

# The Shops on Lake Avenue

345 - 455 S Lake Avenue, Pasadena, CA 91101



## Demographics

|               | 1-Mile    | 3-Mile    | 5-Mile    |
|---------------|-----------|-----------|-----------|
| Population    | 32,114    | 195,099   | 502,474   |
| Households    | 17,311    | 81,995    | 193,129   |
| Avg HH Income | \$135,768 | \$162,012 | \$151,329 |

Source: Esri, 2025

## Property Highlights

127,128 Gross Leasable Area

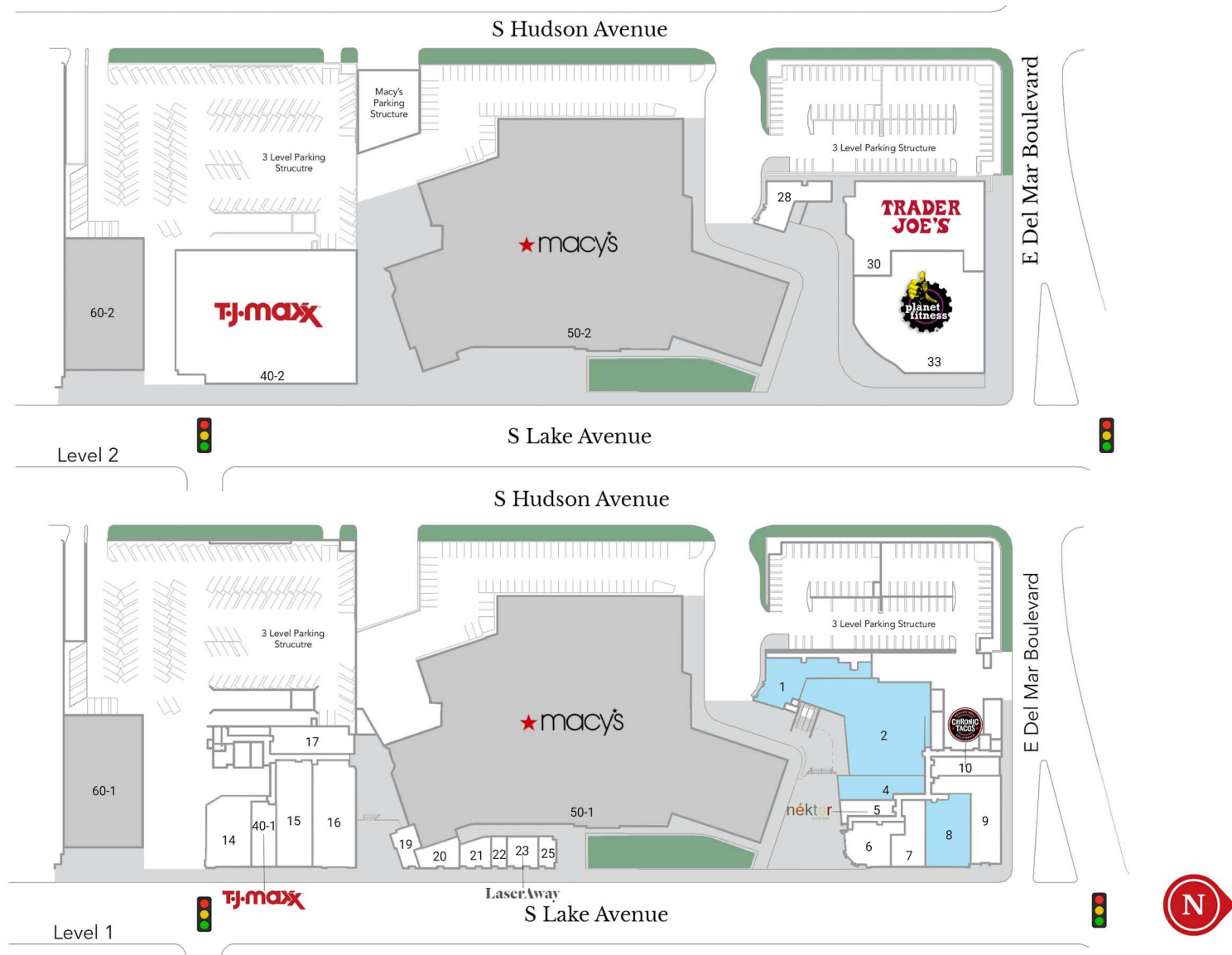
7.23 Total Acres

502,474 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 69,000 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  |