



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Retail Space
For Lease

1200 E Walnut St, Pasadena, CA 91106



DAVID "RANDY" STEVENSON

PRESIDENT

O: 818.956.7001 X155 | C: 818.634.3281
RandyS@stevensonrealestate.com
CALDRE #01228475

KRIS HONS

CHIEF OPERATING OFFICER

O: 818.956.7001 X127 | C: 626.826.2431
KHons@stevensonrealestate.com
CALDRE #01807261

DAVID ZIEGENFUSS

SALES ASSOCIATE

O: 818.956.7001 X116 | C: 818.652.0632
DavidZ@stevensonrealestate.com
CALDRE #02149295

1111 NORTH BRAND BOULEVARD,
SUITE 250

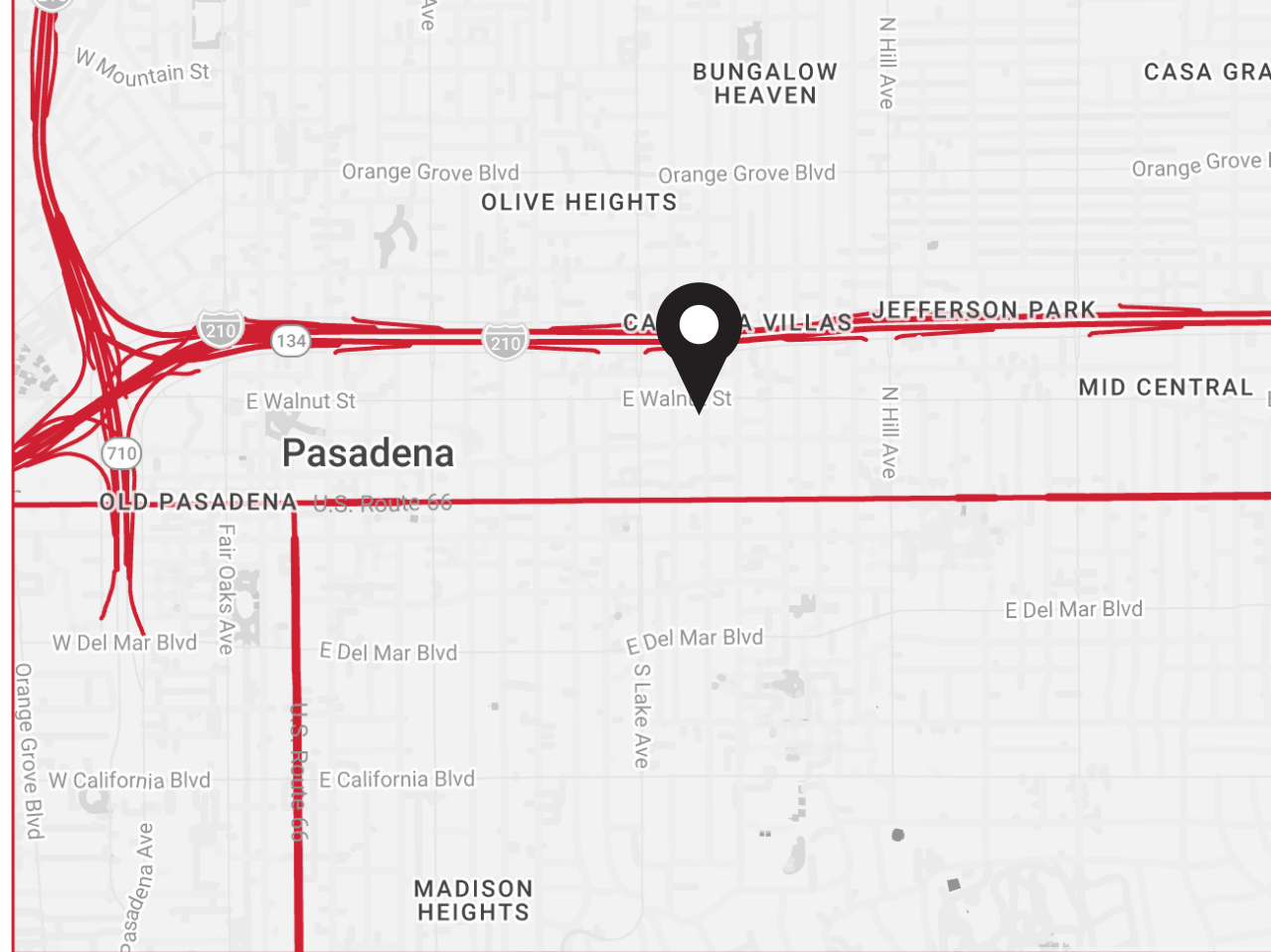
GLENDAL, CA 91202

StevensonRealEstate.com

CALDRE #00983560

Offering Summary

LEASE PRICE	\$5,355 / MO
BUILDING SIZE	8,400 SF
PRICE/BSF	\$3.15
LOT SIZE	15,373 SF
YEAR BUILT	1961
ZONING	PCS
PARKING SPACES	5
APN	5738-014-022

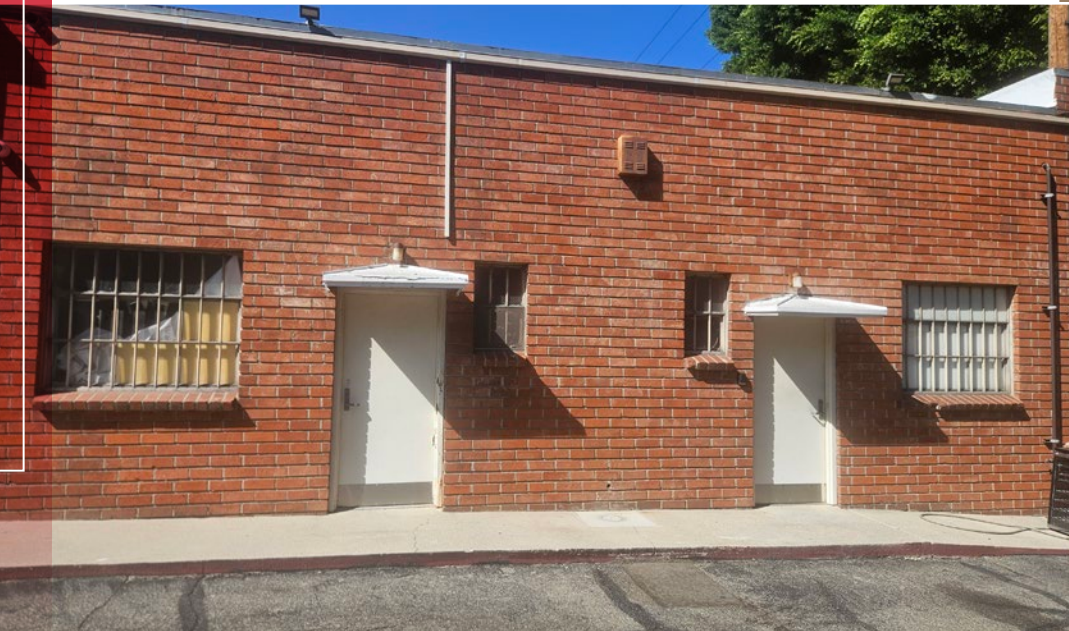


Property Overview

Prominent corner retail opportunity in an outstanding Pasadena location, minutes from Lake Avenue, Paseo Colorado, Old Town Pasadena and the 210 Freeway. Serving as the visual anchor of the strip center, this highly visible end unit features a charming retro-style entrance, excellent street presence and five dedicated parking spaces. Surrounded by thriving businesses and just blocks from the Gold Line Lake Avenue Station, the property offers a compelling opportunity for a retailer seeking visibility, character and convenience.

DISCLAIMER: All information provided herein, together with any projections or other data, has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are advised to conduct an independent investigation and verification of all information, including but not limited to the condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property, any party's intended use and all other matters

Property Photos



Property Photos

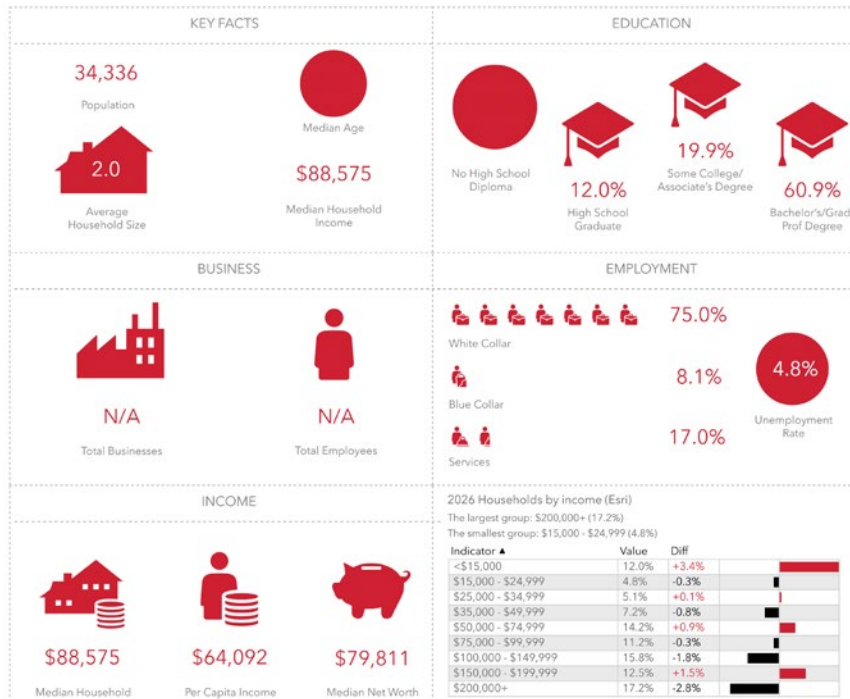


Location Map



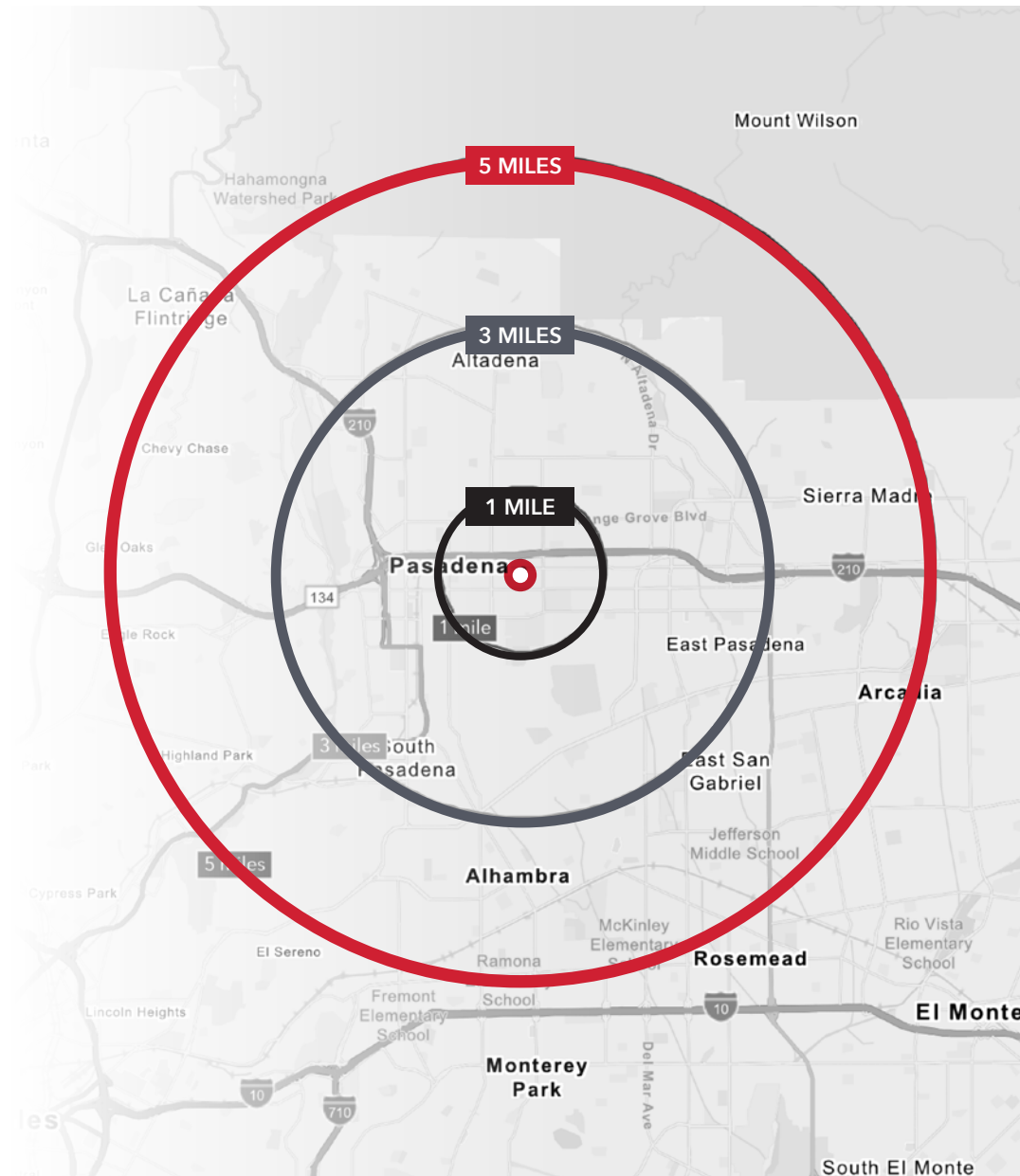
Demographics

1-MILE RADIUS SNAPSHOT



2026 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	34,336	175,068	438,501
Households	16,430	73,879	171,976
Families	7,424	42,454	109,245
Average Household Size	2.02	2.32	2.51
Owner Occupied Housing Units	4,155	33,584	81,389
Renter Occupied Housing Units	12,275	40,295	90,587
Median Age	38.1	41.8	42.2
Median Household Income	\$88,575	\$118,020	\$113,564
Average Household Income	\$133,622	\$176,526	\$167,360



For more information, please contact:

DAVID "RANDY" STEVENSON

PRESIDENT

O: 818.956.7001 X155 | C: 818.634.3281

RandyS@stevensonrealestate.com

CALDRE #01228475

KRIS HONS

CHIEF OPERATING OFFICER

O: 818.956.7001 X127 | C: 626.826.2431

KHons@stevensonrealestate.com

CALDRE #01807261

DAVID ZIEGENFUSS

SALES ASSOCIATE

O: 818.956.7001 X116 | C: 818.652.0632

DavidZ@stevensonrealestate.com

CALDRE #02149295



REAL ESTATE SERVICES
TRUSTED SINCE 1962

1111 NORTH BRAND BOULEVARD, SUITE 250

GLENDAL, CA 91202

StevensonRealEstate.com

CALDRE #00983560