



PRIME CORNER OFFICE & RETAIL SPACE IN HEART OF OLD PASADENA

48-50 SOUTH DE LACEY AVE
PASADENA, CA 91105

AVAILABLE SPACE
894 - 8,603 SF

LEASE RATE
Upon Request



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FOR LEASE

CBCWORLDWIDE.COM



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PROPERTY OVERVIEW

Located in the heart of Old Pasadena near countless retail amenities, these spaces could be fit for a cafe, service based business, or paired with an additional suite in the property for larger tenant need. There are adaptable office spaces within a vibrant community that fits between 3-16 people.

OFFERING SUMMARY

Available SF:	894 - 2,270 SF
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Lease Rate:	Upon Request
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Year Built:	1955
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Building Size:	24,544 SF
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SUITE	TENANT	SIZE (SF)	LEASE RATE	DESCRIPTION
48 South De Lacey Ave 1st Floor	Available	2,000 SF	Upon Request	This space is ideal for retail tenants seeking street access to a community with an excellent walk score. This space could be a fit for a café, service based business, or paired with an additional suite in the property for a larger tenant need. Potential for up to 4,270 square feet.
50 South De Lacey Ave Suite 100	Available	2,270 SF	Upon Request	This space is ideal for office or retail tenants seeking street access to a community with excellent walk score. This space could be a fit for an office tenant with many daytime visitors, a service-based business, or paired with an additional suite in the property for a larger retail need. Potential for up to 4,270 square feet. Fits 6 - 19 People
50 South De Lacey Ave Suite 202	Available	1,500 SF	Upon Request	Adaptable office space in a vibrant community. Ample parking located in the same block, and ideally located in the core of Old Pasadena. Fits 4 - 12 People
50 South De Lacey Ave Suite 208	Available	894 SF	Upon Request	Adaptable office space in a vibrant community. Ample parking located in the same block, and ideally located in the core of Old Pasadena. Fits 3 - 8 People
50 South De Lacey Ave Suite 210	Available	1,939 SF	Upon Request	Adaptable office space in a vibrant community. Ample parking located in the same block, and ideally located in the core of Old Pasadena. Fits 5 - 16 People

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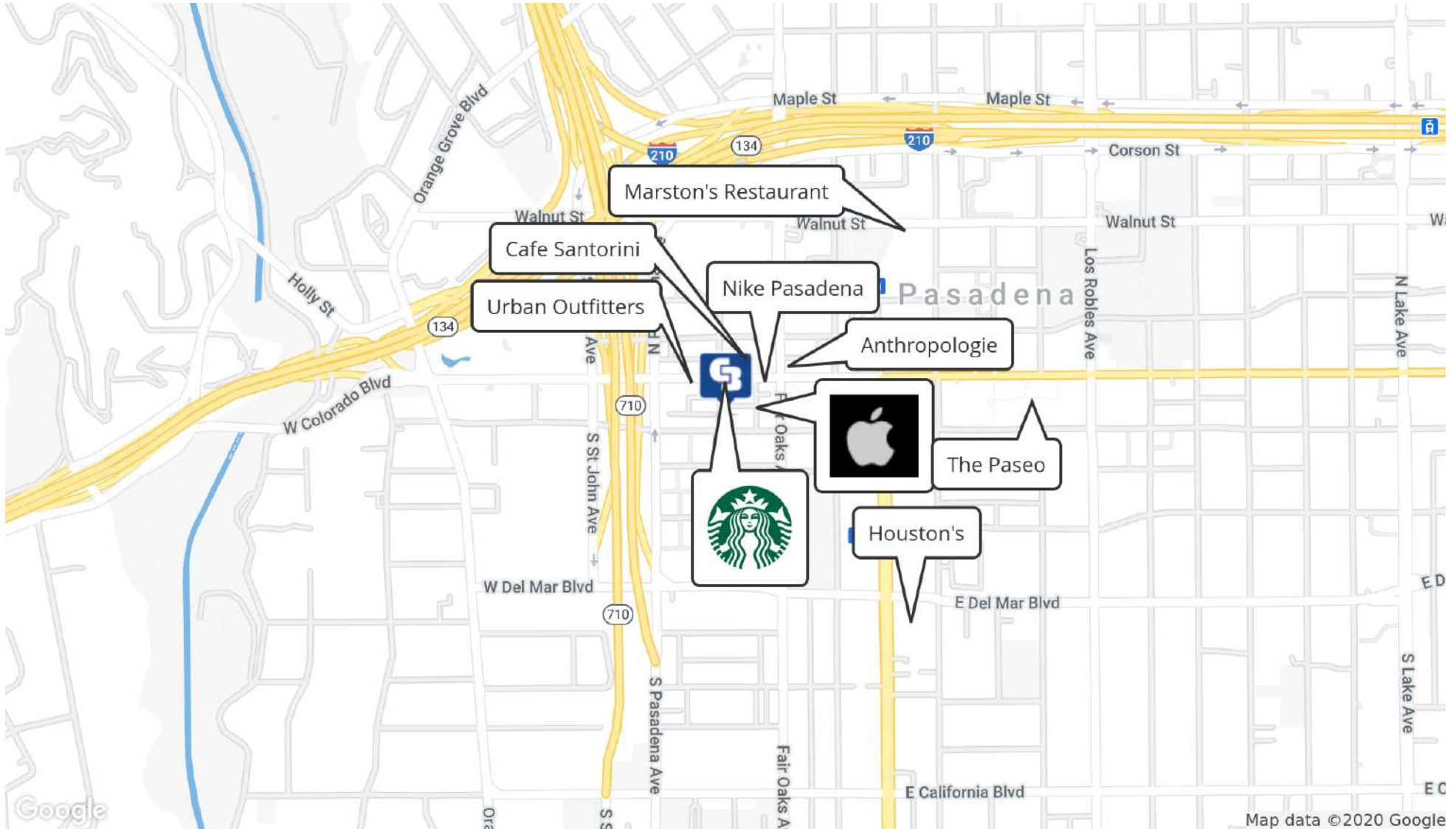
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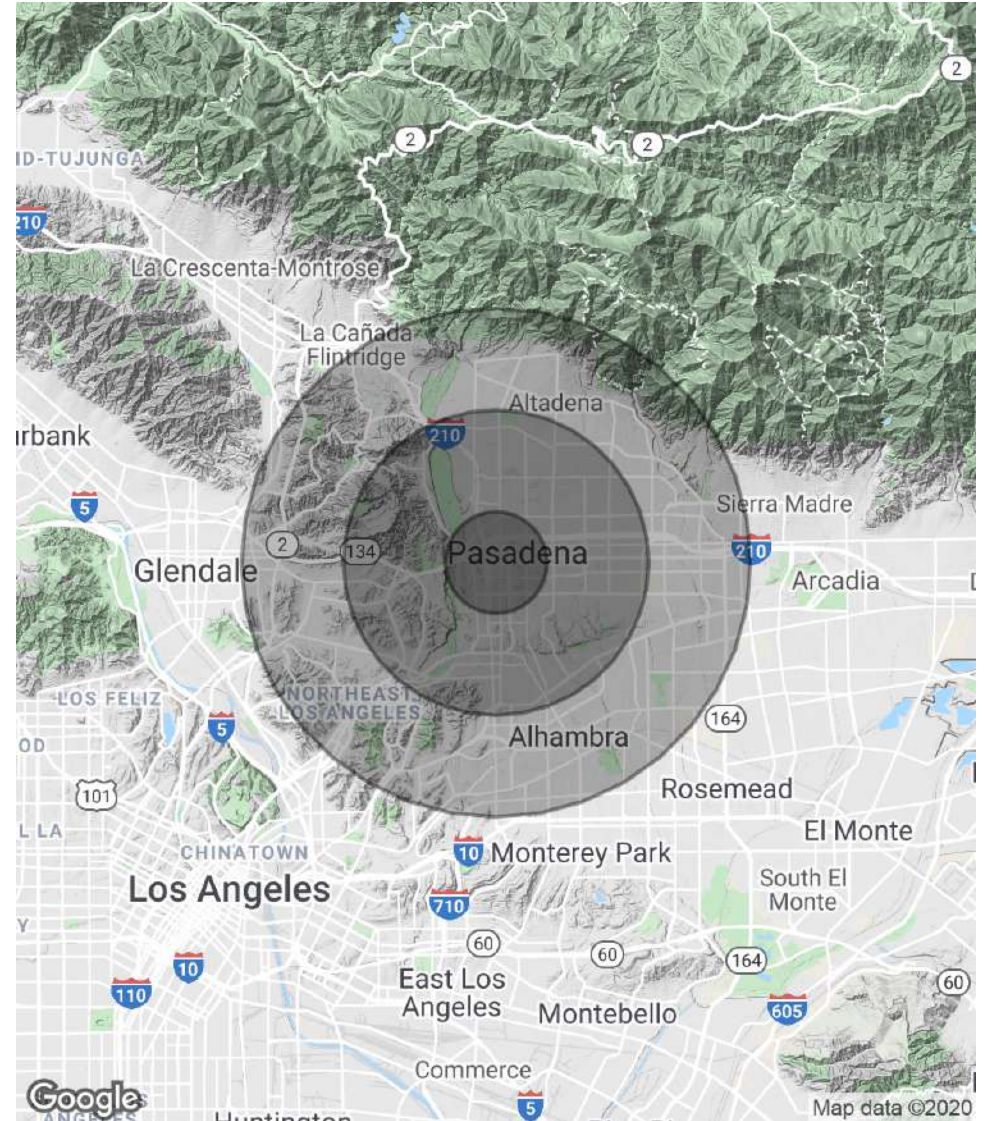
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,033	196,239	528,796
Average age	35.8	37.1	37.5
Average age (Male)	35.0	36.2	36.5
Average age (Female)	36.9	37.8	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,612	74,608	186,114
# of persons per HH	2.2	2.6	2.8
Average HH income	\$93,459	\$97,097	\$92,645
Average house value	\$726,241	\$709,835	\$676,908

* Demographic data derived from 2010 US Census



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