

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, 2026

Property Highlights

127,128 Gross Leasable Area

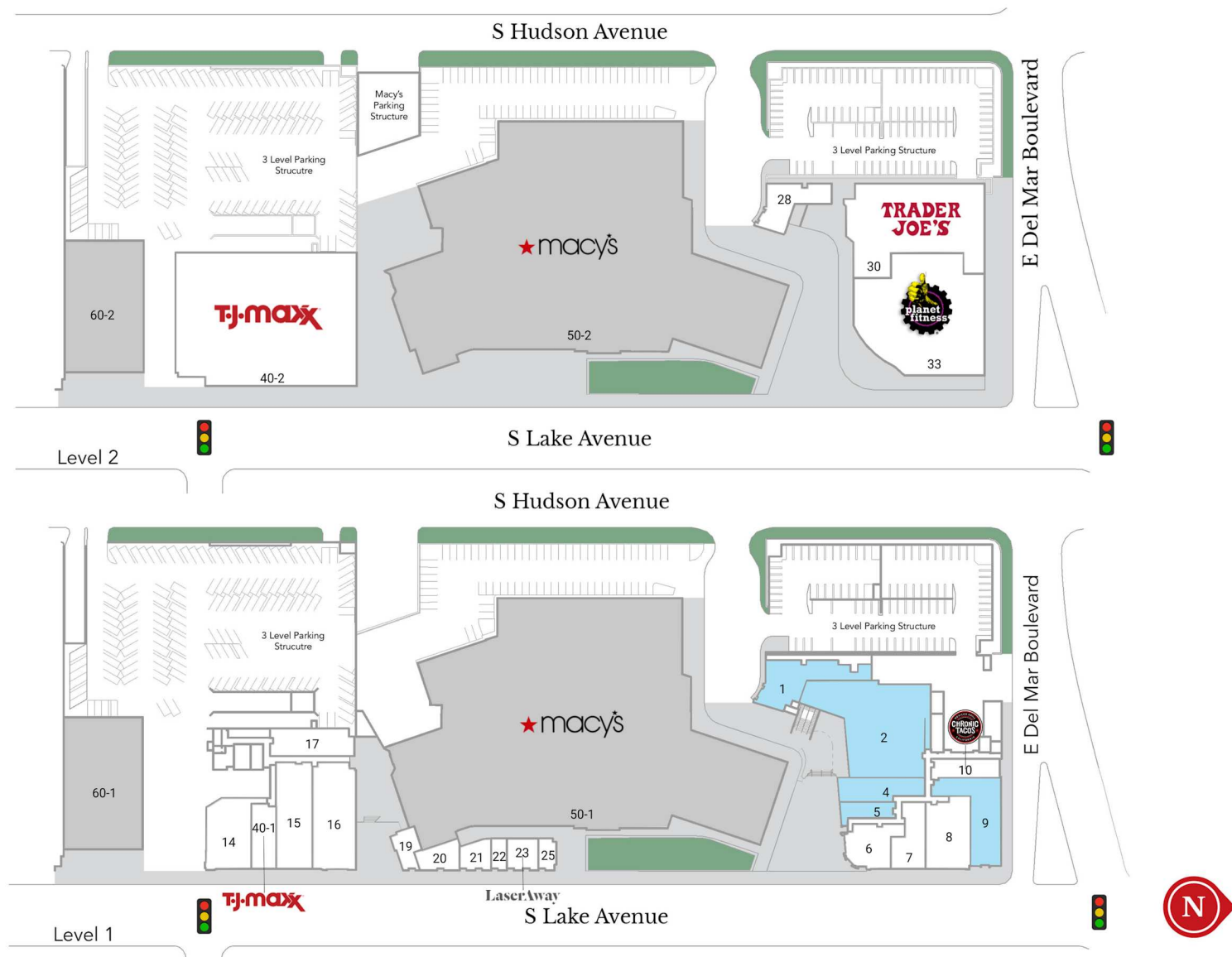
7.23 Total Acres

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

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
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 ...	
22	Moda Optique	659 SF			

Available/Coming Soon

1	Available	3,012 SF
2	Available	13,844 SF
4	Available	2,580 SF
5	Available	1,311 SF
9	Available	4,525 SF