

ANCHORED BY NATIONAL TENANTS



# Altadena Lincoln Crossing

2220 Lincoln Ave | Altadena, CA 91001





## Exclusive Leasing Agents

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**NATE CORDRAY**

Leasing Associate

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DIR (310) 598-3774

LIC # 02050139 (CA)

**MICHAEL PAKRAVAN**

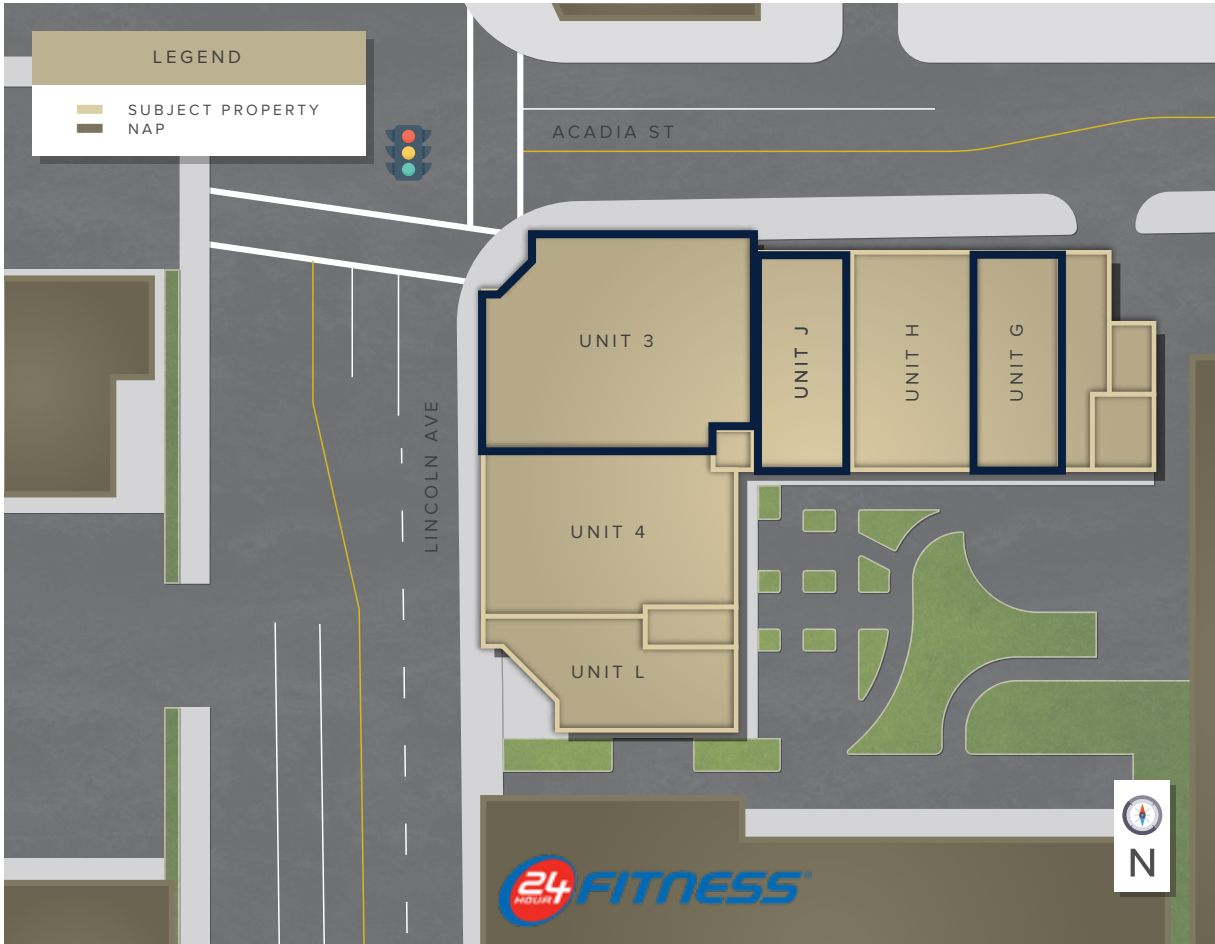
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# SITE PLAN



# TENANT ROSTER

SUITE	TENANT	SQFT	RENTS
UNIT G	AVAILABLE	925 SF	\$2.95 + NNN
UNIT H	OPTOMETRIST		
UNIT J	AVAILABLE	1,150 SF	\$2.95 + NNN
UNIT 3	AVAILABLE	2,500 SF	\$2.95 + NNN
UNIT 4	EARTH TONE		
UNIT L	SUBWAY		



## PROPERTY HIGHLIGHTS

- 24 Hour Fitness anchored center
- Co-tenants include Subway, Earthtone, and Optometrist
- Restaurant/retail/medical use
- 2206 (corner): Approx. 2,500 SF
- 2204: 1,150 SF
- 2216: 925 SF

## 1-MILE DEMOGRAPHICS

POPULATION



23,996

AVERAGE  
HOUSEHOLD INCOME



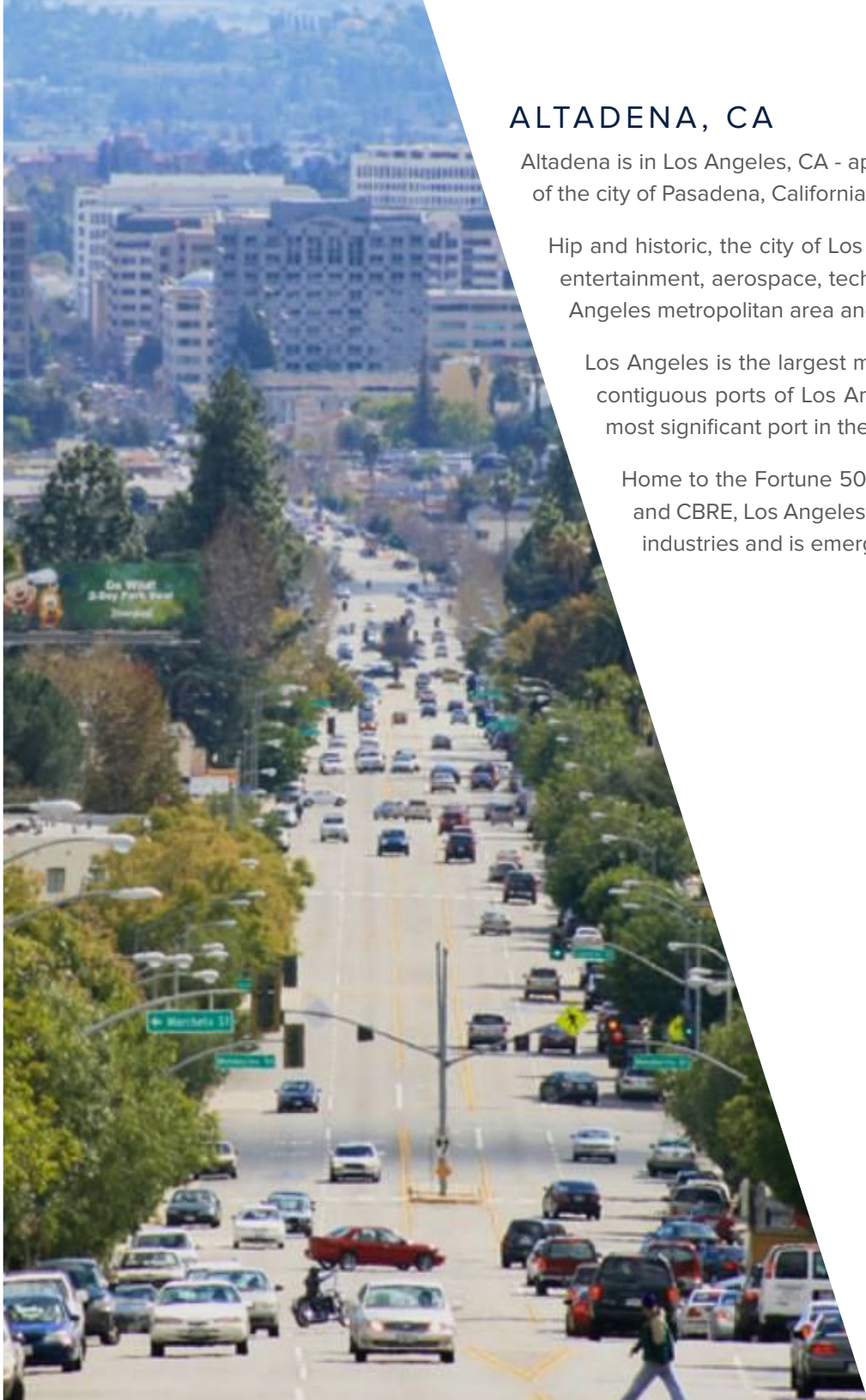
\$93,915

NUMBER OF  
HOUSEHOLDS



12,590





## ALTADENA, CA

Altadena is in Los Angeles, CA - approximately 14 miles from the downtown Los Angeles Civic Center, and directly north of the city of Pasadena, California.

Hip and historic, the city of Los Angeles is a global city with a diverse economy that is driven by international trade, entertainment, aerospace, technology, petroleum, fashion, apparel and tourism. It is the focal point of the larger Los Angeles metropolitan area and the Greater Los Angeles Area region.

Los Angeles is the largest manufacturing center in the western United States due to its geographic location. The contiguous ports of Los Angeles and Long Beach together comprise the fifth-busiest port in the world and the most significant port in the Western Hemisphere: It is vital to trade within the Pacific Rim.

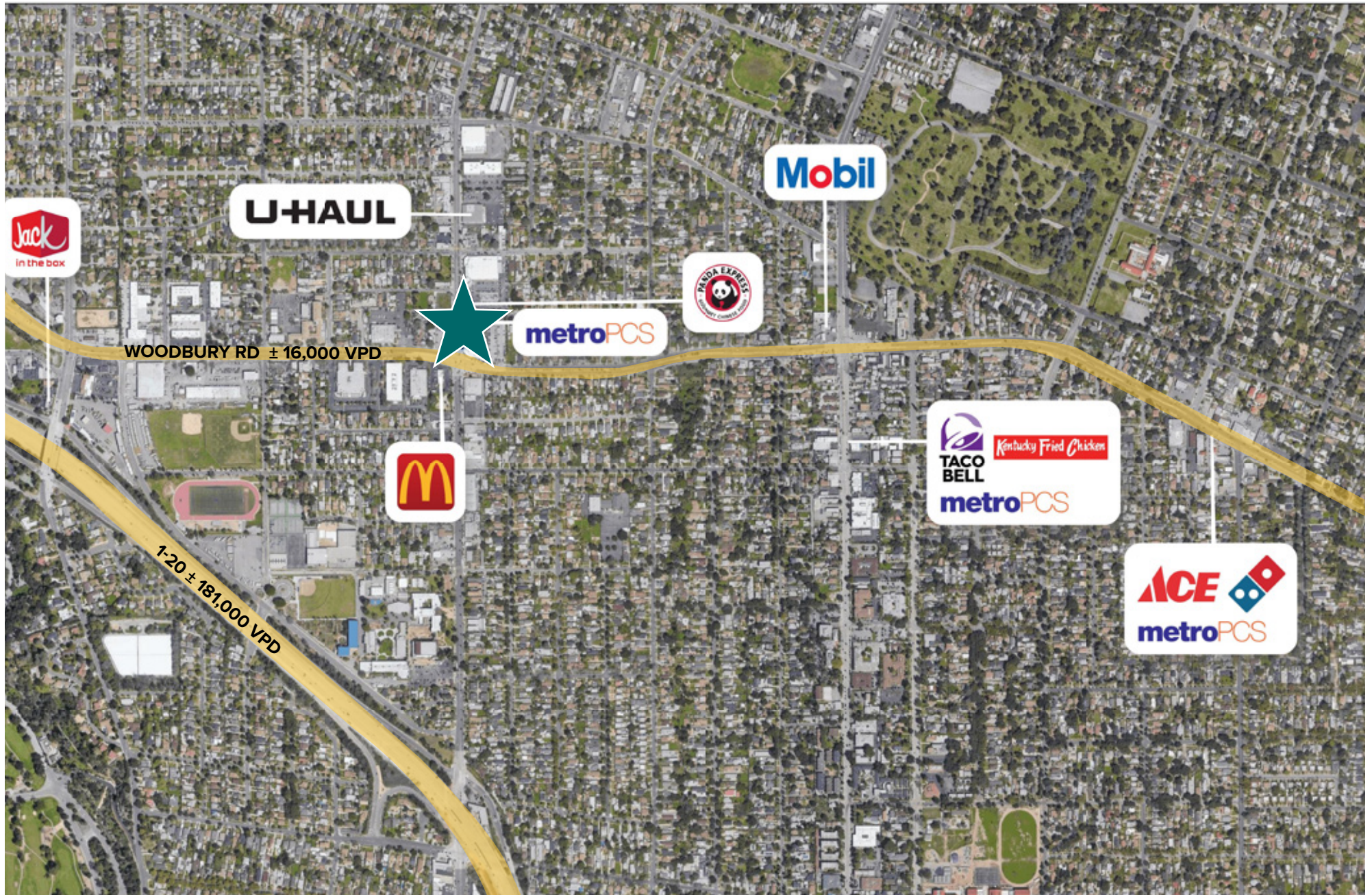
Home to the Fortune 500 companies Occidental Petroleum, Health Net, Reliance Steel & Aluminum, AECOM, and CBRE, Los Angeles is teeming with career opportunities. The city is on the leading edge of several growth industries and is emerging as a leader in the expanding tech industry.

### DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2010 Census	22,969	127,601	300,915
2019 Estimate	23,496	131,936	311,648
2024 Projection	23,996	135,357	320,080
Growth 2019 - 2024	2.13%	2.59%	2.71%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2010 Census	6,450	45,551	114,003
2019 Estimate	6,586	47,314	118,244
2024 Projection	6,729	48,637	121,608
Growth 2019 - 2024	2.17%	2.80%	2.85%
INCOME	1 Mile	3 Mile	5 Mile
2019 Est. Average Household Income	\$93,915	\$129,227	\$133,457



# SURROUNDING TENANTS





# Altadena Lincoln Crossing

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## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **Altadena Lincoln Crossing** located at **2220 Lincoln Ave | Altadena, CA 91001** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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