

455 E. Orange Grove Blvd.

Pasadena, California 91104

Property Features

- Bright space with insuite bathroom
- Highly visible space
- Neighborhood Center anchored by Baja Ranch Market
- Serves Garfield Heights, Orange Heights, Villa Parke
- Adjacent to Bungalow Heaven and Altadena
- Rear storage area
- Ideal for retail that will be serving the community
- Minutes from the 210 Freeway and Central Pasadena

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Population:	13,759	42,709	81,291
Total Households:	4,448	14,861	30,174

Space	Lease Rate	Size (SF)
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