

# ORANGE GROVE SHOPPING CENTER - BAJA RANCH ANCHORED CENTER

±4,150 SF Retail Store For Lease | 453 E. Orange Grove Blvd., Pasadena, CA 91104



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# Property Highlights

- Anchored by high volume Baja Ranch Supermarket with Major Tenants, Winchell's Donuts, local Dena Burgers, Allstate Insurance and more.
- Rare opportunity to lease prime ±4,150 SF in this popular grocery anchored center.
- Located at NEC of busy signalized intersection E. Orange Grove Blvd. and N. Los Robles Ave. with 28,100 VPD.
- Ample surface parking of 3/1000 and easy access for customers plus gated delivery parking in rear of premises.
- Monument signage available on E. Orange Grove Blvd.
- Convenient access to I-210 and CA-134 Freeways.
- Affluent customer base AHHI of \$171,521 in a 3 mi radius.





AVAILABLE: Suite 453  
4,150 Square Feet

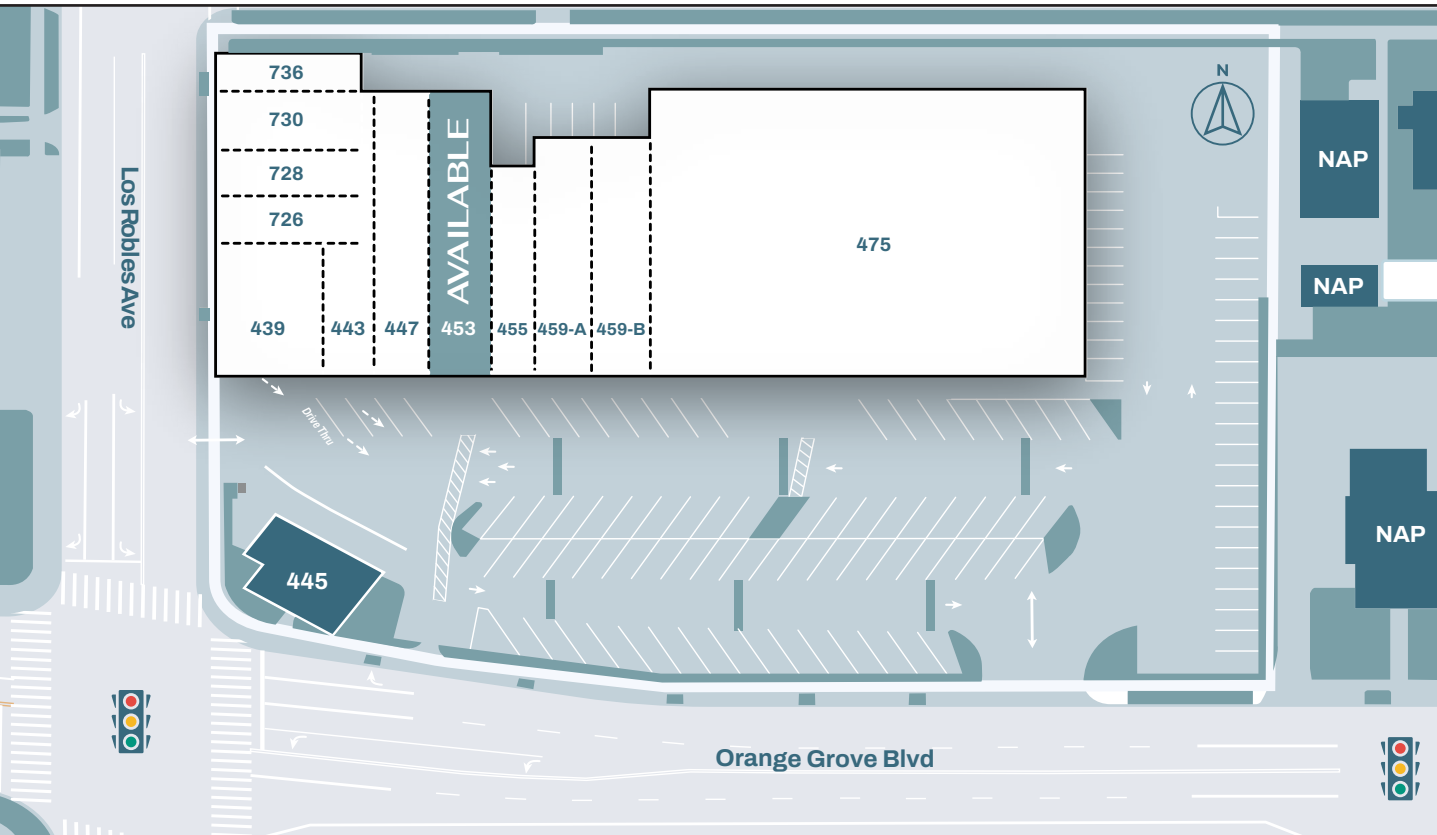


# Lease & Space Information



<b>Space Size:</b>	±4,150 SF
<b>Rental Rate:</b>	\$2.50 / SF / Mo. NNN (\$0.76)
<b>Available:</b>	Immediately
<b>Frontage:</b>	29'8"
<b>Parking Ratio:</b>	3/1,000
<b>Zoning:</b>	FGSP-C-3D
<b>Uses Allowed:</b>	Retail Sales, Personal Improvement Services (instructional services excluding Physical fitness clubs), Home electronics, Banks, Catering services, offices and child Day care.

# Site Plan



SUITE	TENANT	GLA (SF)
736	Allstate Insurance	675
730	Rose City Laundry	1,350
728	C&A Hair Salon	421
726	Mobile Store	310
739	Winchell's Donut	1,245
443	Aqua Star Water Store	865
445	Dena Burgers	1,644
447	Check Cashing	2,800
<b>453</b>	<b>AVAILABLE</b>	<b>4,150</b>
455	Tropical Fish Store	750
459-A	Lee's Nails & Spa	2,000
459-B	Fusion Bowl	2,000
475	Baja Ranch Market	18,000



## Demographics



Daytime Population	Average HH Income	Median Age	Daytime Employees	College Degree
1 Mile: 41,144	\$106,640	36.7	30,257	12,542
3 Mile: 175,044	\$141,521	41.3	95,369	72,109
5 Mile: 416,337	\$168,233	41.2	164,774	161,047

## Daily Traffic Counts

Intersection	Average Daily Traffic
Los Robles	12K
Orange Grove Blvd.	16.1K



Photo Gallery



# Location & Market Overview

Pasadena, located in Los Angeles County, California, is celebrated for its lively culture, picturesque neighborhoods, and a flourishing business scene. It hosts a variety of industries, spanning technology, finance, healthcare, education, and entertainment. The city is famous for its rich cultural offerings, including the Rose Bowl Stadium, which hosts the annual Rose Bowl football game and other major events. Key cultural sites such as the Norton Simon Museum, Huntington Library–Art Collections–Botanical Gardens, and Pasadena Playhouse add to its significance. Pasadena’s strategic location provides easy access to major transit routes, and the city is well-connected to the greater Los Angeles area through the Metro Gold Line rail system. Additionally, several freeways offer quick access to downtown Los Angeles and nearby regions.

Pasadena enjoys a pleasant Mediterranean-like climate, making it a great spot for nature lovers to take advantage of the nearby mountains for hiking or unwind in one of the many parks. The city’s dedication to green initiatives and sustainability shines through its abundant gardens and eco-friendly projects. Whether your interests lie in science, culture, or simply soaking up the sunny California weather, Pasadena provides a wide array of attractions and activities for all to enjoy.





# Local Amenities: Bird's Eye NW View



# Local Amenities: Bird's Eye SW View



# Local Amenities: Bird's Eye SE View



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