



FOR LEASE



RETAIL



45 West Green Street

Pasadena, California 91105

Property Highlights

- Old Pasadena Location just West of Fair Oaks
- Difficult to find small space
- Move in ready
- Dense Infill urban location 198,952 people in 3 mi radius
- Affluent Average Household Income \$122,023 in a 3 mi radius
- 117,385 employees in a 3 mi. radius

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population:	29,426	198,952	531,042
Median Age:	36.5	38.1	39.1
Average HH Income:	\$93,633	\$122,023	\$114,989
Daytime Employment:	54,759	117,385	213,808
% College Graduates or Higher:	57.50%	50.00%	44.20%

SPACES

LEASE RATE

SPACE SIZE

45 W Green St.	Negotiable	Approximately 450 SF
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PROPERTY DESCRIPTION

2 to 3 year lease term available. Small space in Old Pasadena with a restroom. Paid parking on-site. Ready for your business move in now! Check with the City of Pasadena regarding your use.

LOCATION DESCRIPTION

Great Old Pasadena location. Close to free 90 minute parking. Just West of Roche Bobois. Neighboring tenants are 85 C Bakery, The Crack Shack, Rocco's Tavern, Buca di Beppo, Design Within Reach, Color me Mine and Boiling Point.

SITE DESCRIPTION

- Old Pasadena is nationally known as a premier retail & walking destination in the U.S.
- 22 nationally registered blocks of beautiful historic Art Deco, Mission Revival & Victorian architecture.
- More than 200 specialty boutiques & exclusive national retailers.
- More than 100 upscale restaurants, cozy bistros & outdoor cafes.
- Pedestrian-friendly streets, unique alleyways, 2 historic parks & convenient parking.
- 2 blocks to Metro Gold Line Del Mar Station & 3 blocks to Memorial Park Station



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