



THE COLLECTION

PASADENA, CALIFORNIA



Four Units Available ■ Approximately 1,934 SF, 2,093 SF, 2,500 SF and 2,704 SF on ground floor



THE MARKET

- Great address in the South Lake Avenue shopping and financial district
- Lake Avenue corridor - the "locals" main street
- Walking distance from 3 million square feet of class A office buildings
- Thousands of residential units in immediate area
- 1.5 blocks south of Colorado Boulevard

THE BUYING POWER

Demographics/2020	1 Mile	3 Mile	5 Mile
Population	37,569	197,958	524,794
Average H.H. Income	\$99,875	\$119,797	\$108,208
Bachelor Degree/Higher	60%	49%	40%

Source: CoStar

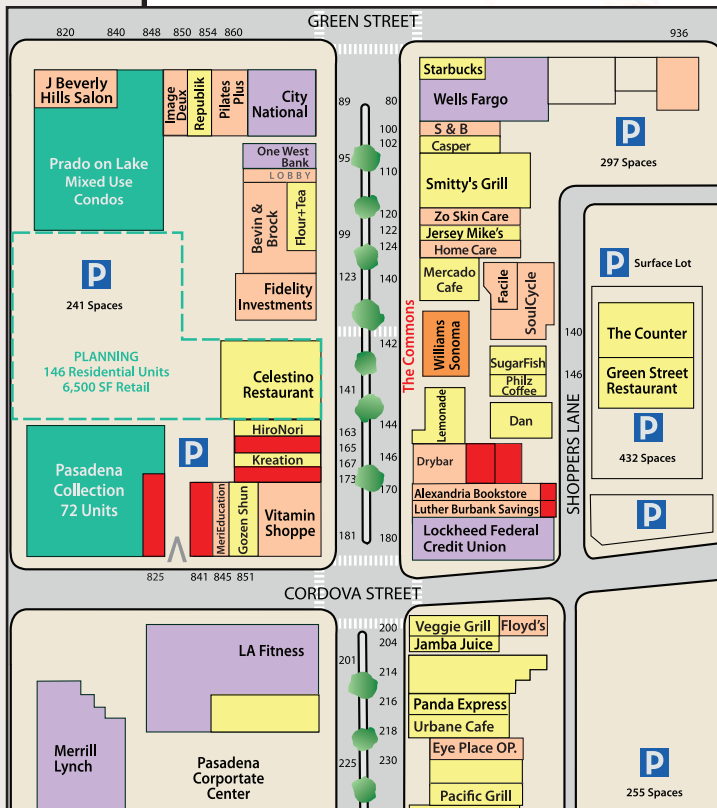
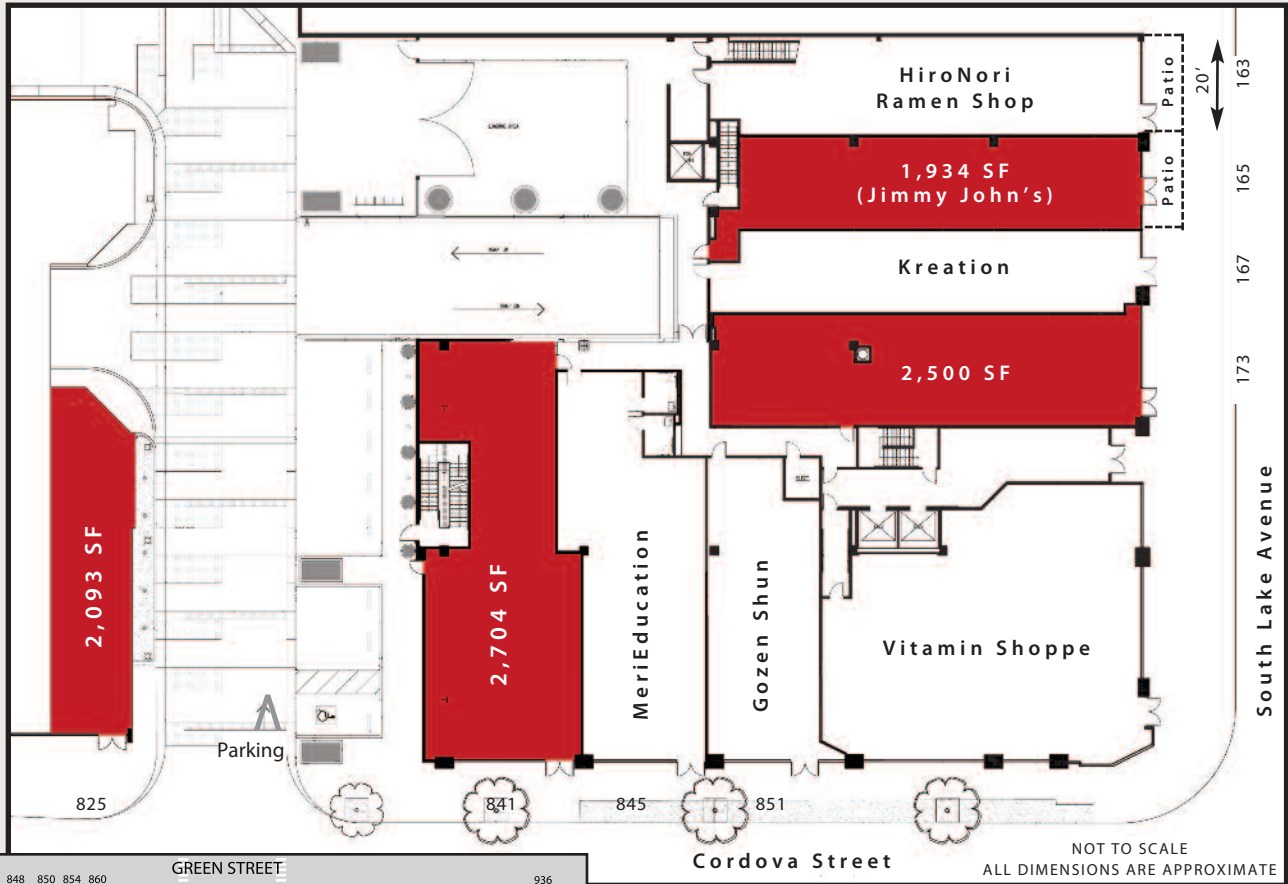
THE OPPORTUNITY

- Great visibility on one of South Lake's busiest blocks
- 151 parking spaces in structure
- Frontage on South Lake and Cordova
- Traffic counts are 52,000 daily
- Area tenants include Williams-Sonoma, Drybar, Lemonade Cafe, SoulCycle, SugarFish, Kreation, The Counter, MeriEducation, etc.



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for leasing information:

Pat S. Hurst
310.375.1821



HURST/HARRIGAN
ASSOCIATES

Jimmy John's Equipment Inventory

- (1) Walk in Freezer
- (1) Walk in Fridge
- (2) Bizerba Meat Slicer
- (3) Stainless sinks
- (1) Ice dispenser
- (2) Beverage Dispenser
- (1) Stainless Beverage Dispenser
- (2) 96 in x 36 in Stainless Prep Station
- (2) 30 in x 34 in Stainless Tables
- (1) 60 in x 36 in Stainless Trash Container
- (1) 72 in x 36 in Stainless Table
- (1) Convection Oven/Proofer
- (2) 29 in x 68 in Rolling Bread Racks
- (1) File Cabinet
- (1) Metal Electronic Safe
- (43) Stainless Baking Trays
- (10) Tables
- (2) Bar Tables

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