



475 SOUTH LAKE

PASADENA, CALIFORNIA



Great location ■ approximately 40,000 square feet on 3 levels plus patio

THE MARKET

- Regionally located on South Lake Avenue, a “premier shopping district”
- Ten blocks of great retailers line the Lake Avenue corridor
- Walking distance from 3 million square feet of class A office buildings
- Thousands of new residential units in immediate area

THE BUYING POWER

Demographics/2010	1 Mile	3 Mile	5 Mile	15 Minute
Population	25,575	210,330	571,821	1,385,859
Average H.H. Income	\$97,636	\$97,286	\$87,723	\$77,657
College/1-4 yrs	84%	68%	60%	54%

THE OPPORTUNITY

- 3 level building: 14,000 sf on 1st & 2nd - 12,000 sf on lower level
- 92 linear feet of Lake Avenue frontage
- Parking spaces at rear in The Shoppes on Lake Avenue structure
- Traffic counts are 35,000 daily
- Co-tenants include Pottery Barn Kids, Talbots, Giggle, Anthropologie, Williams-Sonoma, Trader Joe’s, newly remodeled Macy’s, Pacific Sales (#1 in western region), etc.

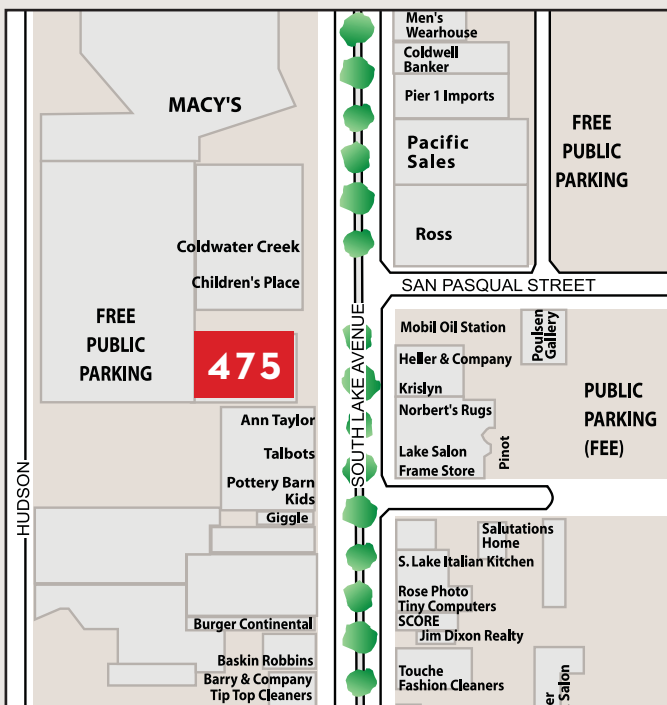


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Ann Taylor Anthropologie Coldwater Creek Giggle Pottery Barn Kids Talbots



The Shops on Lake

For leasing information: **Pat S. Hurst**
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HURST/HARRIGAN
ASSOCIATES

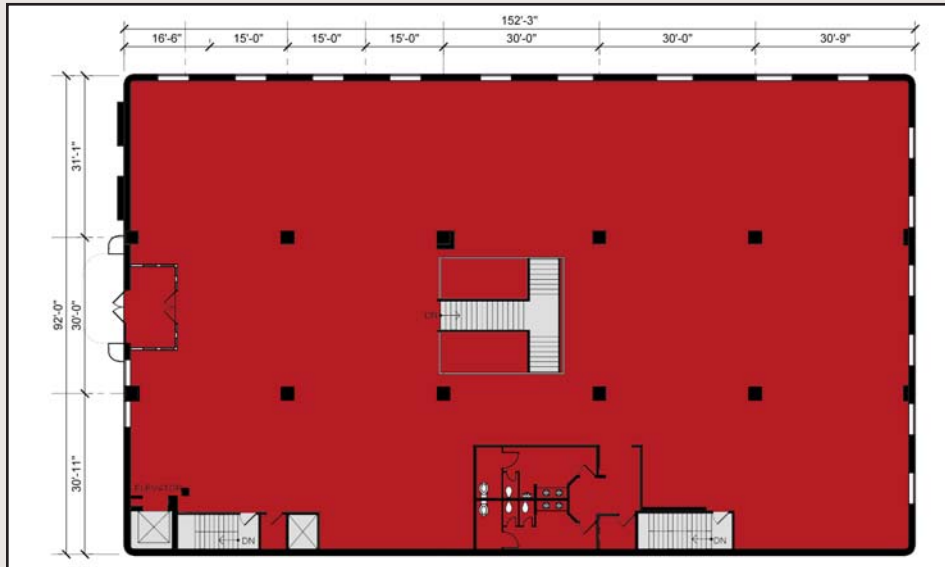
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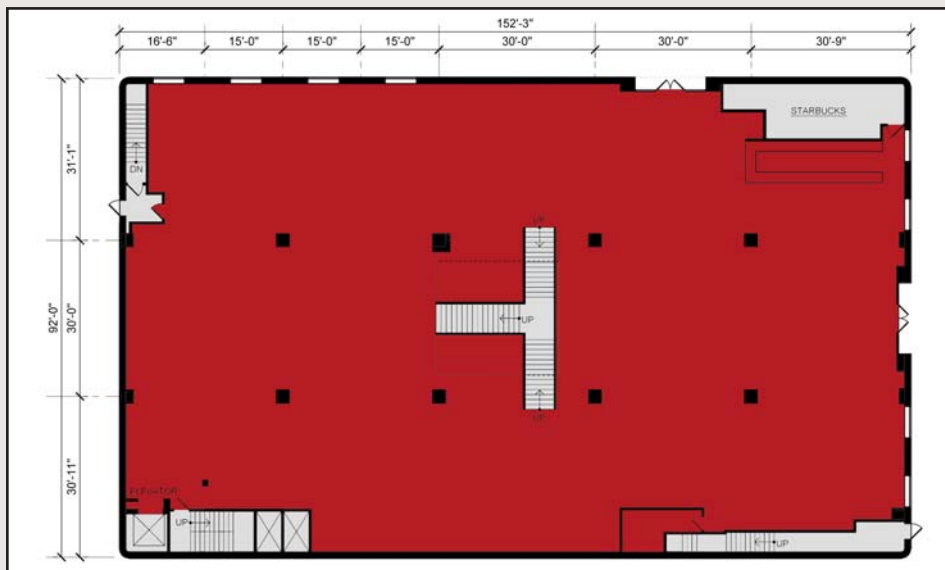
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Second Floor Plan:
12,657 rsf



First Floor Plan:
12,947 rsf



Lower Level Plan:
14,022 rsf