(**@**

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

\$1.25-\$4.00/SF NNN

- 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)



±825-3,601 SF



	SUITE	TENANT	SIZE	RENT/SF	SUITE	TENANT	SIZE	RENT/SF	
	_		JILL					_	
	4	FOOD 4 LESS PASADENA FEDERAL CREDIT UNION	-		30	YIN YANG TEA MAKI YAKI	-	-	
14/	10	WATERIA	-		36	RED DRAGON KARATE	-	-	
W	14	SOUTHERN STATE INSURANCE	-	-	40	AVAILABLE- RETAIL	3,601	\$1.25 + NNN	N HUDSON AVE
	16	WING STOP	-	-	42	ACE THREADING AVAILABLE- RETAIL	<u>-</u> 1,100	- \$3.00 + NNN	
	18 20	KITTY LASH BEAUTY EXPERT NAILS	-		44	SALSA PICANTO	-	\$3.00 + NNN	A Standard Strand Store
	22	T-MOBILE	-	-	48	AVAILABE- PREVIOUSLY FOOD	825	\$4.00 + NNN	
	24	PIZZA HUT	-	-	52	BEAUTY CLUB PLUS	-	-	
	26	VIP TOBACCO	-	-	54	WESTERN DENTAL	-		
	28	AVAILABLE- RETAIL	1,410	\$3.25 + NNN	58	ONE UNITED BANK	-	-	
					8				
SITE PLAN				- <u>NL</u>	AKE A	VE ± 21,800 VPD		↓↑	



PASADENA, CALIFORNIA

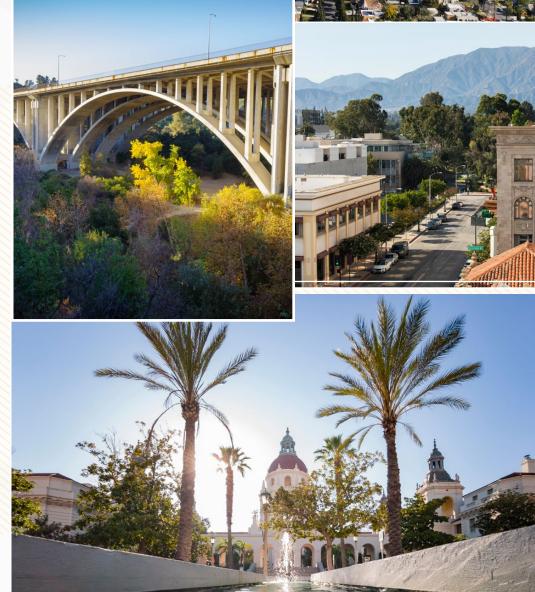
Located just ±7 miles northeast of Downtown Los Angeles, Pasadena is the ninth-largest city in Los Angeles County. Pasadena is known for hosting the annual Rose Bowl Game and Tournament of Roses Parade. The city is also home to many scientific and cultural institutions, including Caltech, JPL, Pasadena 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

AREA OVERVIEW







WASHINGTON STEAM MULTILINGUAL ACADEMY 475 STUDENTS







INTEGRITY COLLEGE OF HEALTH

E WASHINGTON BLVD ± 14,400 VPD

SUBJECT PROPERTY

Õ

VPD

MCDONALD PARK

ALTADENA GOLF COURSE

UDS

PAPA JO

PIZZA

L- IN

E_F

Boarding Schools

MARSHALL FUNDAMENTAL SECONDARY SCHOOL 1,987 STUDENTS

NORTH LAKE SQUARE

1241 N LAKE AVE | PASADENA, CA 91104

EXCLUSIVELY LISTED BY



MICHAEL PAKRAVAN FVP & NATIONAL DIRECTOR

michael.pakravan@matthews.com DIR (310) 919-5737 LIC # 01706065 (CA)



JAMES SANCHEZ

james.sanchez@matthews.com DIR (949) 662-2255 LIC # 02176906 (CA)

This Leasing Package contains select information pertaining to the business and affairs of **1301 N Lake Ave, Pasadena, CA 91104** ("Property"). It has been prepared by Matthews Real Estate Investment Services". This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form conclusions without reflance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and lexpressions of interest or offers to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, birectors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package estate Investment Services esc.