

FOR LEASE

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35 NORTH DE LACEY AVENUE

PASADENA, CALIFORNIA



Approximately 38,000 square feet - 2 stories



THE MARKET

- "More restaurants per capita than Manhattan" - LA TIMES
- Pasadena's Downtown Walk Score - 96
- 1.8 million consumers in the retail trade area
- Annual Rose Parade generates 70 million viewers worldwide

THE BUYING POWER

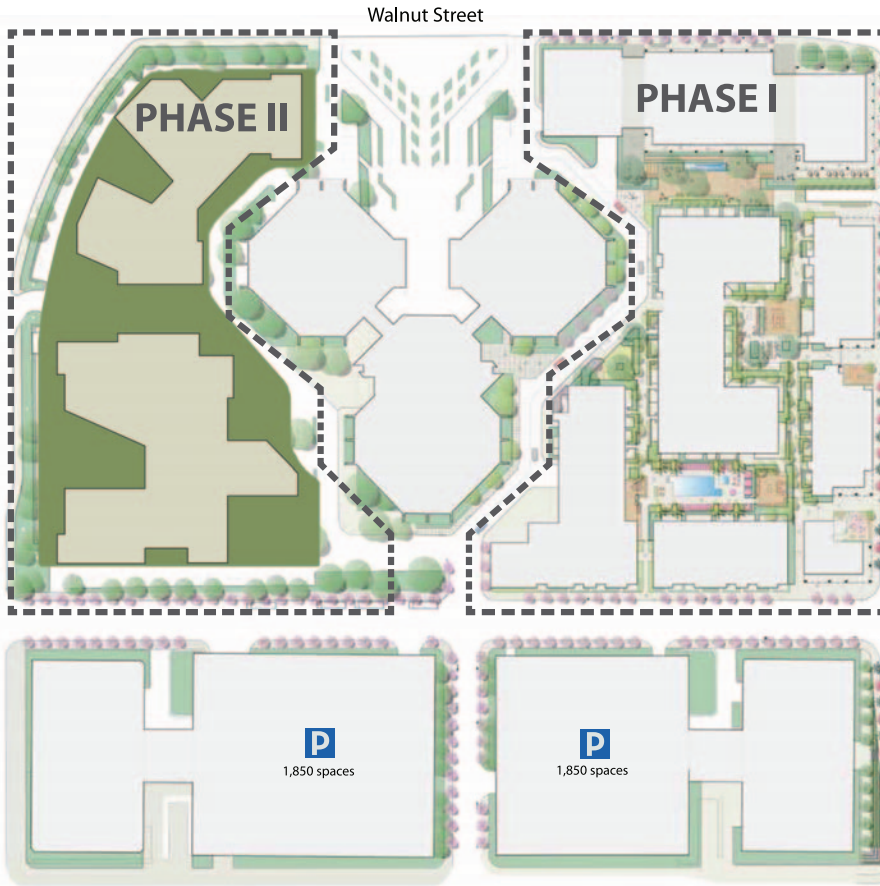
- Established, educated and ambitious resident base

Demographics/2020	1 Mile	3 Mile	5 Mile
Population	27,645	195,632	520,315
Average H.H. Income	\$103,093	\$114,955	\$109,704
Total H.H. Expenditure	\$1.07B	\$6.36B	\$14.8B
College/1-4+ yrs	79%	74%	70%

Source: CoStar/Loopnet-Claritas

THE OPPORTUNITY

- Approximately 38,000 SF single tenant historic building
- Adjacent to major parking structures (8,000 spaces throughout the district)
- 47' tower with signage opportunities
- Valet parking at Union entrance
- Area tenants include Tesla, Scotch&Soda, Vince, Tiffany's, Starbucks, Anthropologie, Crate & Barrel, Lululemon, Sephora, iPic Theater, Peloton, Apple Store, True Food Kitchen, Sushi Roku, Warby Parker

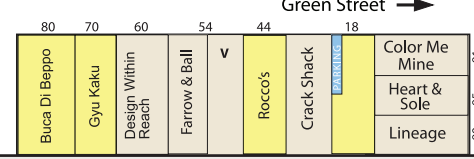
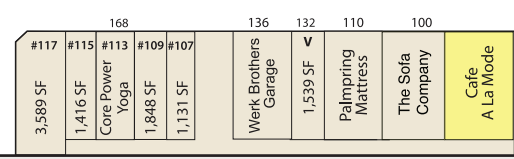
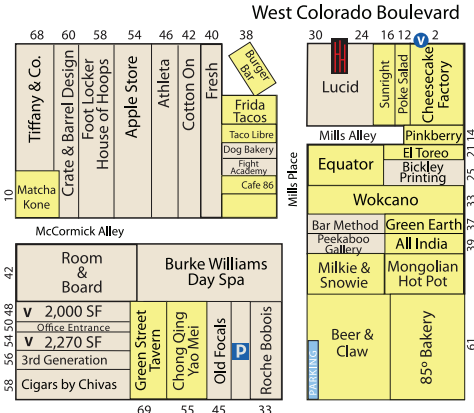
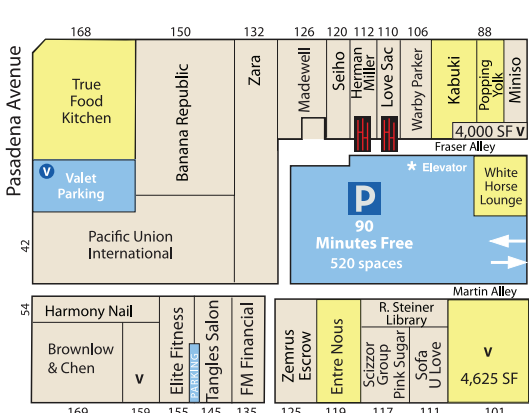
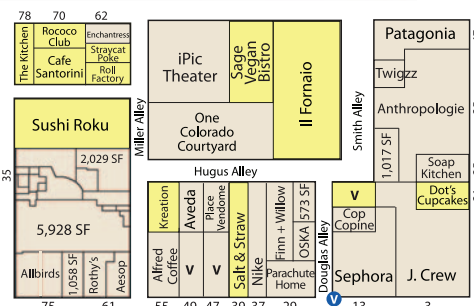
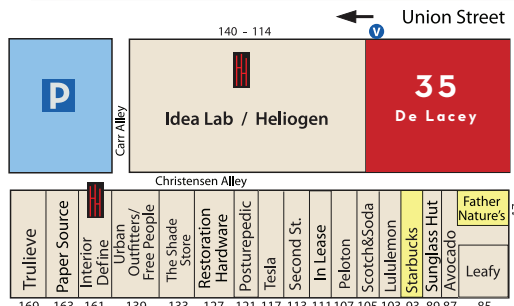


**Lincoln Property
Mixed Use Development**
Approximately 1.2 million SF

PHASE I - Opened Summer 2021
Office: 230,000 SF
Retail/Restaurant: 20,000 SF
Residential: 394 units

PHASE II
Office: 382,000 SF

Conceptual drawing



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09.19.22

REAL ESTATE BROKER LICENSE NUMBER: 01032917

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Pasadena supports some of the strongest psychographic profiles in the nation. In addition to being well educated, well employed, well informed, well established and very ambitious, Pasadena consumers seek out quality high end products and experiences.

Area amenities include:

- fitness clubs
- an aquatics center
- golf courses
- cinemas
- museums
- 100,000 seat Rose Bowl
- 2,100 hotel rooms
- country clubs
- culinary schools / 5 colleges
- multiple concert venues and more!

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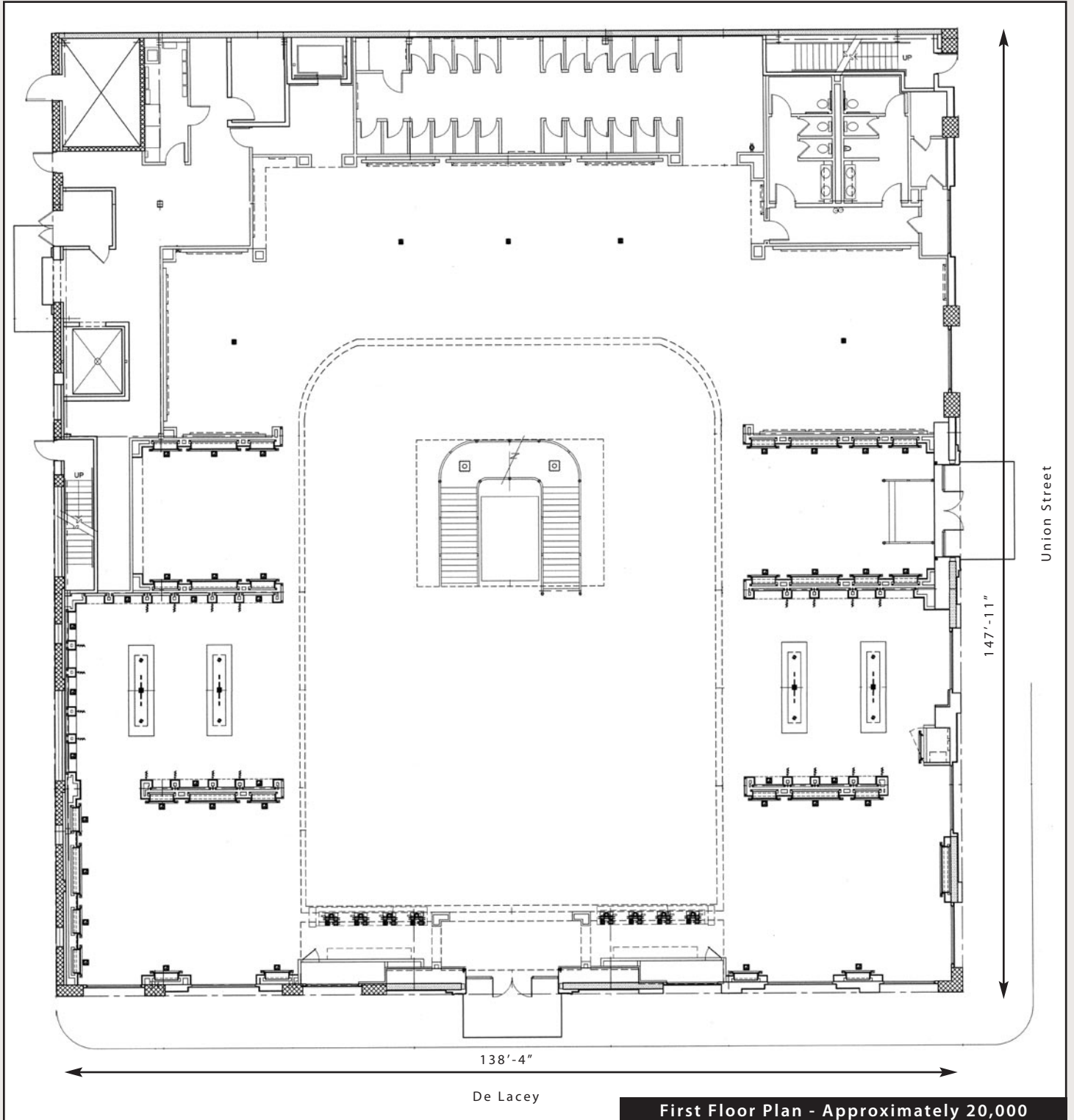


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