

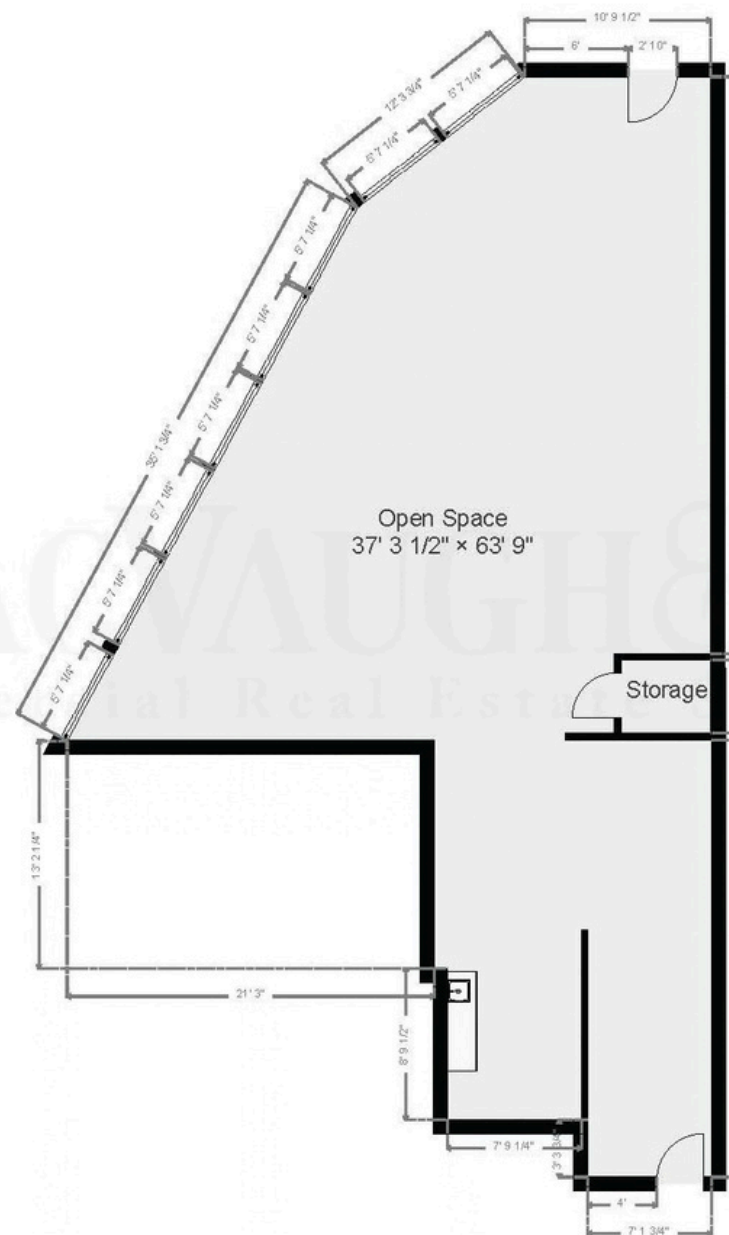
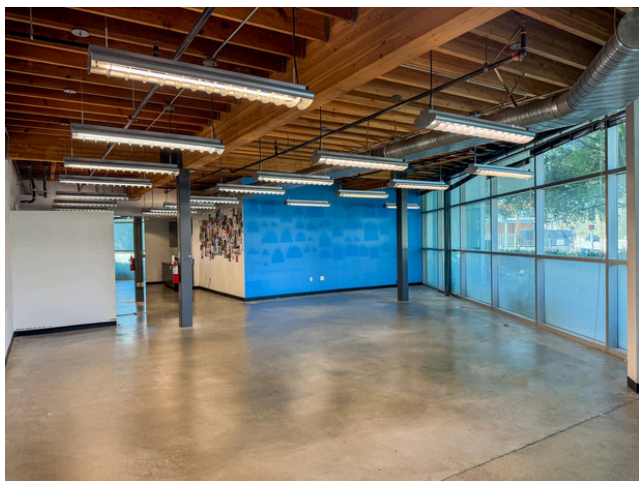
99 PASADENA AVE SOUTH PASADENA, 91030

CREATIVE OFFICES
FOR LEASE

LEASE AVAILABILITIES

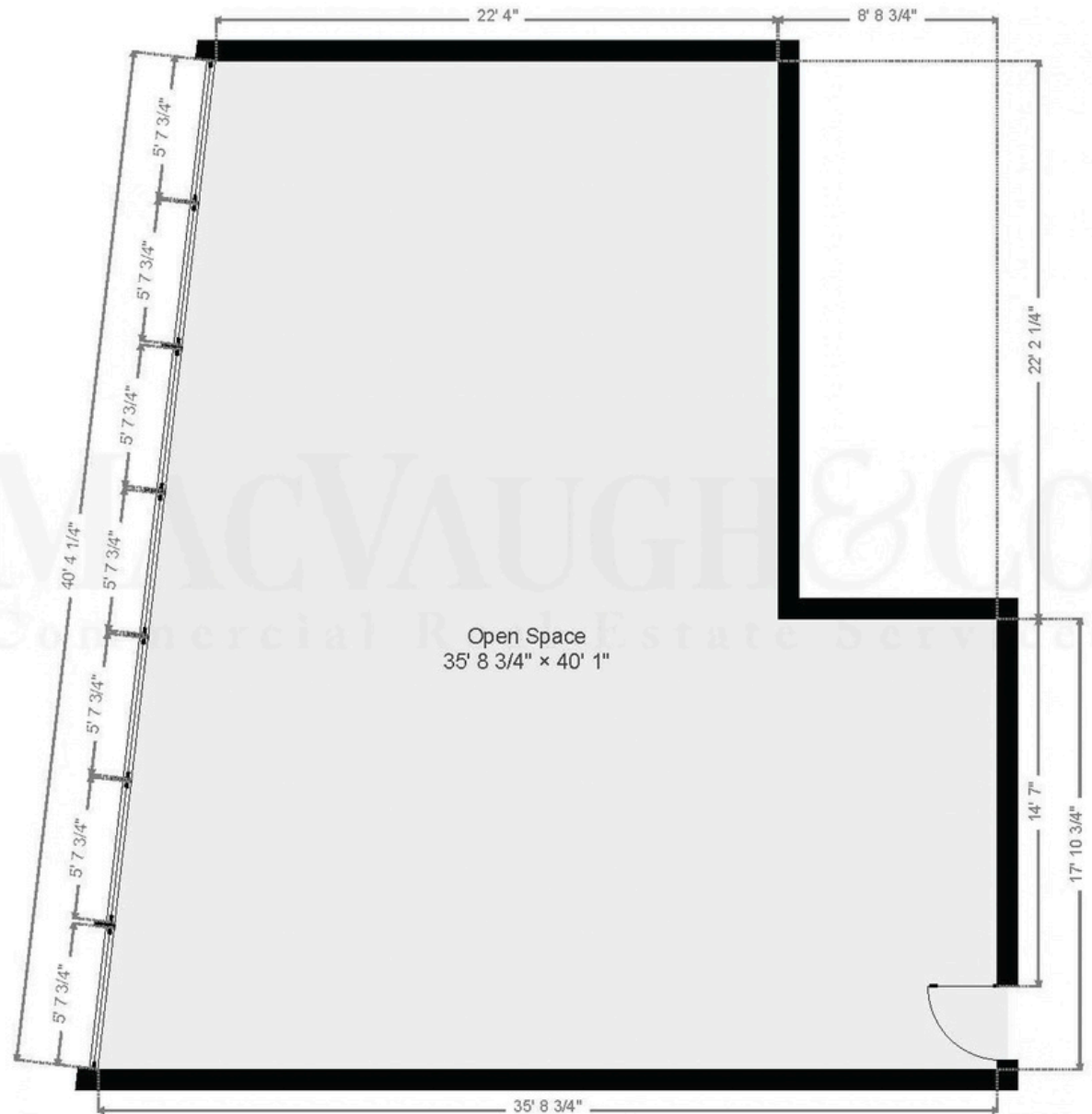
STUDIO 10B	SIZE 2,675 SQFT	ASKING RATE \$2.54/SF GROSS	HIGHLIGHTS Open Space Office Kitchenette Laundry Room Storage Partitioned Conference Area
STUDIO 2	SIZE 1,760 SQFT	ASKING RATE \$2.54/SF GROSS	HIGHLIGHTS Open Space Kitchenette Storage Polished Concrete Flooring
STUDIO 3	SIZE 1,468 SQFT	ASKING RATE \$2.54/SF GROSS	HIGHLIGHTS Open Space Polished Concrete Flooring
STUDIO 4	SIZE 1,451 SQFT	ASKING RATE \$2.54/SF GROSS	HIGHLIGHTS 2 private offices 4 work stations Kitchenette Polished concrete flooring

1,760 SQFT



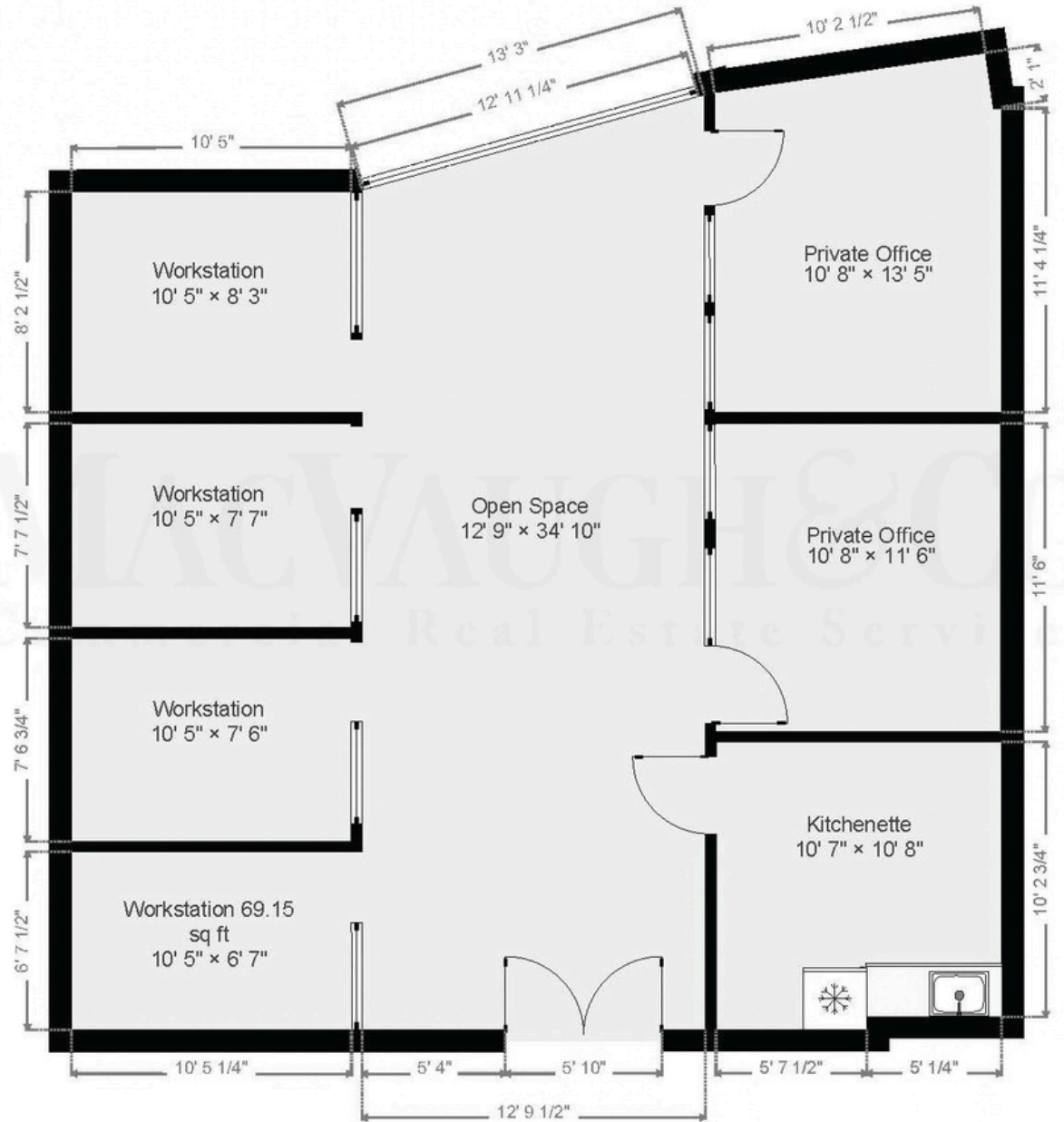
STUDIO 3

1,468 SQFT



STUDIO 4

1,451 SQFT



STUDIO 10B

2,675 SQFT



South Pasadena, CA

CITY OVERVIEW & MARKET CONTEXT

101.7k

Population within
2-mile radius

\$114k

Avg. household income
within 3-mile radius

96

Walk Score - ranked among
top retail corridors in the US

- **A real trade area, not just a small town** - 101,713 people live within a two-mile radius, giving the corridor a customer base well beyond South Pasadena's own city limits
- **A dense local business community** - over 7,300 businesses operate within that same two-mile radius, pointing to an active daytime population of workers alongside residents
- **Limited retail supply meeting high demand** - high-income households paired with a tightly held, rarely-available retail corridor keep competition for space unusually low
- **Walk-to-lunch convenience** with a 96 Walk Score, putting Mission Street's cafes and shops steps away.
- **A quieter, greener setting** in South Pasadena's "City of Trees", reflecting its lush, tree-lined streets and parks
- **Top-ranked public schools** in the area rank in the top 5% of public schools nationwide

