

# 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

SPACES	LEASE RATE	SPACE SIZE
45 W Green St.	Negotiable	Approximately 450 SF

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%













#### 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

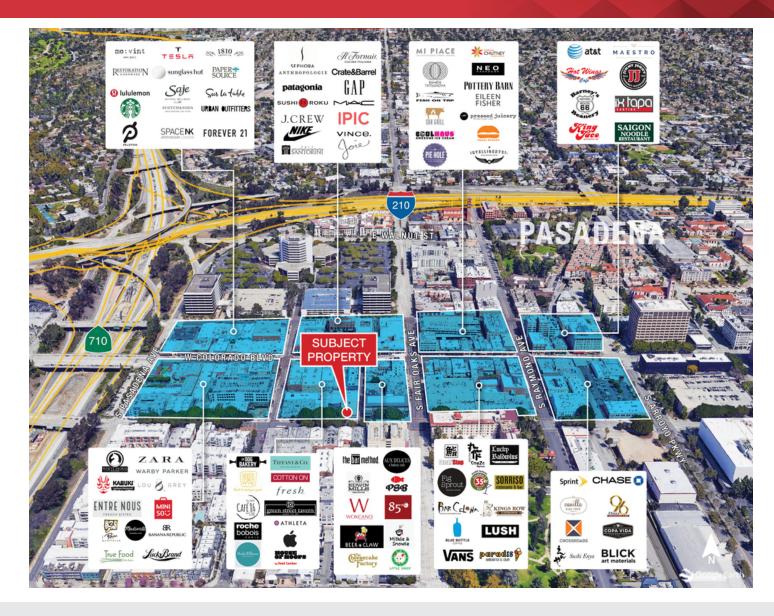
- Old Pasadena is nationally known as a premier retail & walking destination in the U.S.
- 22 nationally registered blocks of beautiful historic Art Deco, Mission Revival & Victorian architecture.
- More than 200 specialty boutiques & exclusive national retailers.
- More than 100 upscale restaurants, 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











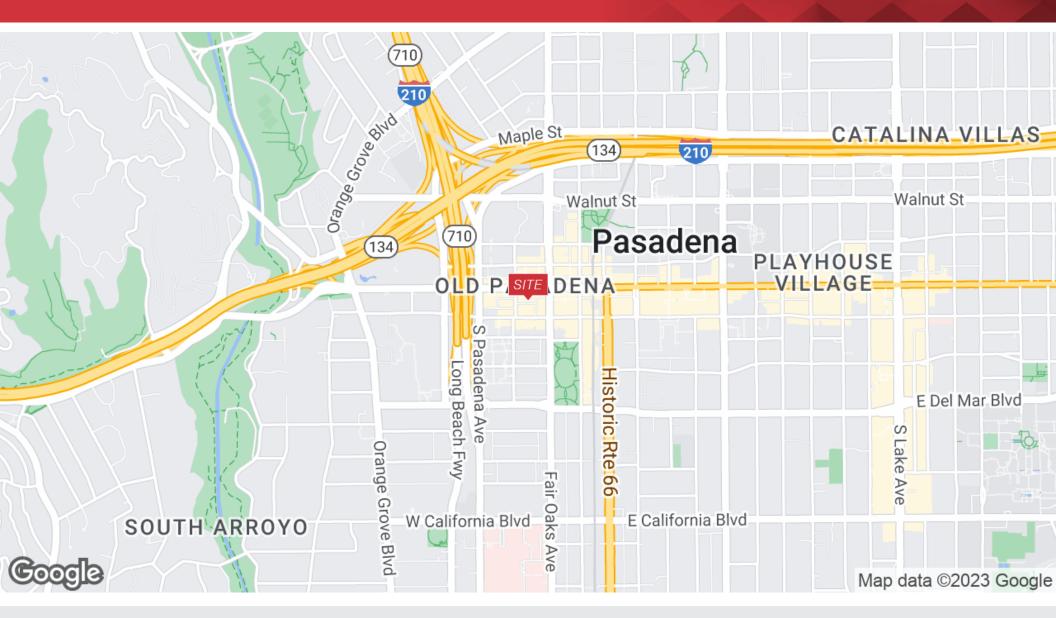














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