



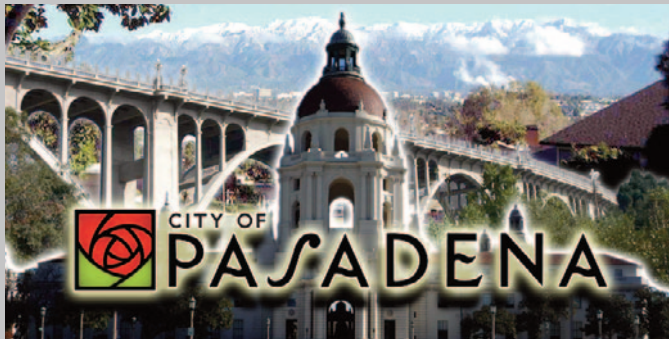
ONE LEVEL ■ APPROXIMATELY 3,750 TO 8,250 RSF ■ COLUMN FREE ■ MAY BE DEMISED

3 9 6 S O U T H L A K E

PREMIERE SHOPPING DESTINATION IN PASADENA CALIFORNIA



HURST/HARRIGAN
ASSOCIATES



PASADENA
ALWAYS ONE
OF THE BEST

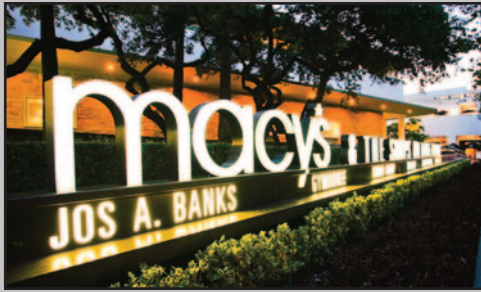


The *New York Times* lists Pasadena as a “Must Travel Destination in 2024.” The *Times* lauded Pasadena’s natural beauty, as well as hot new restaurants among reasons our great city is a top destination.

Outside Magazine named Pasadena “one of the best cities in which to live in the United States.”

Sunset, Travel + Leisure, Food & Wine and *National Geographic* feature Pasadena as a “highly desirable destination for shopping, entertainment and cultural amenities.”

“The area is home to Cal Tech - the #2 ranked university in the World University Rankings.”



THE HEART OF SOUTH LAKE

- Macy's Flagship
- Williams-Sonoma
- DryBar
- SoulCycle
- Talbots
- TJ Maxx Runway
- Philz Coffee
- Pacific Sales
- Ferguson
- Granville Cafe
- Nick's Restaurant
- Urban Plates
- Erewhon
- Macy's Backstage
- Celestino Restaurant
- JoS. A. Bank
- Magnolia House Lounge
- Smitty's Grill
- The Counter Burger
- SugarFish
- Lemonade
- Trader Joe's
- Corner Bakery
- The Arbour
- The Vitamin Shoppe
- Mercado



SOUTH LAKE AVENUE AERIAL



Not a complete reflection of all tenants

SOUTH LAKE AVENUE - LOCAL RETAIL MAP



Location:	South of Del Mar Boulevard on East side of street Signalized pedestrian crossing directly in front of building
Year Built:	Circa 1951 - Remodeled in 2007/2017 (not historic)
Building Area:	Approximately 8,250 square feet
Premises:	Approximately 8,250 square feet
Frontage:	Approximately 50' of "Prime" frontage on Lake Avenue
Depth:	Approximately 175' of depth
Store Front/Exterior:	Tenant/Landlord to coordinate on changes to storefront and rear exterior
Ceiling Height:	16 feet
Loading:	Through rear door off of Shoppers Lane
Electrical:	To be determined
HVAC:	To be determined
Sewage:	4" sanitary waste line
Gas Line:	Gas line located at front of building, not currently in use
Water Line:	1" water line in place
Signage:	Signage available on the building exterior front and rear with Landlord approval and in conjunction with City of Pasadena signage ordinance
Parking:	The Shoppers Lane Public Parking area offers 90 minutes of non-exclusive free parking at this time, which is subject to change

Note: Landlord hereby provides, solely as a courtesy and without any representation or warranty of any kind the noted property information. Tenant to verify and satisfy itself with accuracy of any such information without any liability to Landlord.

396 SOUTH LAKE

BUILDING DESCRIPTION

396 SOUTH LAKE - FLOOR PLAN



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PASADENA
HAS STRONG
PSYCHO-
GRAPHICS

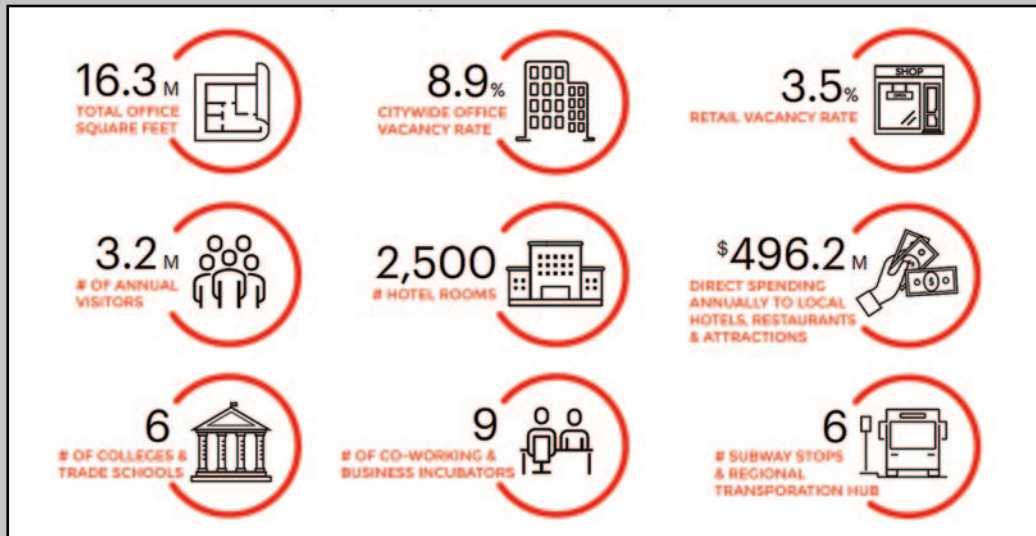
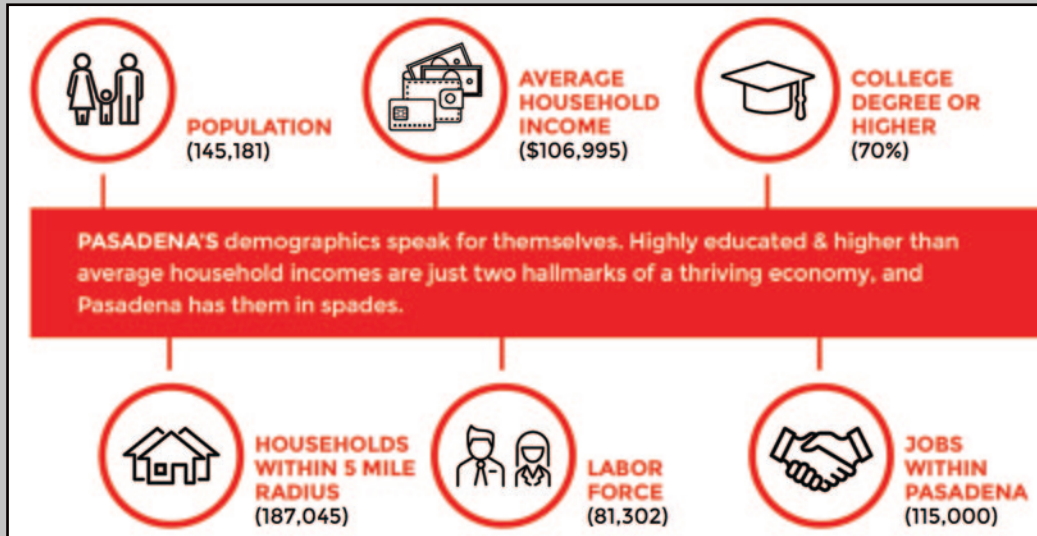


Pasadena supports some of the strongest psychographic profiles in the nation. In addition to being well educated, well employed, well informed, well established and very ambitious, Pasadena consumers seek out quality high end products and experiences.

Shoppers in Pasadena are:

- 244% more likely to buy luxury or foreign vehicles
- 214% more likely to use luxury beauty products
- Diners are 136% more likely to prefer gourmet, artful food

PASADENA DEMOGRAPHICS



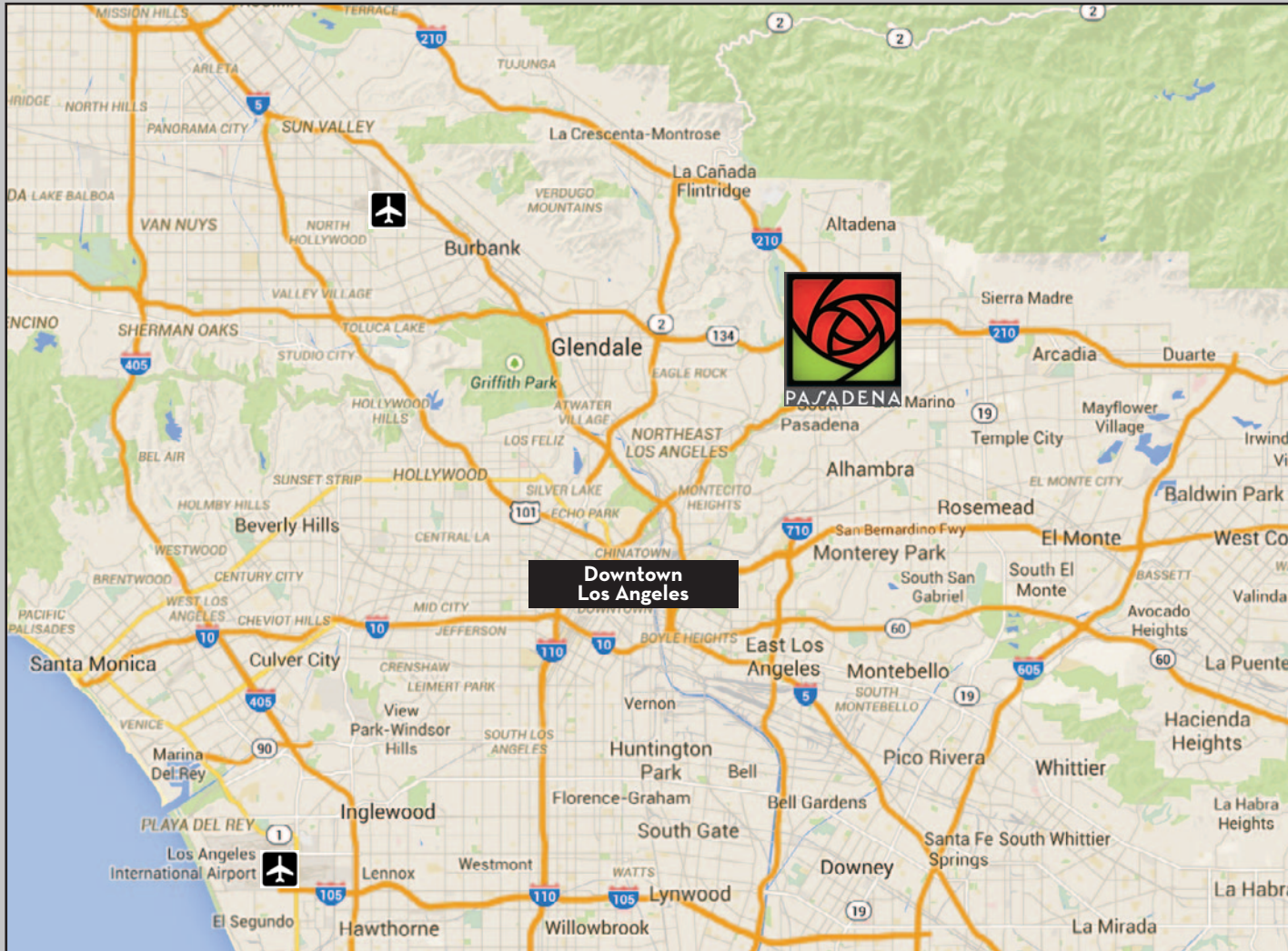
Source: Pasadena Economic Development

PASADENA'S appeal is both hip and historic. With an average age in the mid-30's, Pasadena's consumer profiles reflect its established, educated, and tech savvy residents.

The dominant psychographic profiles in Pasadena include Metro Renters and the Urban Chic. Both profiles are growing segments of the U.S. population and are characterized as:

- Well-Educated & Well-Connected
- Professionals living a sophisticated, exclusive lifestyle
- Interest in the Fine Arts
- Avid readers, environmentally active, and financially stable
- Values education & creativity

PASADENA - REGIONAL MAP



Pasadena is located just ten miles northeast of downtown Los Angeles at the base of the San Gabriel Foothills and is easily accessible via auto and the Metro's Gold Line light rail transit system. Pasadena is serviced by two airports located within 25 miles of the city.

THE BUILDING



396 South Lake is a blank canvas. It really can be whatever you want it to be. It's located across the street from Macy's Flagship store which generates a great deal of foot traffic.

396 South Lake is 8,250 square feet of possibilities.





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PHOTOGRAPHY BY: JULIUS SHULMAN