

LEASE

CAL FAIR PLAZA

1 W California Blvd, Pasadena, CA 91105



LEASE RATE

\$2.60 - 3.50 SF/month

Robert Ip
626 394 2527
CalDRE #01876261

Bill Ukropina
626 844 2200
CalDRE #00820557



COLDWELL BANKER
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PROPERTY DESCRIPTION

Cal Fair Plaza is a conveniently located complex with both office and retail spaces for lease. Located on the northwest corner of Fair Oaks and California, it features abundant parking, walking distance to many retail amenities, and great co-tenants. The offices feature abundant natural lighting and all utilities are included in the rate. Ownership is open to both short and long-term leases.

Highlights:

- Convenient location to the 110 and 210 freeways
- Surrounded by retail amenities
- Convenient parking
- Common areas recently renovated

OFFERING SUMMARY

Lease Rate:	\$2.60 - \$3.50 SF/month (NNN; MG)
Number of Units:	7
Available SF:	552 SF - 1,142 SF
Building Size:	32,238 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	749	3,353	13,868
Total Population	1,353	6,124	23,956
Average HH Income	\$119,715	\$115,276	\$114,169

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LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	3-5 years
Total Space:	552 - 1,142 SF	Lease Rate:	\$2.60 - \$3.50 SF/month

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor, Suite 511	Available	1,061 SF	NNN	\$3.50 SF/month	Mostly open floor plan with one private room, storage, private restroom, and staff area Previously used as a hair salon - 3 wash stations. Walls are not load-bearing Term: 3-5 years
2nd Floor, Suite 121	Available	1,142 SF	Modified Gross	\$2.60 SF/month	Tenant pays for their own electrical use. Janitorial is included. Tenant also pays for CAM's Mostly Open Floor Plan Layout Fits 3 - 10 People
2nd Floor, Suite 122	Available	552 SF	Modified Gross	\$2.60 SF/month	Tenant pays for their own electrical use. Janitorial is included. Tenant also pays for CAM's Exposed brick walls Natural lighting Skylight Open Floor Plan Layout Fits 2 - 5 People Space is in Excellent Condition Central Heating System Fully Carpeted Natural Light

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd Floor, Suite 123	Available	725 SF	Modified Gross	\$2.60 SF/month	Tenant pays for their own electrical use. Janitorial is included. Tenant also pays for CAM's Reception area Exposed brick walls Storage closet Two small offices Mostly Open Floor Plan Layout Fits 2 - 6 People Central Heating System Fully Carpeted
2nd Floor, Suite 124	Available	793 SF	Modified Gross	\$2.60 SF/month	Tenant pays for their own electrical use. Janitorial is included. Tenant also pays for CAM's Reception area Exposed brick walls Storage closet Two small offices
2nd Floor, Suite 221	Available	685 SF	Modified Gross	\$2.60 SF/month	Tenant pays for their own electrical use. Janitorial is included. Tenant also pays for CAM's
2nd Floor, Suite 222	Available	744 SF	Modified Gross	\$2.60 SF/month	Tenant pays for their own electrical use. Janitorial is included. Tenant also pays for CAM's One small office One large office/conference room - Reception area/common area Nook space for desk or storage

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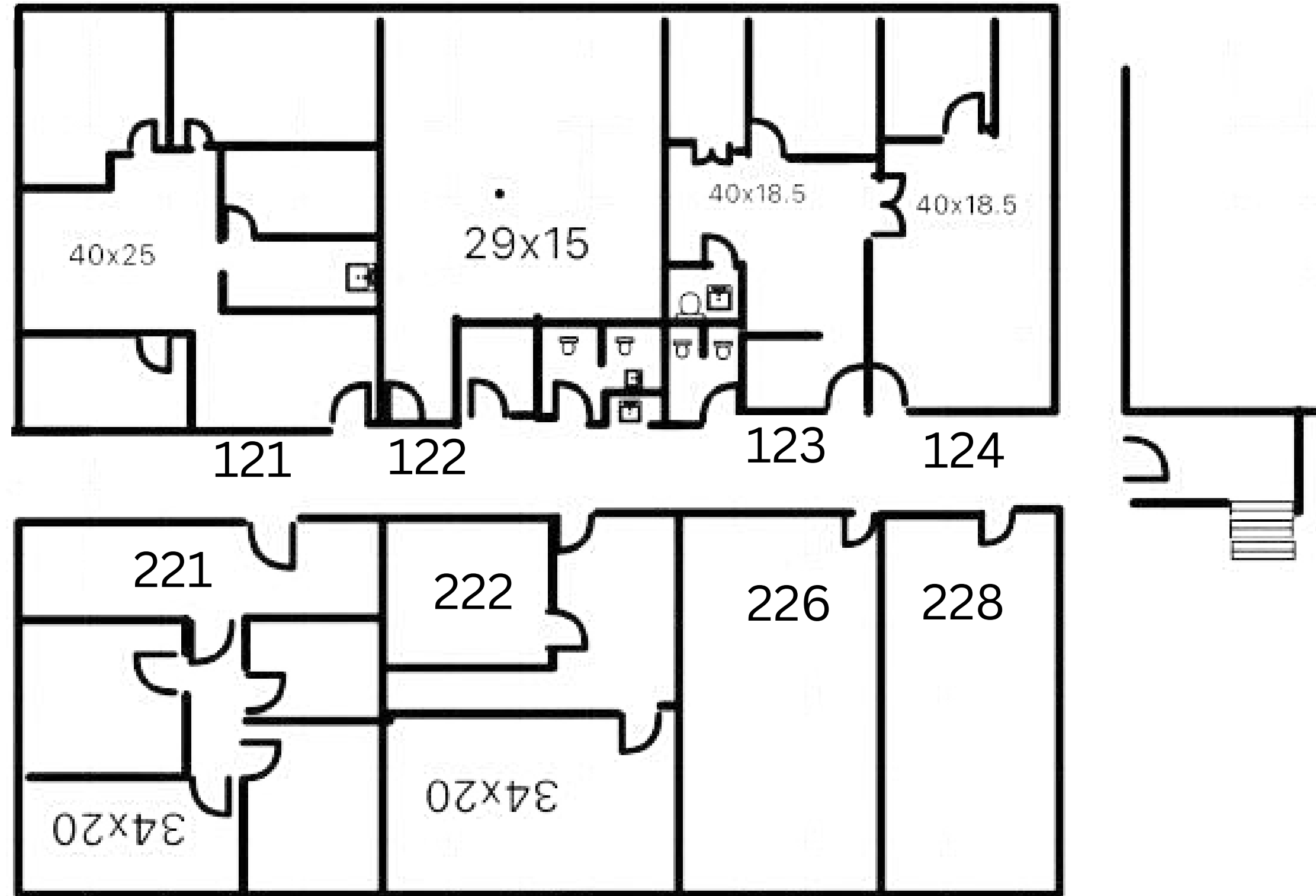
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FLOOR PLAN

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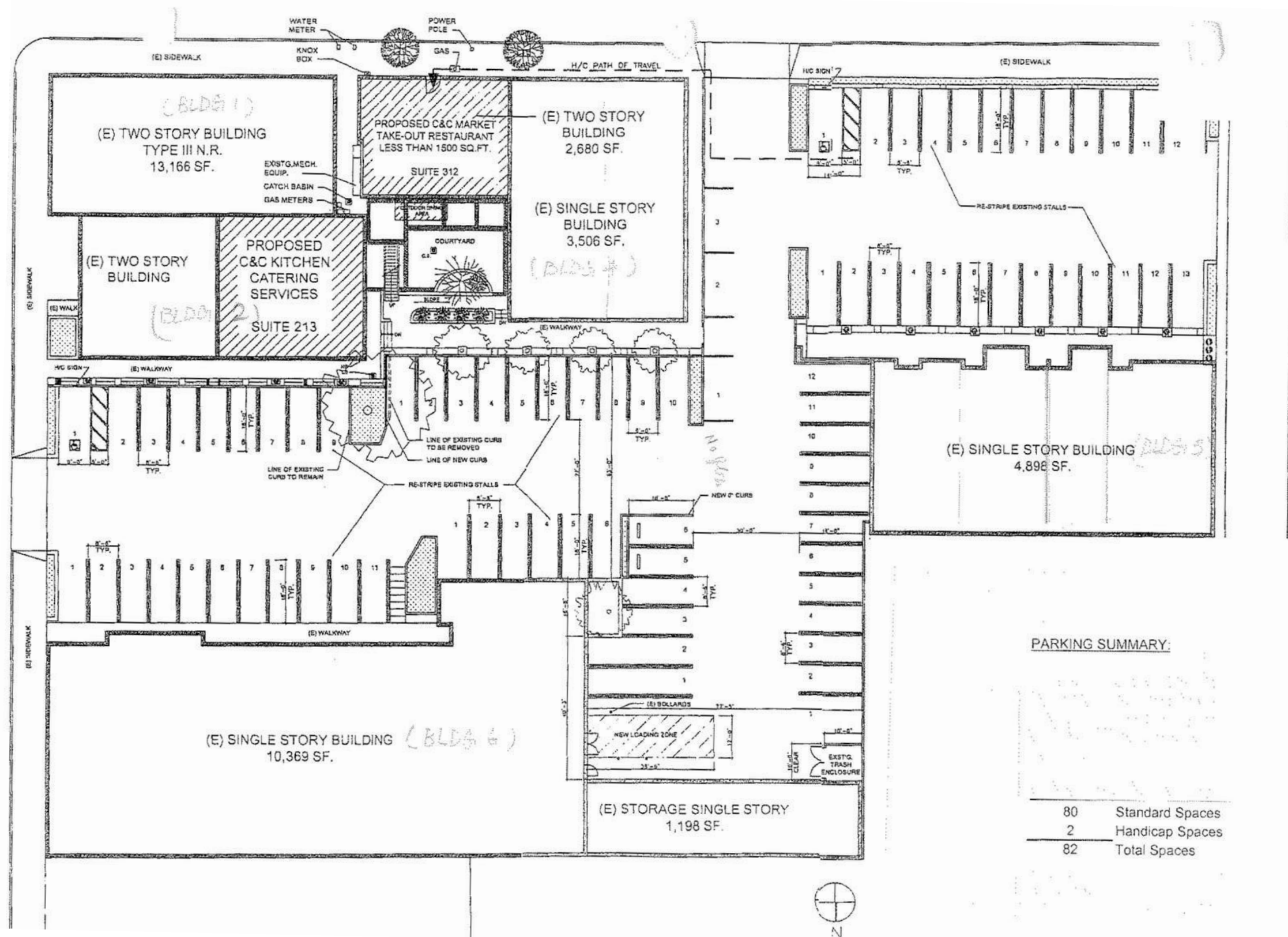
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SITE PLAN

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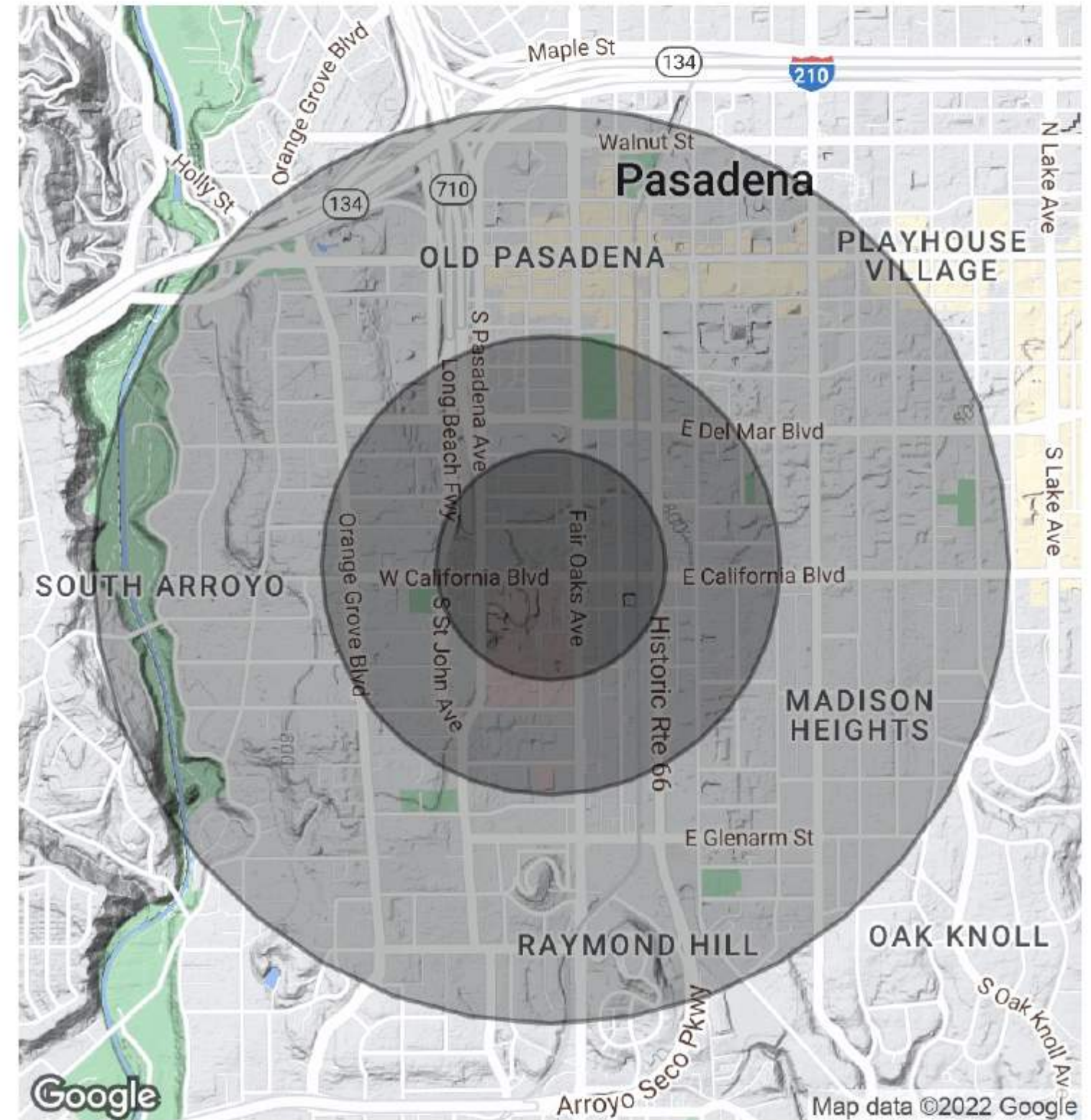
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,353	6,124	23,956
Average Age	41.5	40.1	40.2
Average Age (Male)	41.9	39.7	39.1
Average Age (Female)	42.2	41.3	42.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	749	3,353	13,868
# of Persons per HH	1.8	1.8	1.7
Average HH Income	\$119,715	\$115,276	\$114,169
Average House Value	\$934,010	\$749,747	\$796,365

* Demographic data derived from 2020 ACS - US Census



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