



FOR LEASE



RETAIL



1,250 SF



## 467 N. Lake Avenue

Pasadena, California 91101

### Property Highlights

- Easy 210 Freeway access
- Walk Score: 89
- Goldline and bus stop close by

### Property Description

In-line retail available in Pasadena. Great visibility and demographics.

### OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (NNN)
Available SF:	1,250 SF
Lot Size:	
Building Size:	11,641 SF

### DEMOGRAPHICS 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
Total Households	4,918	15,831	31,375
Total Population	12,252	39,451	78,709
Average HH Income	\$63,691	\$69,776	\$74,579

#### Sheri McCanless

Senior Vice President | 626.204.1508

smccanless@naicapital.com | CalDRE #01306519





FOR LEASE



RETAIL



1,250 SF



### Sheri McCanless

Senior Vice President | 626.204.1508

smccanless@naicapital.com | CalDRE #01306519



www.naicapital.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CAL DRE LIC. 002130474



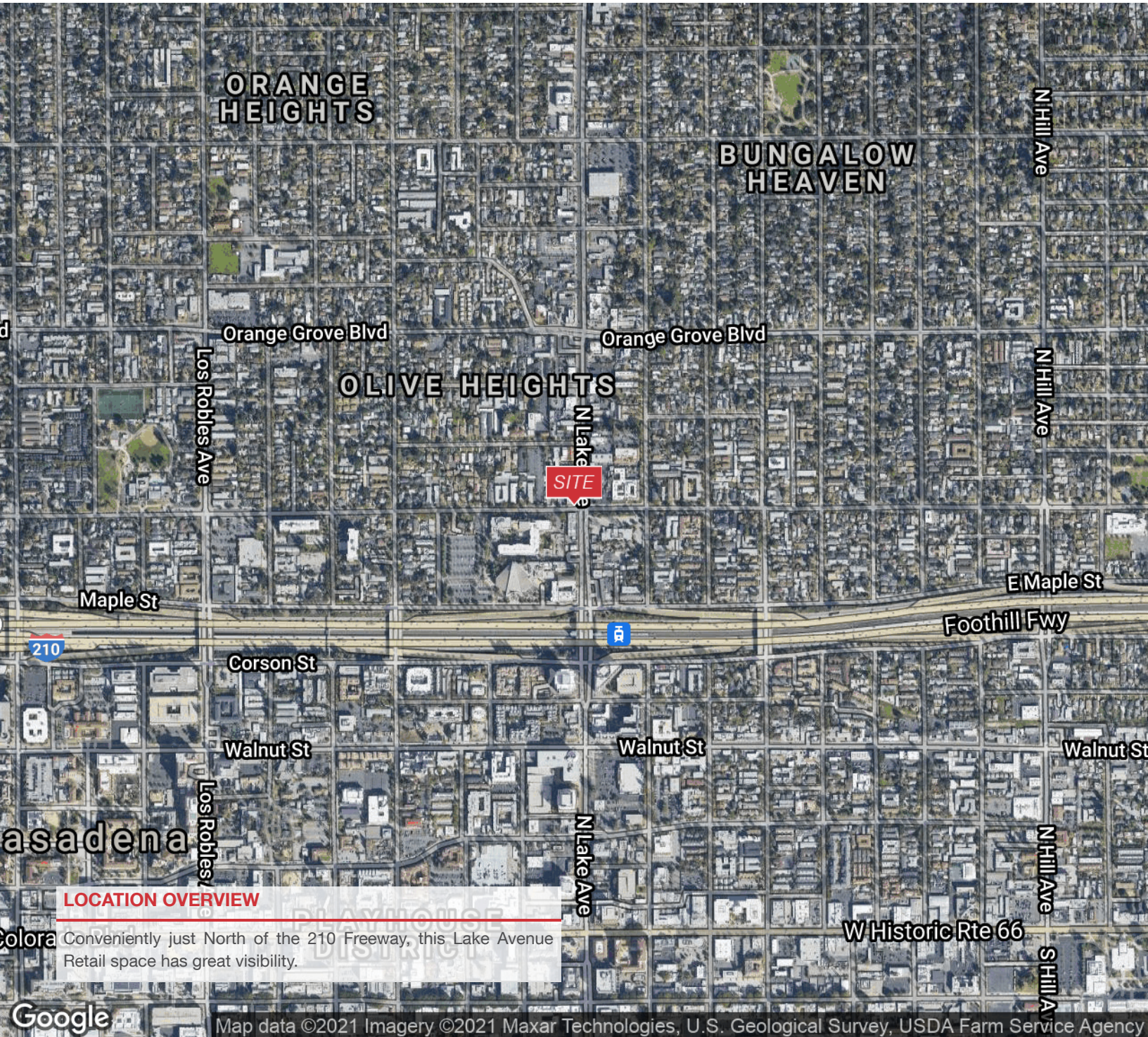
FOR LEASE



RETAIL



1,250 SF



### LOCATION OVERVIEW

Conveniently just North of the 210 Freeway, this Lake Avenue Retail space has great visibility.

**Sheri McCanless**

Senior Vice President | 626.204.1508

smccanless@naicapital.com | CalDRE #01306519



www.naicapital.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CAL DRE LIC. #02130474



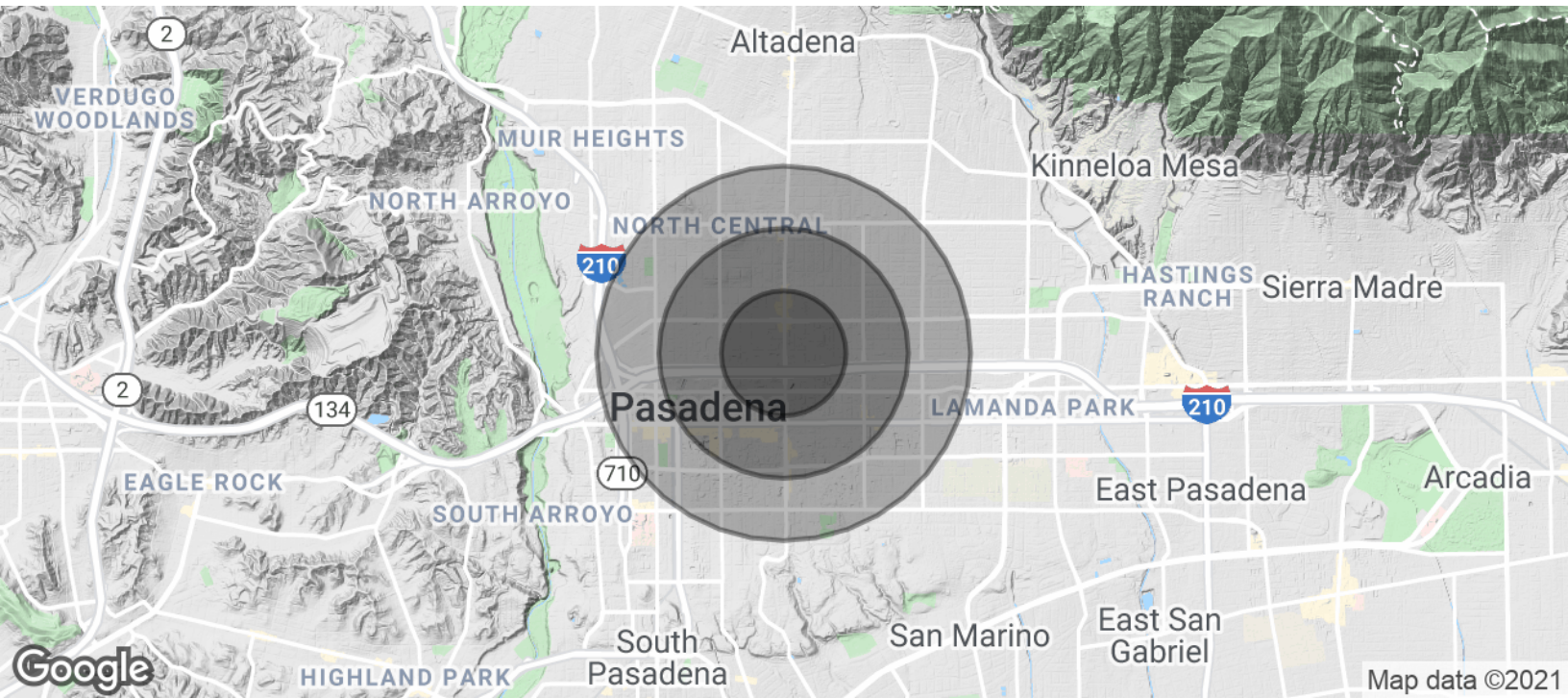
FOR LEASE



RETAIL



1,250 SF



## POPULATION

### 0.5 MILES

### 1 MILE

### 1.5 MILES

Total Population	12,252	39,451	78,709
Average age	34.5	34.2	34.7
Average age (Male)	33.4	33.7	33.8
Average age (Female)	34.4	34.1	35.6

## HOUSEHOLDS & INCOME

### 0.5 MILES

### 1 MILE

### 1.5 MILES

Total households	4,918	15,831	31,375
# of persons per HH	2.5	2.5	2.5
Average HH income	\$63,691	\$69,776	\$74,579
Average house value	\$530,440	\$561,033	\$610,376

\* Demographic data derived from 2010 US Census

### Sheri McCanless

Senior Vice President | 626.204.1508

smccanless@naicapital.com | CalDRE #01306519

