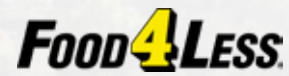


JOIN NATIONAL TENANTS



GROCERY ANCHORED LEASING OPPORTUNITY IN PASADENA

*North Lake Square*

1241 N Lake Ave | Pasadena, CA 91104

**MATTHEWS**  
REAL ESTATE INVESTMENT SERVICES



# GROCERY ANCHORED OPPORTUNITY IN BUSY NEIGHBORHOOD

N. LAKE AVE ±32,000 ADT

## *Exclusive Leasing Agents*

**NATE CORDRAY**

Leasing Associate

[nate.cordray@matthews.com](mailto:nate.cordray@matthews.com)

DIR (310) 598-3774

LIC # 02050139 (CA)

**JOSH CORDRAY**

Leasing Associate

[josh.cordray@matthews.com](mailto:josh.cordray@matthews.com)

DIR (310) 919-5839

LIC # 02039302 (CA)

**MICHAEL PAKRAVAN**

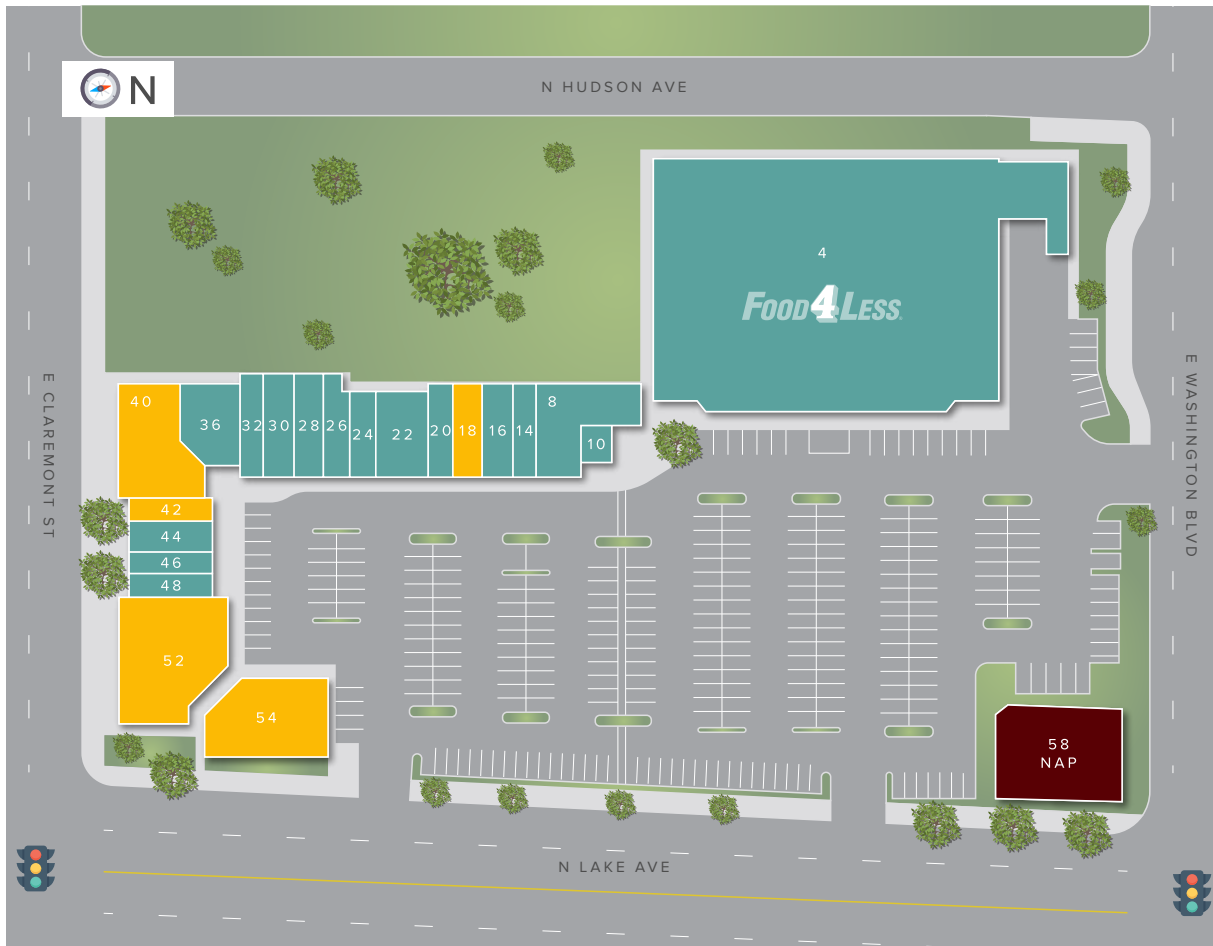
SVP & National Director, Retail Leasing

[michael.pakravan@matthews.com](mailto:michael.pakravan@matthews.com)

DIR (310) 919-5737

LIC # 01706065 (CA)

## SITE PLAN



SUITE	TENANT
4	Food 4 Less
8	Rent-A-Center
10	Wateria
14	Southern State Insurance
16	Wing Stop
18	Vacant - 1,204 SF
20	Expert Nails
22	T-Mobile
24	Pizza Hut
26	VIP Tobacco
28	Fred Loya insurance
30	Subway
32	Maki Yaki
36	Two Boys Beauty
40	Vacant - 3,601 SF
42	Vacant - 825 SF
44	Gamestop
46	Salsa Picante
48	King Wok
52	Vacant - 5,474 SF
54	Vacant - 3,939 SF
58	One United Bank



## PROPERTY HIGHLIGHTS

- Junior anchor retail and shop space available
- Extremely dense trade area
- Busy neighborhood shopping center anchored by recently-remodeled Food 4 Less
- Tenants include Gamestop, Pizza Hut, T-Mobile, Wingstop, Subway
- Southwest Corner of North Lake Ave and Washington Blvd in Pasadena
- Population within 1-mile radius 38,352
- Average HHI within 1-mile radius \$100,518



SIZE	RENT/SF
1,204 Sq Ft	\$3.00 + NNN
3,601 Sq Ft	\$2.25 + NNN
825 Sq Ft	\$3.00 + NNN
5,474 Sq Ft	\$1.75 + NNN
3,939 Sq Ft	Negotiable

## 1-MILE DEMOGRAPHICS

### POPULATION



37,599

### AVERAGE HOUSEHOLD INCOME



\$100,518

### NUMBER OF HOUSEHOLDS



12,590

## DESIGN RENDERINGS



Proposed Conceptual Design Based on SP-01



SP-01



Existing Condition





## PASADENA, CA

Nestled near the foot of the San Gabriel Mountains, North Lake Square lies just two miles Northeast of downtown Pasadena and 14 miles northeast of downtown Los Angeles. Residents connect to other districts throughout the region using nearby I-210. Historic craftsman bungalows line the residential streets, especially in the Bungalow Heaven landmark district. A small commercial district resides along north Lake Avenue, providing residents with several markets and eateries.

The nearby downtown entertainment district serves as the frequent home of weekend events. Vintage enthusiasts browse the stalls of the Rose Bowl Flea Market in search of hidden treasures, while theater buffs fill the seats of the Boston Court Performing Arts Center. Those who enjoy the outdoors explore Mount Wilson and its observatory, located north of North Lake Square.

### DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2023 Projection	38,138	177,926	359,200
2018 Estimate	37,599	174,823	353,246
2010 Census	36,958	168,641	342,458
Growth 2018 - 2023	1.43%	1.77%	1.69%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2023 Projection	12,749	68,943	134,892
2018 Estimate	12,590	67,788	132,767
2010 Census	12,488	65,714	129,398
Growth 2018 - 2023	1.26%	1.70%	1.60%
INCOME	1 Mile	3 Mile	5 Mile
2018 Est. Average Household Income	\$88,245	\$109,449	\$116,932





Pasadena is a city in Los Angeles County, located just 10 miles northeast of Downtown Los Angeles. It is the ninth-largest city in the county. Pasadena is known for hosting the annual Rose Bowl Game and Tournament of Roses Parade. The city is also home to many scientific and cultural institutions, including Caltech, JPL, Pasadena City College, Fuller Theological Seminary, ArtCenter College of Design, the Pasadena Playhouse, the Ambassador Auditorium, the Norton Simon Museum, and the USC Pacific Asia Museum.

In 2018, Pasadena was ranked the #5 Healthiest City, the #10 Most Diverse City, and #40 Best City to Live in America. It is known for its family-friendliness and convenient commutes with its easy access to Interstates 210 and 710. Pasadena is also known for having a great nightlife with ample restaurants, bars, and entertainment. With crime rates well below the national average, Pasadena is a very safe place to live and work.

With a median household income well above the state average and unemployment well below the national average, Pasadena has a strong economy. Median home value in Pasadena, at \$708,200 is over 48% higher than the state average. The most common industries in Pasadena are Professional, Scientific, and Technical Services, Educational Services, and Construction. Future job growth in the area over the next 10 years is projected to be 38.2%.

GROCERY ANCHORED OPPORTUNITY IN PASADENA LAKE

# *North Lake Square*

1241 N Lake Ave | Pasadena, CA 91104

## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of Property located at **1241 N Lake Ave, Pasadena, CA 91104** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

## *Exclusive Leasing Agents*



**NATE CORDRAY**  
Leasing Associate

nate.cordray@matthews.com  
DIR (310) 598-3774  
LIC # 02050139 (CA)



**JOSH CORDRAY**  
Leasing Associate

josh.cordray@matthews.com  
DIR (310) 919-5839  
LIC # 02039302 (CA)



**MICHAEL PAKRAVAN**  
SVP & National Director, Retail Leasing

michael.pakravan@matthews.com  
DIR (310) 919-5737  
LIC # 01706065 (CA)