

The Shops on Lake Avenue

345 - 455 S Lake Avenue, Pasadena, CA 91101



Demographics

| | 1-Mile | 3-Mile | 5-Mile |
|---------------|-----------|-----------|-----------|
| Population | 29,583 | 199,490 | 529,636 |
| Households | 15,658 | 83,128 | 200,854 |
| Avg HH Income | \$146,128 | \$157,695 | \$145,328 |

Source: Esri, 2025

Property Highlights

127,128 Gross Leasable Area

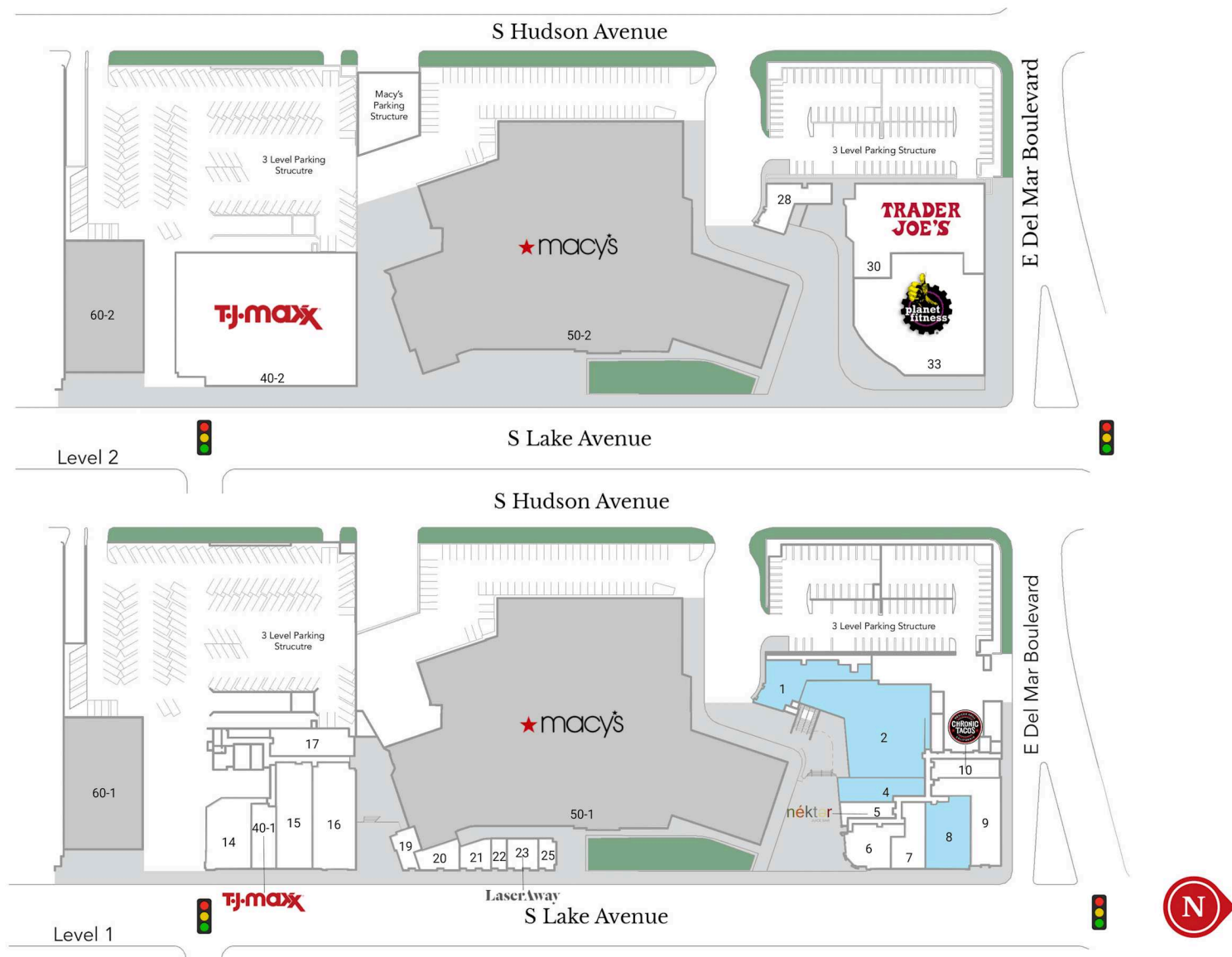
7.23 Total Acres

529,636 5 Mile Population

- Located in one of Southern California's premier shopping districts, the South Lake Business District, with 600 operating businesses and an average day-time population of 68,000 within a 1-mile radius of the center (110,000 day-time employees in Pasadena).
- Accessed easily off of Foothill Freeway (Interstate 210) with a full interchange at S Lake Avenue.
- High 24-hour, two-way counts in excess of 50,000 cars per day at the intersection of E Del Mar Boulevard and S Lake Avenue.
- 5,000 luxury residential units built within the downtown since 1999.
- Pasadena is home to the Tournament of Roses, the Rose Bowl, California Institute of Technology (Cal Tech) and NASA's JPL.

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Current Tenants

| | | | | | |
|----|------------------------------|----------|------|------------------------------|-----------|
| 5 | Nekter Juice Bar | 1,311 SF | 22 | Moda Optique | 659 SF |
| 6 | Corner Bakery Cafe | 2,754 SF | 23 | LaserAway | 1,318 SF |
| 7 | Cava Mezze Grill | 2,467 SF | 25 | Jewels On Lake | 704 SF |
| 9 | Orvis | 4,525 SF | 28 | Massage Envy | 3,455 SF |
| 10 | Chronic Tacos | 1,735 SF | 30 | Trader Joe's | 11,936 SF |
| 14 | Mattress Firm | 4,270 SF | 33 | Planet Fitness | 17,509 SF |
| 15 | Sola Salon | 5,003 SF | 40-1 | T.J. Maxx | |
| 16 | Gaucha Grill Argentine St... | 6,192 SF | 40-2 | T.J. Maxx | 32,707 SF |
| 17 | Bravo Spa | 3,103 SF | 50-1 | Macy's (N.A.P.) | |
| 19 | The Coffee Bean & Tea Lea... | 1,206 SF | 50-2 | Macy's (N.A.P.) | |
| 20 | Yogurtland | 1,477 SF | 60-1 | Erewhon Market/475 South ... | |
| 21 | Crystal Chalet | 1,197 SF | 60-2 | Erewhon Market/475 South ... | |

Available/Coming Soon

| | | |
|---|-----------|-----------|
| 1 | Available | 3,012 SF |
| 2 | Available | 13,844 SF |
| 4 | Available | 2,580 SF |
| 8 | Available | 4,164 SF |