

# PRIME MEDICAL SPACES AVAILABLE FOR LEASE NEAR HUNTINGTON HOSPITAL



Signalized Corner Location, Parking Attendant  
Two Elevators Directly From Parking Area to All Spaces in Building  
On Site Manager

**964 – 2,192 SF AVAILABLE, VARIOUS SIZES**

301 S. Fair Oaks Ave. | Pasadena, CA 91105

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**COLDWELL BANKER COMMERCIAL REALTY**  
388 S. Lake Avenue  
Pasadena, CA 91101



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# Property Description

301S. Fair Oaks Ave.  
Pasadena, CA 91105

Medical Spaces Available

## Features:

- Signalized High Identity Corner One Block East of 134/210/110 Freeway On/Off-Ramps
- Near Huntington Hospital
- Easy access directly from parking area to all floors with two elevators
- Large on site parking area adjacent to building with attendant
- Abundant retail amenities along the Fair Oaks corridor
- Short walk to the Metro Gold Line Fillmore and Del Mar Stations

**Walk Score®**  
www.walkscore.com

Walk Score  
**92**

**Walker's Paradise**

Daily errands do not require a car.

Bike Score  
**90**

**Biker's Paradise**

Flat as a pancake, excellent bike lanes.

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\*The square footage is an approximate number and Landlord makes no representation regarding the size, square footage, or configuration of building, and size, and accuracy of all information presented.

**Lease Rate: \$3.68 / SF - Full Service**

**Total Available: 964 - 2,192 Square Feet**

**Available September 1, 2023:**

Suite 405:	1,845 SF	\$3.68 / SF - Full Service
Suite 408:	1,228 SF	\$3.68 / SF - Full Service
Suite 409:	964 SF	\$3.68 / SF - Full Service

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# Photographs

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# Suite 405

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1,845 Square Feet



[Click Icon for Virtual Tour of 4th Floor Suites](#)

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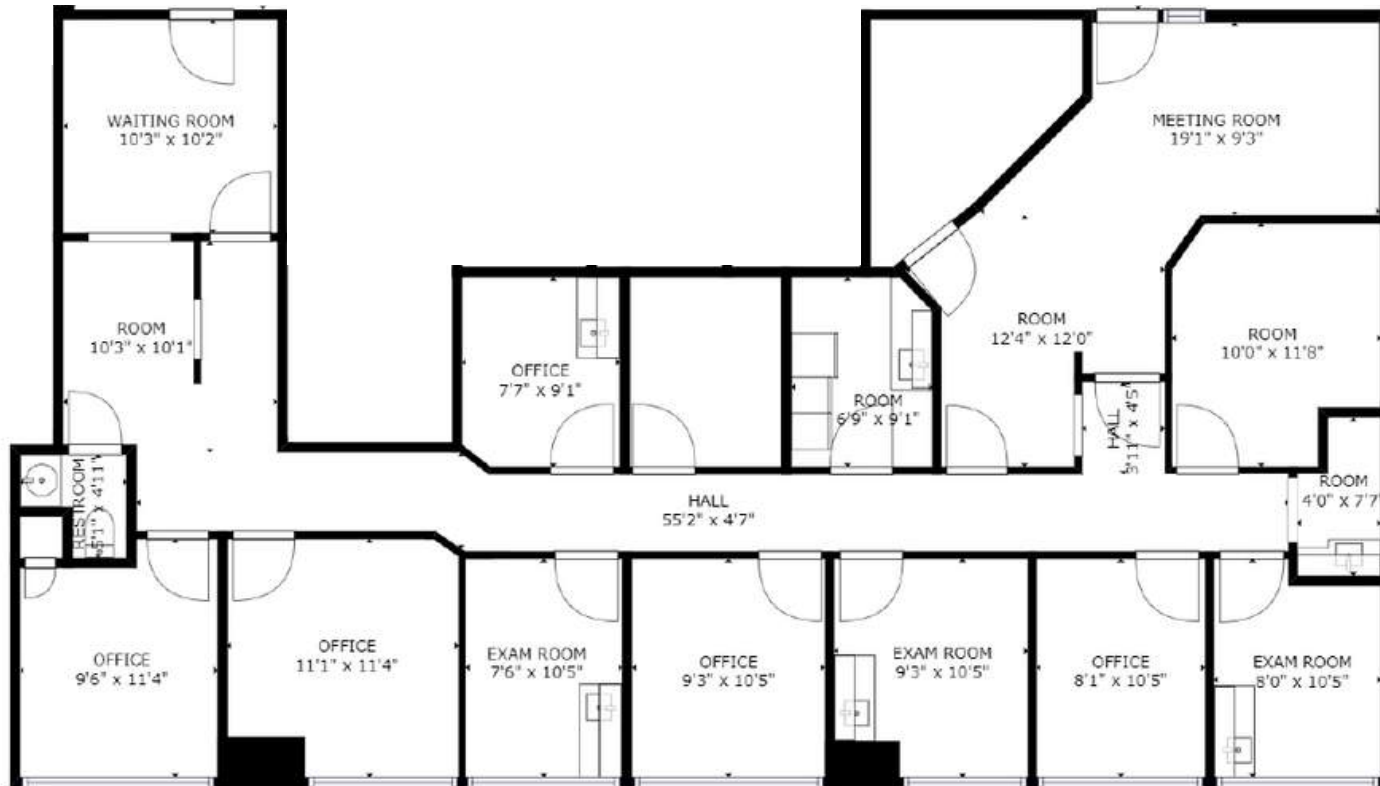
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# Suite 408 & 409

301 S. Fair Oaks Ave. | Pasadena, CA 91105

Suite 408: 1,228 Square Feet

Suite 409: 964 Square Feet



[Click Icon for Virtual Tour of 4th Floor Suites](#)

**\*Both Suites are currently combined for a total of 2,192 Square Feet, but may be subdivided.**

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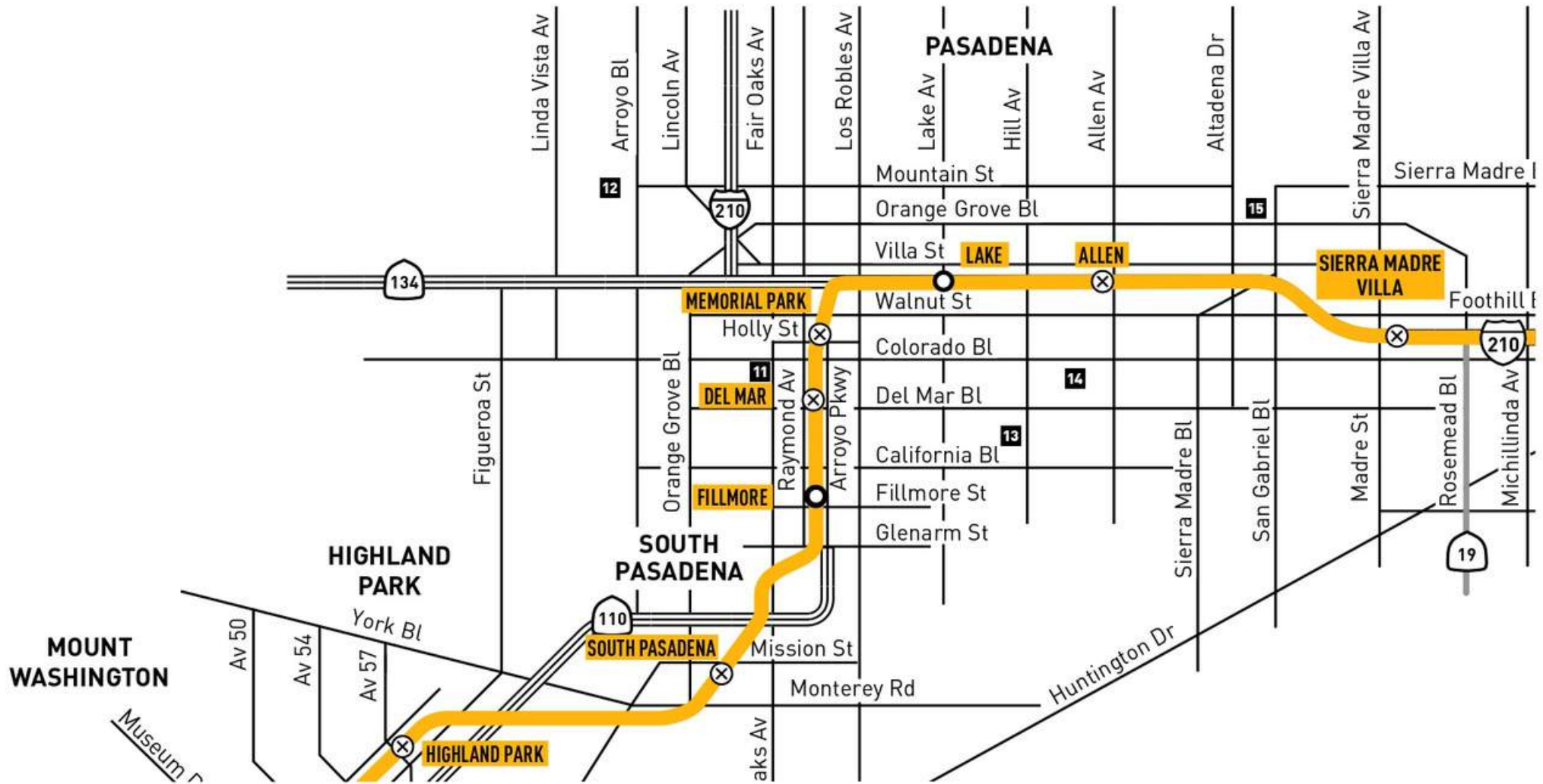
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# Metro Rail Gold Line

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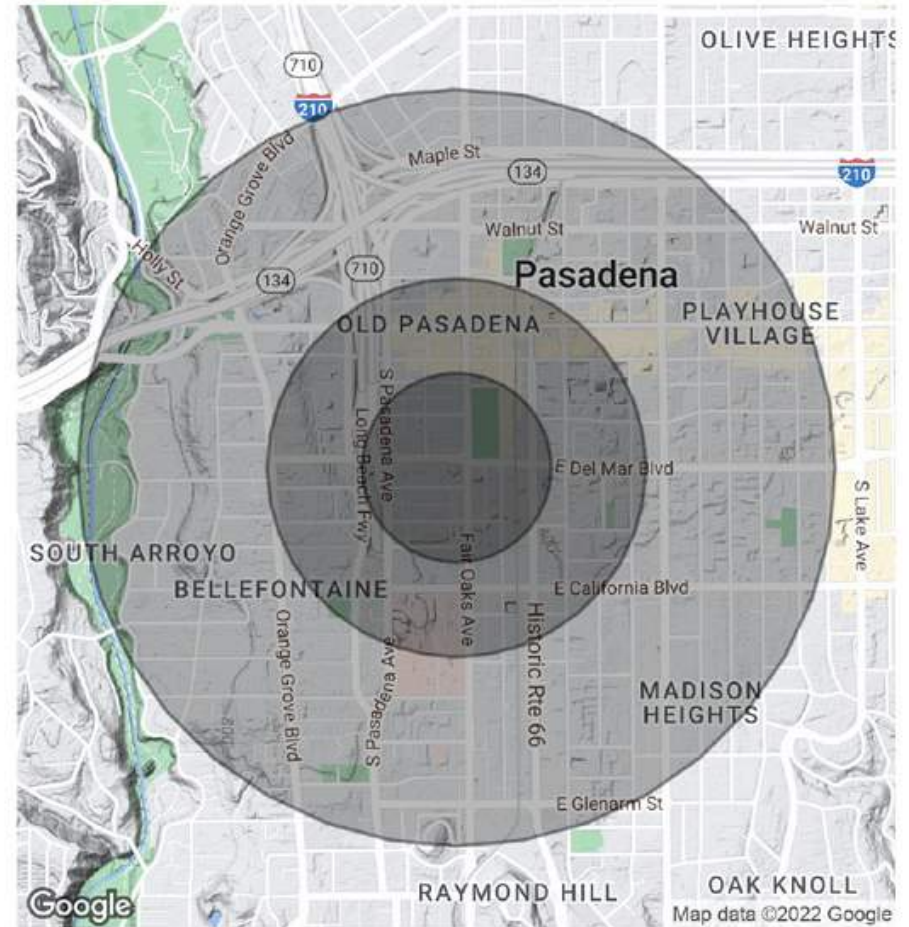
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# Demographics

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,707	7,693	25,137
Average Age	35.5	37	39.3
Average Age (Male)	36.3	39.1	38.6
Average Age (Female)	35.8	37.9	41.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	917	4,521	14,765
# of Persons per HH	1.9	1.7	1.7
Average HH Income	\$116,704	\$108,210	\$104,155
Average House Value	\$714,482	\$706,834	\$760,327

\* Demographic data derived from 2020 ACS - US Census



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