

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

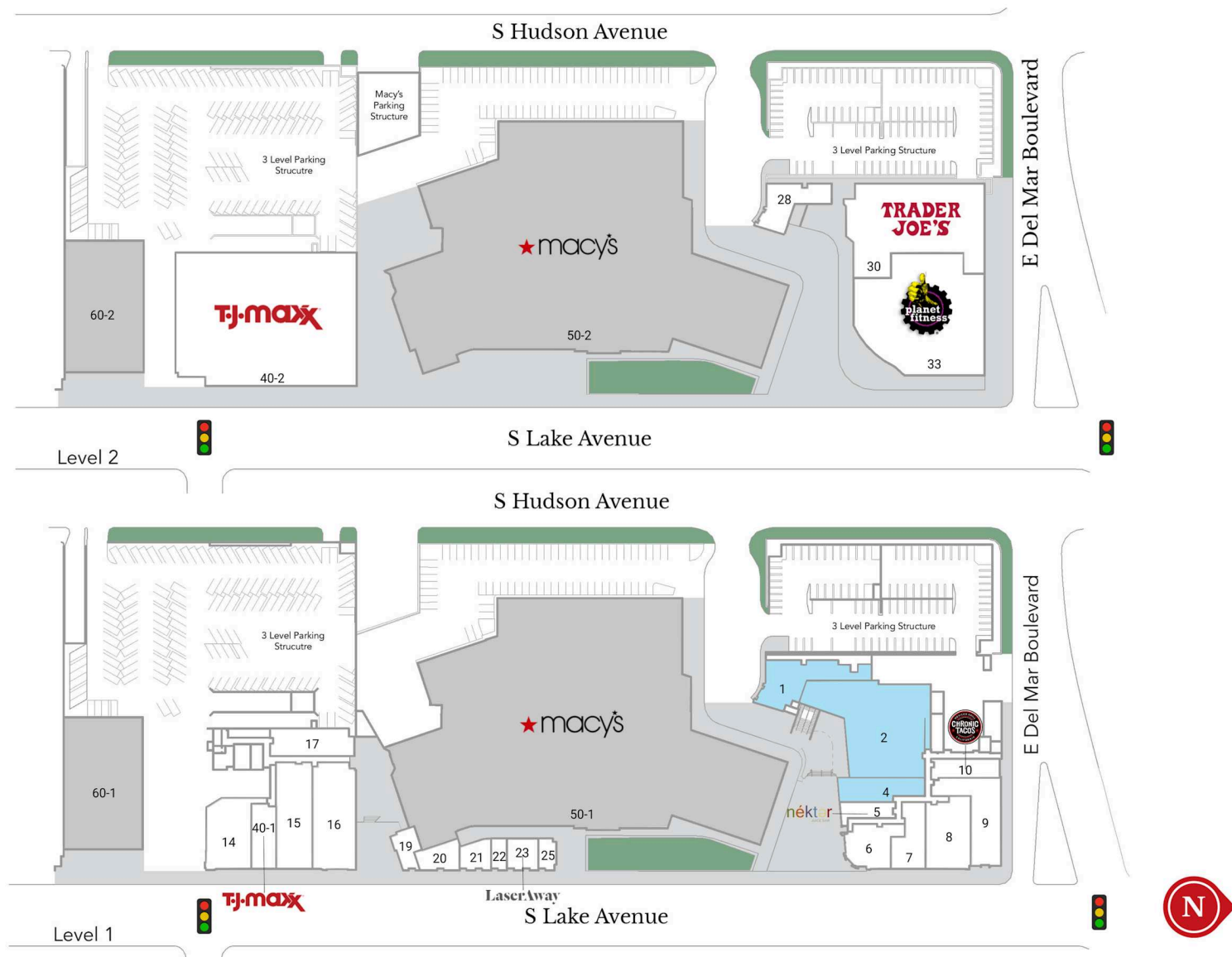
7.23 Total Acres

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
8	Intuit Turbo Tax	4,164 SF	28	Massage Envy	3,455 SF
9	Orvis	4,525 SF	30	Trader Joe's	11,936 SF
10	Chronic Tacos	1,735 SF	33	Planet Fitness	17,509 SF
14	Mattress Firm	4,270 SF	40-1	T.J. Maxx	
15	Sola Salon	5,003 SF	40-2	T.J. Maxx	32,707 SF
16	Gaucha Grill Argentine St...	6,192 SF	50-1	Macy's (N.A.P.)	
17	Bravo Spa	3,103 SF	50-2	Macy's (N.A.P.)	
19	The Coffee Bean & Tea Lea...	1,206 SF	60-1	Erewhon Market/475 South ...	
20	Yogurtland	1,477 SF	60-2	Erewhon Market/475 South ...	
21	Crystal Chalet	1,197 SF			

Available/Coming Soon

1	Available	3,012 SF
2	Available	13,844 SF
4	Available	2,580 SF