

FAIROAKS AVENUE



HAMMOND STREET

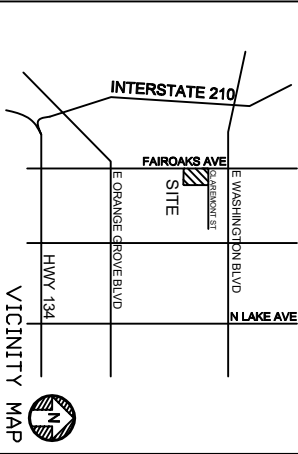
CLAREMONT STREET

RAYMOND AVENUE

DISCLAIMER: THIS PLAN IS PROVIDED SUBJECT TO (i) ERRORS AND OMISSIONS IN THE INFORMATION AND (ii) MODIFICATION WITHOUT NOTICE. THE INFORMATION, SPECIFICATIONS AND/OR TABULATIONS SET FORTH IN THIS PLAN HAVE BEEN DERIVED FROM DOCUMENTS BELIEVED TO BE RELIABLE. HOWEVER, THIS PLAN MAY BE INCOMPLETE AND/OR INACCURATE. NO REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED AS TO THE ACCURACY OR ADEQUACY REGARDING SUCH INFORMATION IS MADE BY THE OWNER OF THE PROJECT, PROPERTY MANAGER OR ANY OTHER RESPECTIVE PARTNERS, DIRECTORS, OFFICERS, EMPLOYEES AND AGENTS. NONE OF THE FOREGOING PARTIES SHALL HAVE ANY LIABILITY FOR SUCH ERRORS, OMISSIONS, INCOMPLETENESS OR INACCURACIES. ANY PERSON OR ENTITY REVIEWING THIS PLAN SHOULD MAKE THEIR OWN INDEPENDENT INVESTIGATION OF THE INFORMATION CONTAINED HEREIN.

FAIR OAKS PLAZA
1190-1232 N FAIROAKS PASADENA, CA 91103
SITE LEASE PLAN

TENANT LEGEND		
SUITE	TENANT	SF
10A	RJB BUILDERS	2878 sf
10B	WIPF ARCHIVES	3279 sf
30		32.13 sf
32	CAPSTONE COLLEGES	3915 sf
36A	ZEPHYR EXPRESS	11,517 sf
36B	CAPSTONE COLLEGES	4,500 sf
40A	WHEAT GLUTEN FREE BAKERY	3073 sf
40B	DAVID A. BAKER	1775 sf
44	CAPSTONE COLLEGES	2454 sf
48	AT & T	1227 sf
49	VERIZON	1300 sf
	FIRE STATION	OWN



TOTAL BUILDING SF:	68,765 SF (INCL. N.A.P.)		
PARKING PROVIDED:	219 STALLS		
PARKING RATIO:	3.18/1000 SF (INCL. N.A.P.)		
TRAFFIC COUNTS:	30,172 ADT(2007)		
DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
2015 EST. POP.	41,628	172,518	397,718
2020 PROJ. POP.	43,402	179,465	413,498
AVG. HH. INCOME	67,369	106,610	109,847



SCALE: 0' 30' 60'

Mar. 20, 18

S

SHEET 1 OF 1