

Fair Oaks Business Park



QUIET COMMERCIAL / INDUSTRIAL PARK IN NORTHWEST PASADENA NEAR I-210 FWY **4 SEPERATE BUILDINGS WITH ABUNDANT PARKING SPACES**

1190, 1200, 1222 & 1232 North Fair Oaks Avenue | Pasadena, CA 91103-2514

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Accelerating success.

Property Description

Property Information:

Building 1 – 1232 N. Fair Oaks Ave (±6,125 SF)

- Divisible to ±825 Square Feet
- Minimum Clearance 15 Feet
- 100 Amps, 120/208 Volt, 3 Phase, 4 Wire
- One (1) Truck Well with 12' x 14' Door
- Four (4) Ground Level Doors (8' x 10')
- Office with H.V.A.C. and Restroom Available

Building 2 – 1222 N. Fair Oaks Ave (±29,670 SF)

- Leased

Building 3 – 1200 N. Fair Oaks Ave (±23,143 SF)

- Divisible to ±4,443 Square Feet
- Minimum Clearance 18 Feet
- Two (2) Truck Wells with 12' x 14' Doors in Front
- 1 1/2 to 4 Foot Dock High Loading from Rear for Two Units with 10' x 12' Doors
- 800 Amps, 120/208 Volt, 3 Phase, 4 Wire Service Available
- Office with H.V.A.C. and Restroom Available
- State of the Art Annunciated Smoke Detection System

Building 4 – 1190 N. Fair Oaks Ave (±9,894 SF)

- Divisible to ±1,226 Square Feet
- Minimum Clearance 15 Feet
- 100 Amps, 120/208 Volt, 3 Phase, 4 Wire
- Two (2) Truck Wells with 12' x 14' Doors
- Four (4) Ground Level Doors: 10' x 12'
- Office with H.V.A.C. and Restroom Available

Features

- Concrete Tilt-Up Construction with Textured Design
- Handicapped Restrooms
- Parking - 2 Spaces per ±1,000 Square Feet
- Ample Sky Lights in Warehouse Areas
- Fully Sprinklered
 - Bldg. 1 & 4 - .24 GPM/±2,000 Square Feet
 - Bldg. 3 - .33 GPM/±3,000 Square Feet
- Electrically Operated Sliding Security Gates
- Walled and Gated, Well-Lighted Parking Area
- Competitive Pricing
- Close to the I-210 and 134 Freeways

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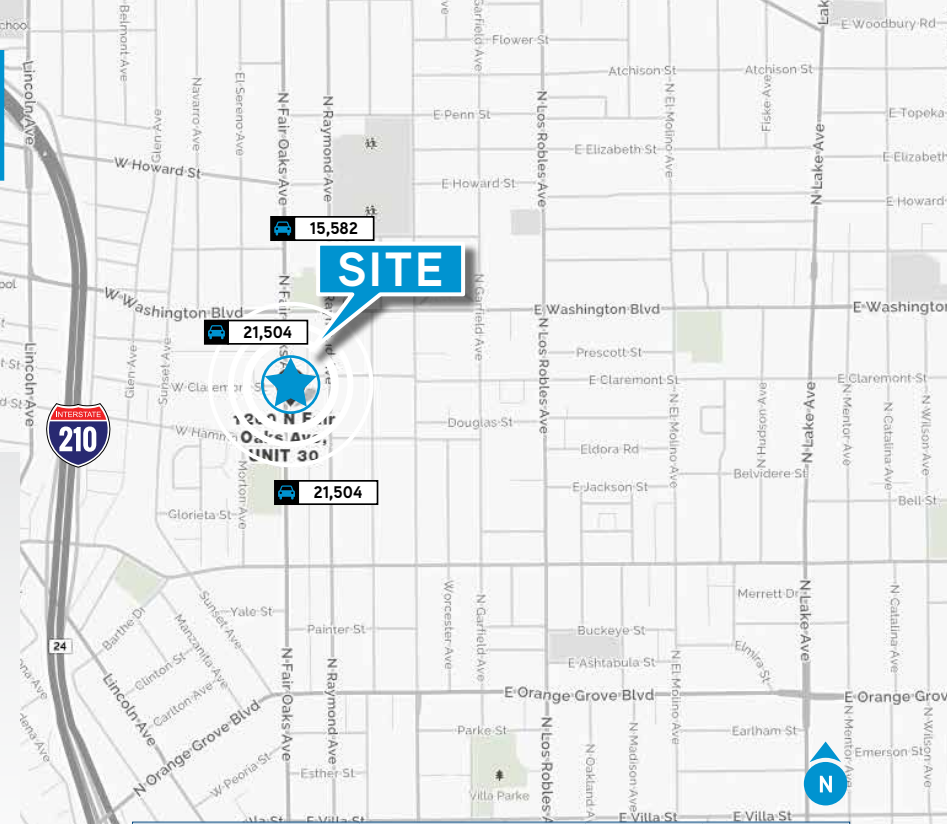
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TRAFFIC COUNTS			
Source CoStar*			
Street	Cross Street	Year	Volume
N Fair Oaks Ave	W Hammond St	2017	21,504
E Washington Blvd	N Fair Oaks Ave	2017	15,582
N Fair Oaks Ave	E Washington Blvd	2017	21,504

DEMOGRAPHICS			
Source CoStar*			
POPULATION	1 MILE	3 MILE	5 MILE
2023 Projection	45,050	177,666	397,056
2018 Estimate	44,167	175,195	393,074
2010 Census	40,854	167,532	384,261
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2018 Avg HH Income	\$75,533	\$111,229	\$113,533
2018 Med HH Income	\$53,290	\$82,350	\$83,845
2018 Avg Household Size	3.20	2.50	2.60
HOME VALUE	1 MILE	3 MILE	5 MILE
2018 Median Home Value	\$598,431	\$785,890	\$831,538

Walk Score®

www.walkscore.com

Walk Score
75

Very Walkable

Most errands can be accomplished on foot.

Bikeable
84

Very Bikeable

Flat as a pancake, excellent bike lanes.

Transit Score
47

Some Transit

A few nearby public transportation options.