



NORTH LAKE SQUARE

1241 N LAKE AVE | PASADENA, CA 91104



RETAIL AND RESTAURANT SPACE AVAILABLE FOR LEASE

GROCERY ANCHORED SHOPPING CENTER

- Busy neighborhood shopping center anchored by recently-remodeled Food 4 Less
- Opportunity to join Pasadena Federal Credit Union, Pizza Hut, T-Mobile, Wingstop, and more
- Southwest Corner of North Lake Ave and Washington Blvd in Pasadena (±39,000 VPD)



\$1.25-\$4.00/SF NNN
ASKING RENT



±825-3,601 SF
AVAILABLE



4
SPACES AVAILABLE



Food 4 Less

1.2M ANNUAL VISITORS



SUITE	TENANT	SIZE	RENT/SF
4	FOOD 4 LESS	-	-
8	PASADENA FEDERAL CREDIT UNION	-	-
10	WATERIA	-	-
14	SOUTHERN STATE INSURANCE	-	-
16	WING STOP	-	-
18	KITTY LASH BEAUTY	-	-
20	EXPERT NAILS	-	-
22	T-MOBILE	-	-
24	PIZZA HUT	-	-
26	VIP TOBACCO	-	-
28	AVAILABLE- RETAIL	1,410	\$3.25 + NNN

SUITE	TENANT	SIZE	RENT/SF
30	YIN YANG TEA	-	-
32	MAKI YAKI	-	-
36	RED DRAGON KARATE	-	-
40	AVAILABLE- RETAIL	3,601	\$1.25 + NNN
42	ACE THREADING	-	-
44	AVAILABLE- RETAIL	1,100	\$3.00 + NNN
46	SALSA PICANTO	-	-
48	AVAILABLE- PREVIOUSLY FOOD	825	\$4.00 + NNN
52	BEAUTY CLUB PLUS	-	-
54	WESTERN DENTAL	-	-
58	ONE UNITED BANK	-	-

E CLAREMONT ST

N HUDSON AVE

E WASHINGTON BLVD ± 14,400 VPD



N LAKE AVE ± 21,800 VPD

SITE PLAN



PASADENA, CALIFORNIA

Located just ±7 miles northeast of Downtown Los Angeles, Pasadena is the ninth-largest city in Los Angeles County. Pasadena is known for hosting the annual Rose Bowl Game and Tournament of Roses Parade. The city is also home to many scientific and cultural institutions, including Caltech, JPL, Pasadena City College, Fuller Theological Seminary, ArtCenter College of Design, the Pasadena Playhouse, the Ambassador Auditorium, the Norton Simon Museum, and the USC Pacific Asia Museum. It is known for its family-friendliness and convenient commutes with its easy access to Interstates 210 and 710.



3.7M
ANNUAL VISITORS

\$51M
DIRECT SPENDING AT LOCAL
BUSINESSES IN 2021

\$668.7M
TOTAL ECONOMIC IMPACT
FROM TOURISM





GROCERY OUTLET
bargain market™



BANK OF AMERICA

NEW YORK DR

ALTADENA GOLF COURSE

**WASHINGTON STEAM
MULTILINGUAL ACADEMY**
475 STUDENTS

N LAKE AVE ± 21,800 VPD

**INTEGRITY COLLEGE
OF HEALTH**

EF ACADEMY
International
Boarding Schools

T Mobile



PASADENA
FEDERAL CREDIT UNION

**BIG
LOTS!**

FOOD 4 LESS



E WASHINGTON BLVD ± 14,400 VPD

SUBJECT PROPERTY



**CVS
pharmacy**



DEL TACO

POPEYES



**MCDONALD
PARK**

**MARSHALL FUNDAMENTAL
SECONDARY SCHOOL**
1,987 STUDENTS



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EXCLUSIVELY LISTED BY



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