



345 SOUTH LAKE

PASADENA, CALIFORNIA



Great location ■ 13,248 square feet



THE MARKET

- Regionally located on South Lake Avenue, a "premier shopping district"
- Anchored by newly remodeled Macy's Flagship Store
- Ten blocks of great retailers line the Lake Avenue corridor
- Walking distance from 3 million square feet of class A office buildings

THE BUYING POWER

Demographics/2008	1 Mile	3 Mile	5 Mile
Population	24,153	169,481	441,910
Average H.H. Income	\$99,428	\$104,025	\$92,562
College/1-4 yrs	85%	68%	59%

THE OPPORTUNITY

- Large parking structure - no charge
- Loading dock at rear
- Building signage available on Del Mar Avenue
- Co-tenants include Trader Joe's, Pottery Barn Kids, Talbots, Anthropologie, Williams-Sonoma, Borders Books, etc.

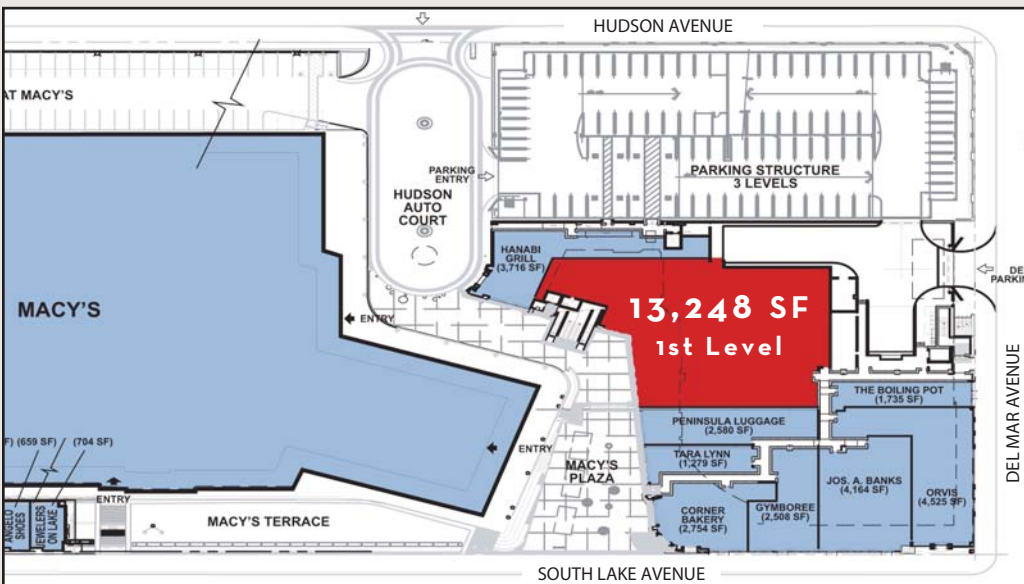


FOR SUBLEASE



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For leasing information:

Pat S. Hurst
310.375.1821

HURST/HARRIGAN
ASSOCIATES

436 Calle Mayor
Second Floor
Redondo Beach
California 90277

T 310.375.1821
F 310.375.8641

info@hurstharrigan.com

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