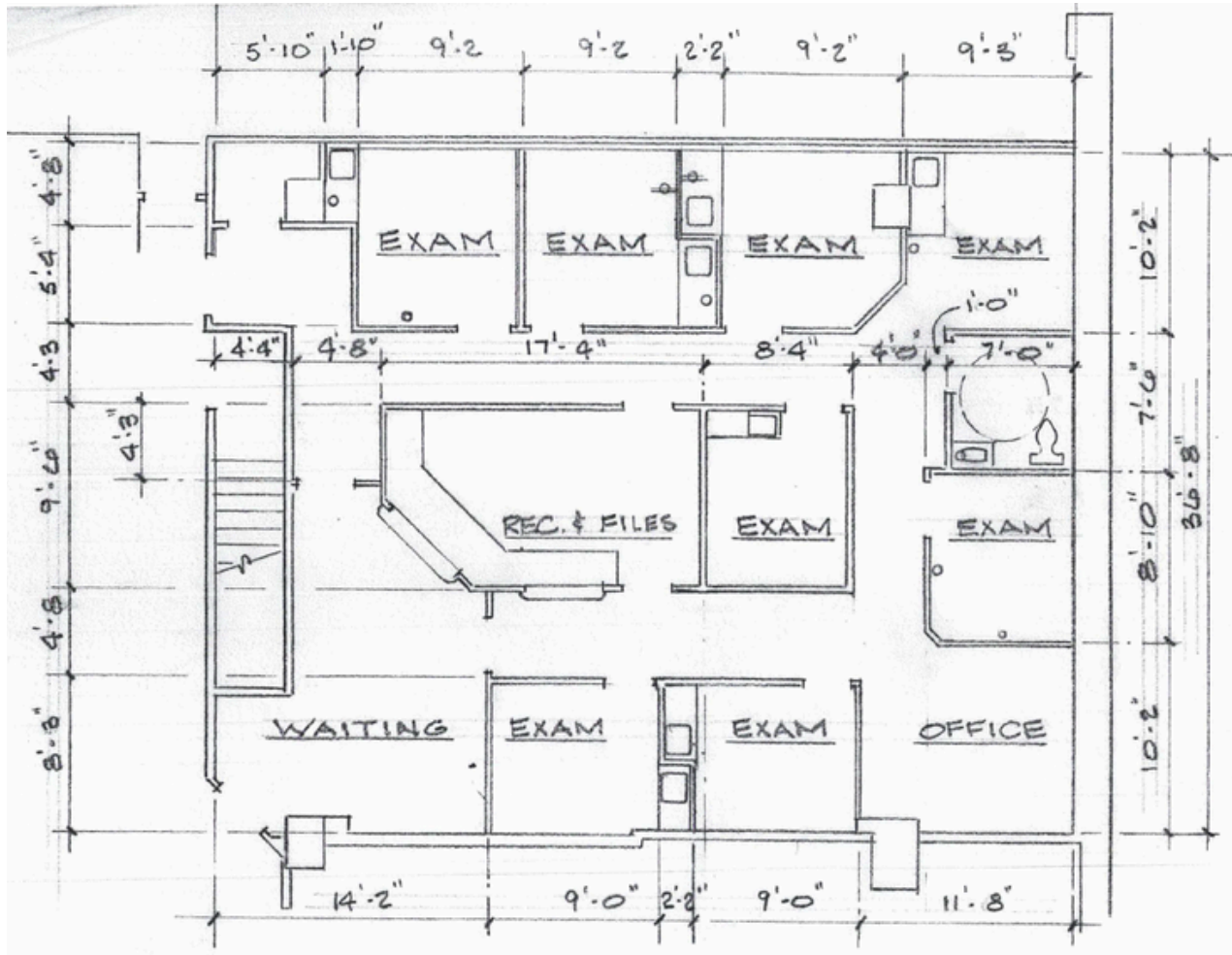


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# Suite 105

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Suite 105: +/- 1,925 Square Feet



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# Photographs

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## SUITE 401



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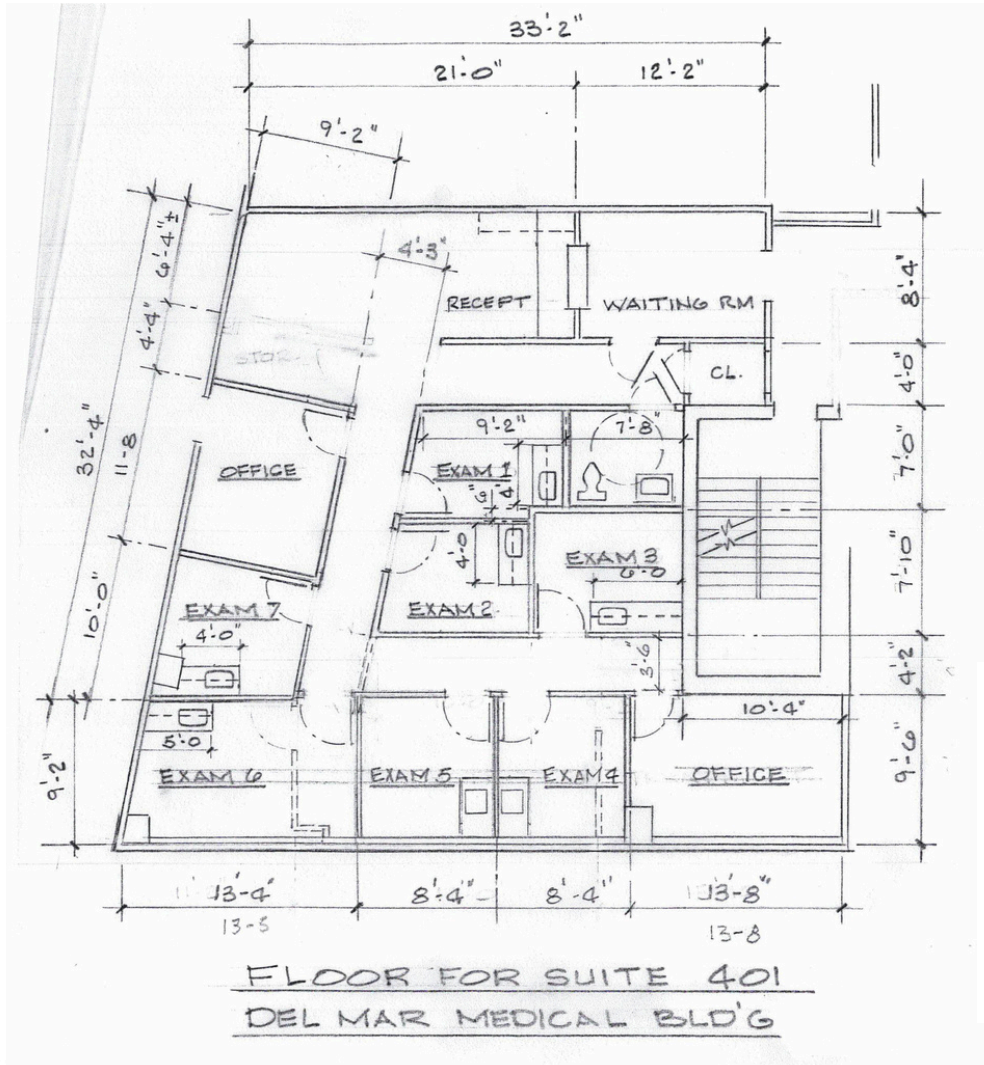
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# Suite 401

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Suite 401: +/- 1,783 Square Feet



- \$3.70 - "AS-IS" with fresh paint
- 5% Annual Increases
- 3 to 5 Year Terms Preferred (5 Year Max)

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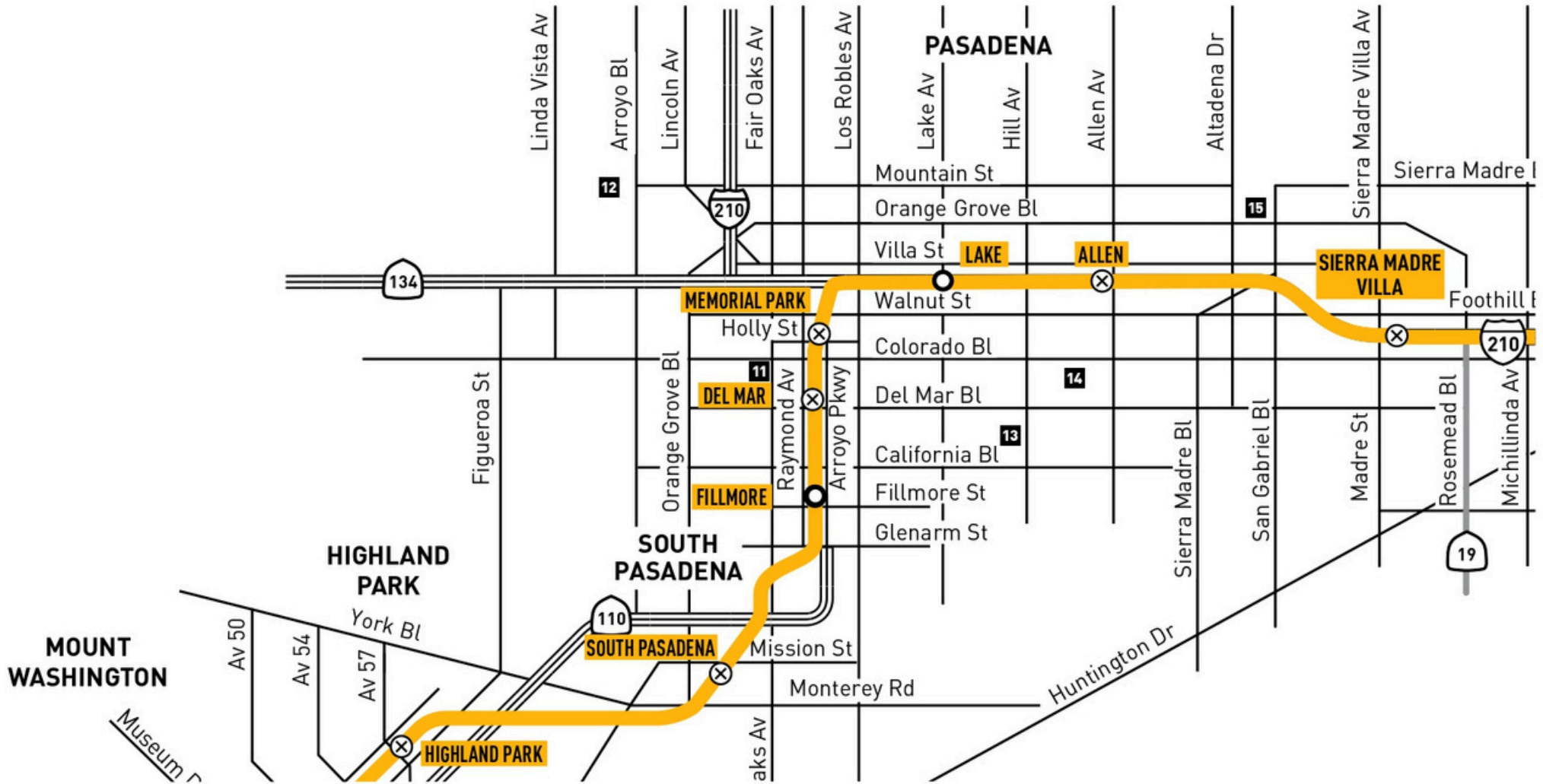
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# Metro Rail Gold Line

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# Demographics

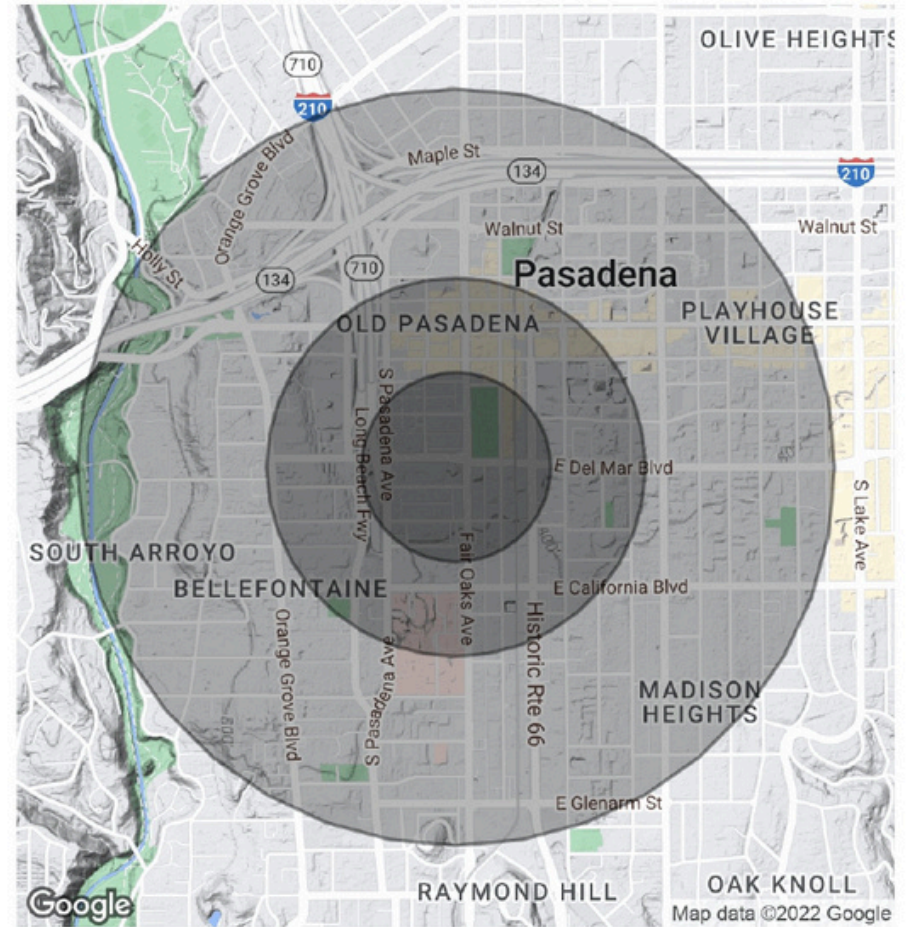
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,707	7,693	25,137
Average Age	35.5	37	39.3
Average Age (Male)	36.3	39.1	38.6
Average Age (Female)	35.8	37.9	41.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	917	4,521	14,765
# of Persons per HH	1.9	1.7	1.7
Average HH Income	\$116,704	\$108,210	\$104,155
Average House Value	\$714,482	\$706,834	\$760,327

\* Demographic data derived from 2020 ACS - US Census



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