

RETAIL SPACES FOR LEASE

460 S. Arroyo Parkway & 174 E. Bellevue Dr.
Pasadena, CA 91105







460 S. Arroyo Parkway
Available 1,820 SF



174 E. Bellevue Dr.
Available 1,510 SF

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Demographics	1 Mile	3 Mile	5 Mile
	27,551	212,011	560,332
	\$110,688	\$127,141	\$119,257
	38.2	38.8	39.6
	67,963	197,647	440,069

Property Highlights

- Directly across street from Whole Foods
- High visibility at signalized intersection
- Portion of Monument Signage available for 460 S. Arroyo pkwy
- 0.3 Mi. to Del Mar Goldline Station
- Walk Score of 94 out of 100, i.e. Walker's Paradise
- Ample parking
- Strong local demographics: Average HHI 1 Mi. \$110,688

Offering Summary

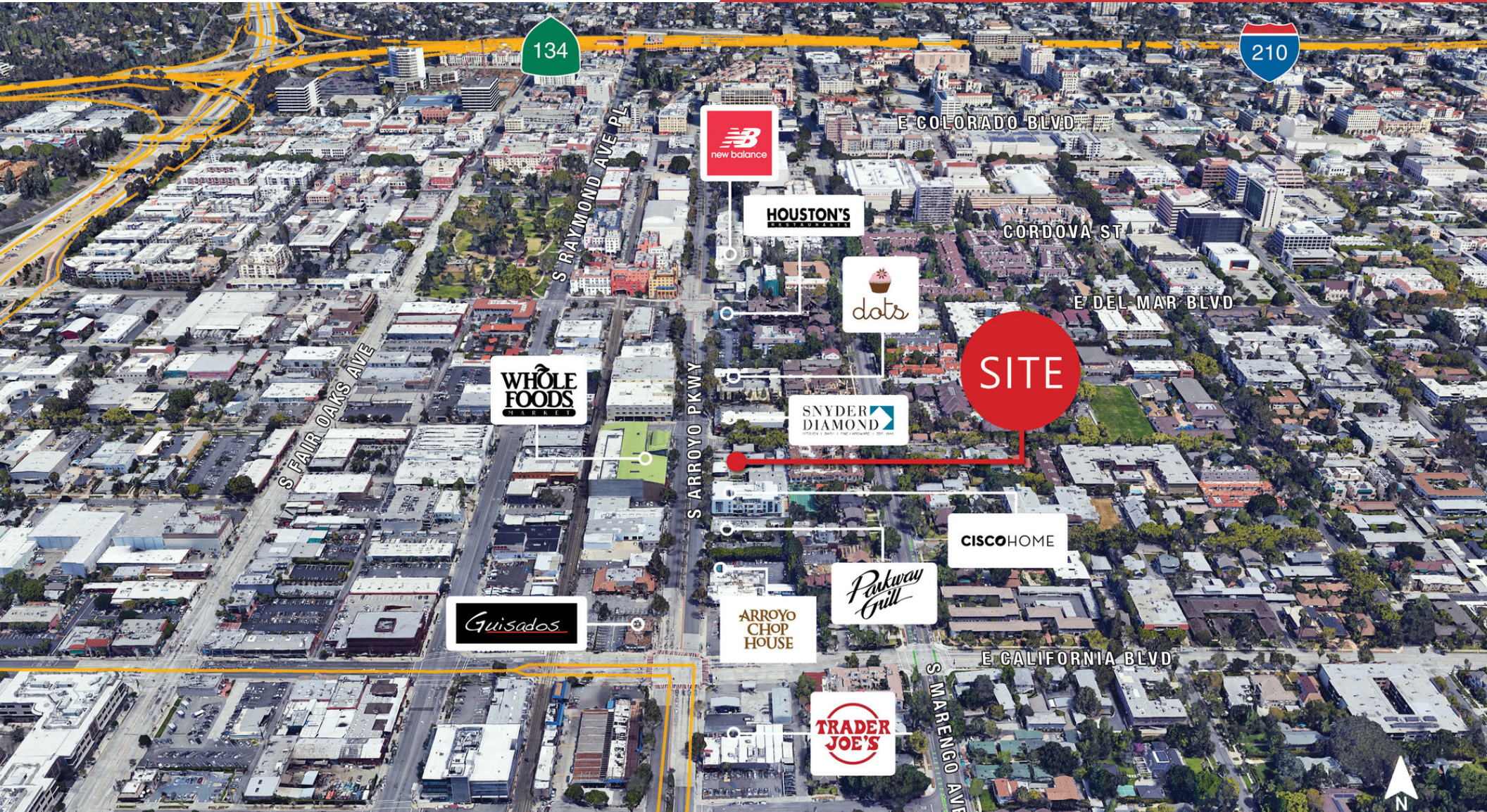
	460 S Arroyo Pkwy	174 E. Bellevue Drive
Lease Rate:	\$3.50/SF/Month (NNN) \$(0.60)	\$3.00/SF/Month (NNN) (\$0.60)
Space Size:	1,820 SF	1,510 SF
Date Available	NOW	NOW

For More Information

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