

OLD PASADENA RESTAURANT FOR LEASE

80-86
N FAIR OAKS AVE

LEASE HIGHLIGHTS

Leasing Opportunity

A turnkey restaurant opportunity in the heart of Old Pasadena. This 5,111 SQFT second-generation space comes fully equipped with a hood system, grease trap, and walk-in refrigeration, offering a fast, cost-effective path to opening for any operator ready to move in. The space sits directly across from the new Parsons development, placing it at the center of one of Old Pasadena's most active blocks of ongoing growth and foot traffic. Surrounded by an established dining and retail corridor along N Fair Oaks Ave, with ample street parking and a nearby public lot for guests.

SIZE**5,111 SF**

ASKING RATE**\$3.13 / SF**NNN

LAYOUTTwo Dining Ares • Sizable Kitchen • Basement Break Area • Private Restrooms • Ample Storage

NEIGHBOR MIXFashion retailers • Restaurants • Cafes • Showrooms

TYPEDirect Lease or Sublease Available (Term Ends 4/30/2030)



Pasadena, CA

CITY OVERVIEW & MARKET CONTEXT

200k

Population within
3-mile radius

\$127k

Avg. household income
within 3-mile radius

98

Walk Score - ranked among
top retail corridors in the US

- **110k daytime employees** within a 3-mile radius, consistent foot traffic, and lunch-hour demand
- **Seasonal Peaks** driven by the Rose Bowl - sports events, concerts, and New Year's Eve/Day, bringing significant population surges.
- **Institutional anchors**, including Art Center College of Design, JPL, and Caltech, create a deep talent pool and innovation culture
- **Metro Gold Line** connects the city from Azuza to Downtown Santa Monica, expanding your team's commute options
- **Historic architecture & cultural** neighbors include the Norton Simon Museum, City Hall and hundreds of landmark buildings
- A vibrant mix of **independent boutiques and major national tenants** keeps Colorado Blvd energized year-round

