

PROPERTY FOR LEASE

542 S. FAIR OAKS AVE PASADENA CA



FOR LEASE

KW COMMERCIAL | GLENDALE

889 Americana Way
Glendale, CA 91210



Each Office Independently Owned and Operated

PRESENTED BY:

NINA KAZAZIAN

O: (747) 222-9844

nina.kazazian@kwcommercial.com

DRE: 01880864, CA

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OFFERING SUMMARY

| | |
|------------------------|-------------------|
| LEASE RATE: | \$3.75 / psf FSG |
| LEASE TERM: | 3-5 years |
| BUILDING SF: | 4418 |
| AVAILABLE SF: | Approximately 800 |
| YEAR BUILT: | 2012 |
| RENOVATED: | Yes |
| BUILDING CLASS: | A |
| FLOORS: | 2 |
| HVAC: | Yes |
| PARKING: | Shared |
| ZONING: | PSC |

PROPERTY OVERVIEW

First floor and a portion of the second floor are currently occupied by the owner who is a Cosmetic Surgeon. The area available for lease is on the second floor. It has its own private staircase, as well as, elevator access. Once upstairs, the space has a reception area. It offers 3 offices (all offices have plumbing connections, some are furnished with cabinets and sinks). Lots of light, access to a balcony, a shared kitchenette and a private bathroom. The area has its own A/C controls. Beautiful, modern building in the heart of Pasadena. The building and the parking lot are gated. Very close to fine dining, park, stores and the new USC facility (currently under construction). Additional storage space may be available in the basement. Owner is open to a wide array of uses. Call agent (Nina) to discuss. All utilities are paid by the owner.



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PROPERTY PHOTOS



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LOCATION MAPS



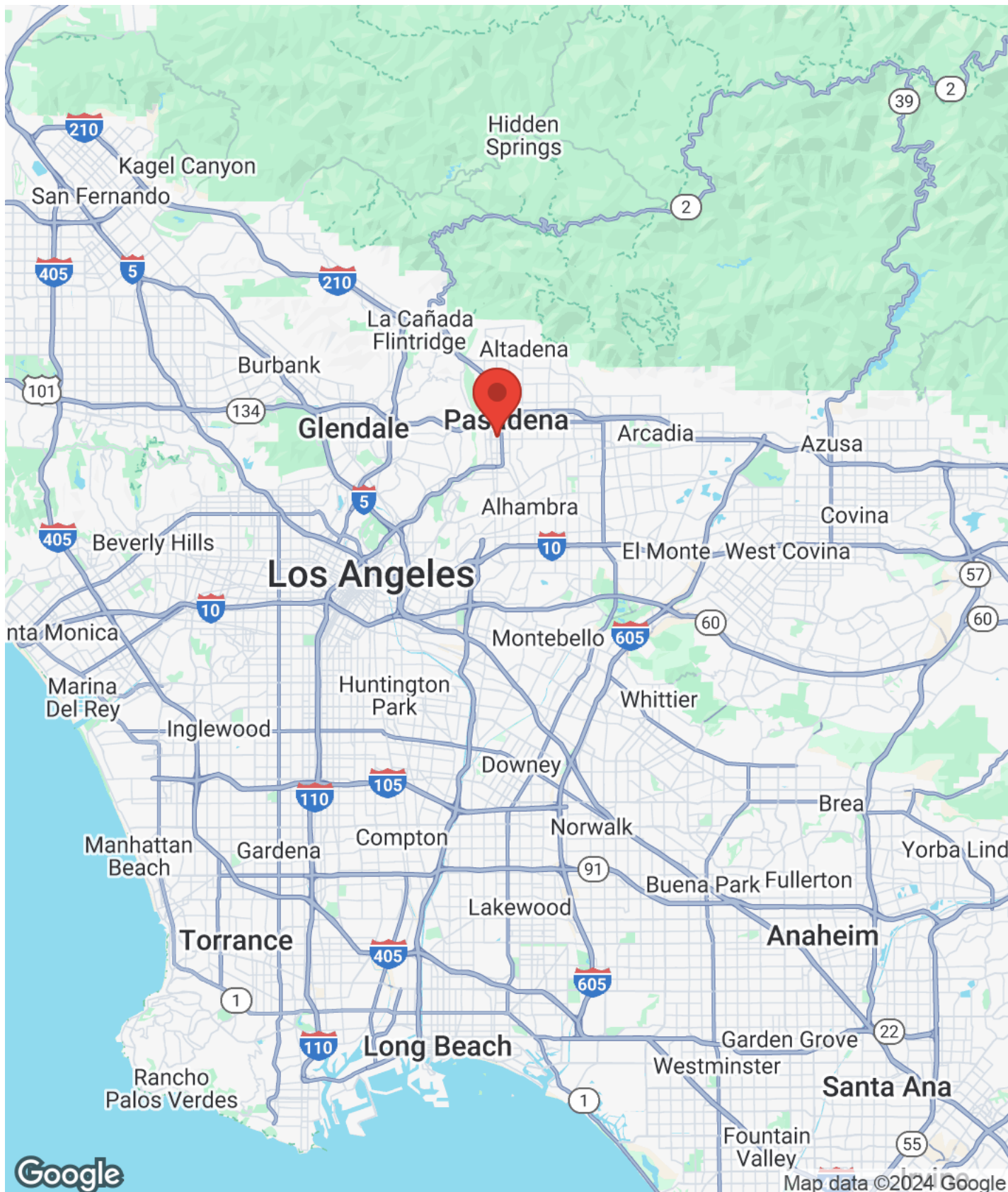
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REGIONAL MAP



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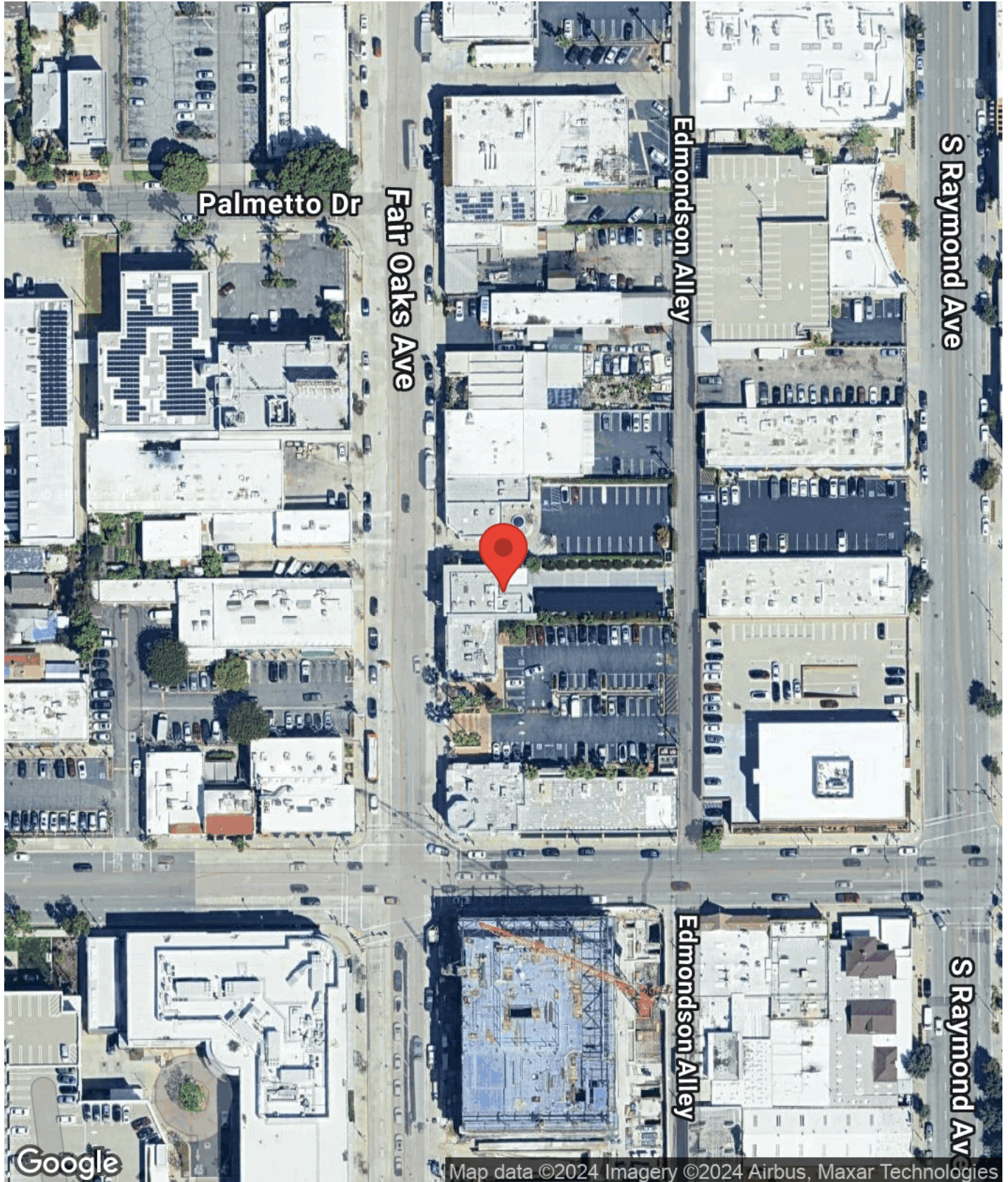


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AERIAL MAP



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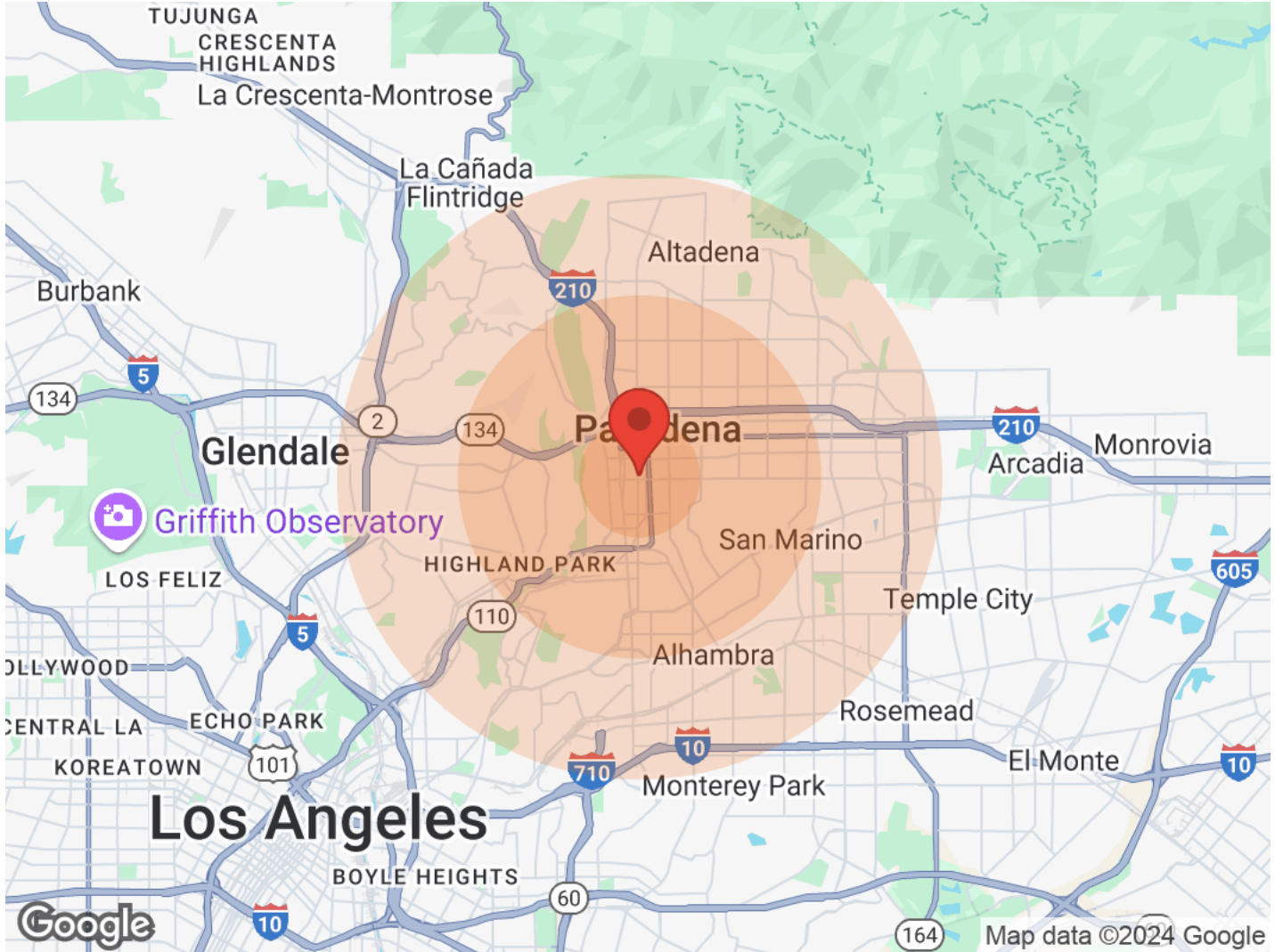


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DEMOGRAPHICS



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 10,730 | 105,948 | 279,940 |
| Female | 11,362 | 109,437 | 289,383 |
| Total Population | 22,092 | 215,385 | 569,323 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 2,216 | 35,806 | 96,280 |
| Ages 15-24 | 1,210 | 24,100 | 66,169 |
| Ages 25-54 | 10,576 | 94,564 | 241,649 |
| Ages 55-64 | 3,244 | 27,945 | 73,825 |
| Ages 65+ | 4,846 | 32,970 | 91,400 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 14,377 | 111,240 | 261,615 |
| Black | 1,062 | 12,428 | 24,407 |
| Am In/AK Nat | 7 | 324 | 884 |
| Hawaiian | N/A | 3 | 44 |
| Hispanic | 3,323 | 85,029 | 239,784 |
| Multi-Racial | 3,816 | 92,838 | 255,722 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$78,371 | \$71,079 | \$65,645 |
| < \$15,000 | 1,737 | 9,051 | 21,138 |
| \$15,000-\$24,999 | 706 | 6,839 | 18,532 |
| \$25,000-\$34,999 | 887 | 7,050 | 17,746 |
| \$35,000-\$49,999 | 798 | 9,725 | 25,062 |
| \$50,000-\$74,999 | 2,021 | 13,827 | 34,922 |
| \$75,000-\$99,999 | 1,929 | 10,966 | 26,081 |
| \$100,000-\$149,999 | 1,835 | 12,563 | 29,932 |
| \$150,000-\$199,999 | 1,110 | 5,682 | 13,177 |
| > \$200,000 | 1,322 | 7,747 | 15,199 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 14,253 | 94,240 | 224,313 |
| Occupied | 12,919 | 88,009 | 211,198 |
| Owner Occupied | 4,219 | 39,603 | 105,687 |
| Renter Occupied | 8,700 | 48,406 | 105,511 |
| Vacant | 1,334 | 6,231 | 13,115 |

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Nina Kazazian is a Commercial Real Estate Professional based in Glendale, California. Prior to her real estate career, Nina was a Bank Executive, tasked with market growth, commercial lending and employee development.

Nina Kazazian brings with her the perspective and professionalism to confidently guide her clients through the complexities of the commercial real estate industry. Nina specializes in commercial real estate both in the state of California, as well as, Nationally. Before joining Keller Williams Commercial, Nina worked at Marcus & Millichap with a focus on Single Tenant Net Lease properties across the United States.

Nina is very active in her local community and serves on the Board of the Glendale Fire Foundation.

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