

The Shops on Lake Avenue

345 - 455 S Lake Avenue, Pasadena, CA 91101



Demographics

	1-Mile	3-Mile	5-Mile
Population	31,813	209,258	561,071
Households	16,833	82,325	199,206
Avg HH Income	\$110,047	\$127,027	\$112,382

Source: Esri, 2019

Property Highlights

417,128 Gross Leasable Area

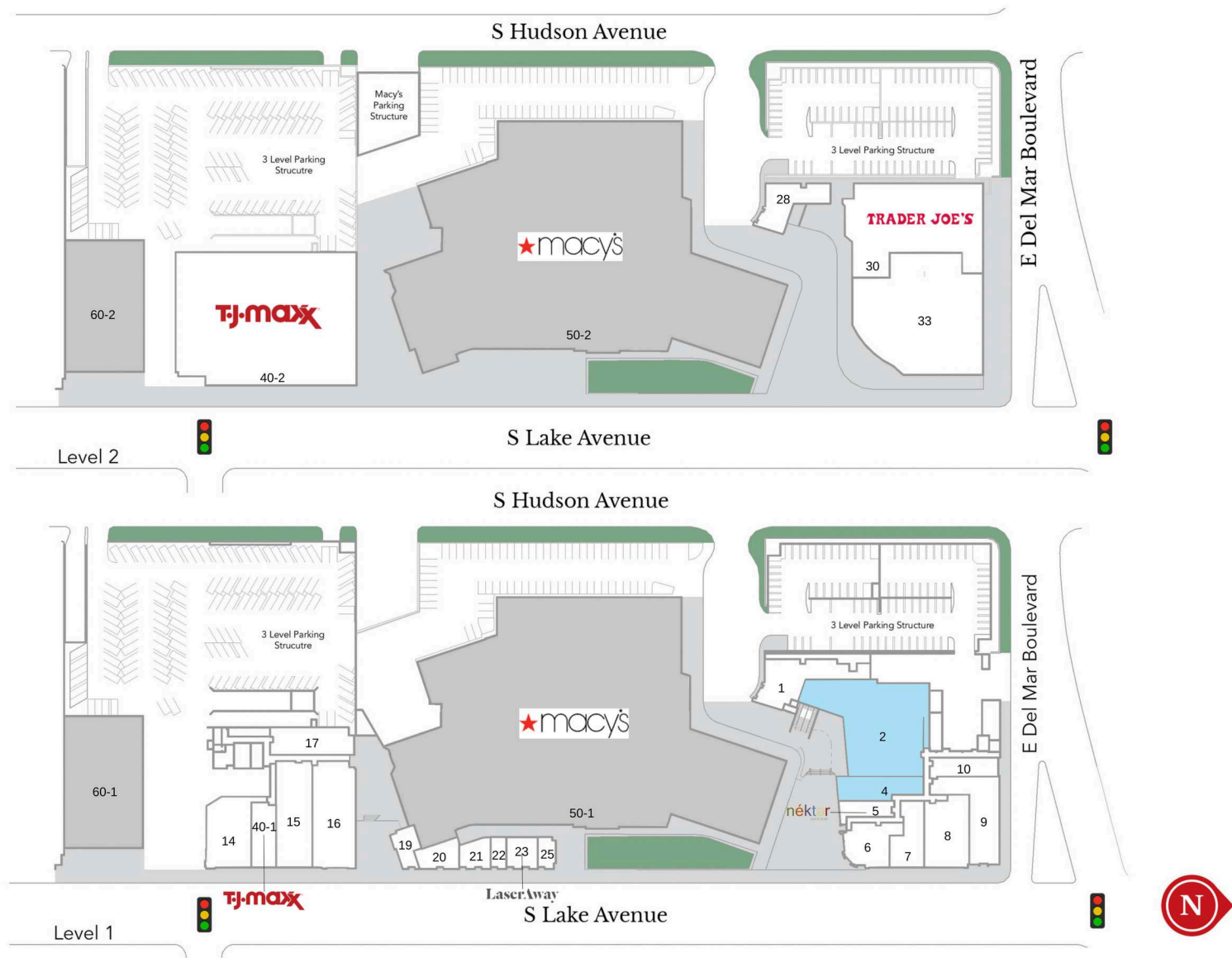
7.23 Total Acres

561,071 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 72,000 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

1	Gymboree	3,012 SF	21	Crystal Chalet	1,197 SF
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	Jos. A. Bank	4,164 SF	28	Massage Envy	3,455 SF
9	Orvis	4,525 SF	30	Trader Joe's	11,936 SF
10	Tokyo Shabu Shabu	1,735 SF	33	Breakthru 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	Paul Martin's American Gr...	6,192 SF	50-1	Macy's	290,000 SF
17	Bravo Spa	3,103 SF	50-2	Macy's	
19	The Coffee Bean & Tea Lea...	1,206 SF	60-1	MCWALEO Investments (N.A....	
20	Yogurtland	1,477 SF	60-2	MCWALEO Investments (N.A....	

Available/Coming Soon

2	Available	13,844 SF
4	Available	2,580 SF