

PASADENA RETAIL FOR LEASE

1782 East Washington Boulevard, Pasadena, CA 91104



Abraham Shadian

Associate

BRE # 02010485

(626)394-9752

Abraham@Shadian.com



Jessica Shadian

Realtor

BRE # 02030119

(323) 304-1525

Jessica@Shadian.com



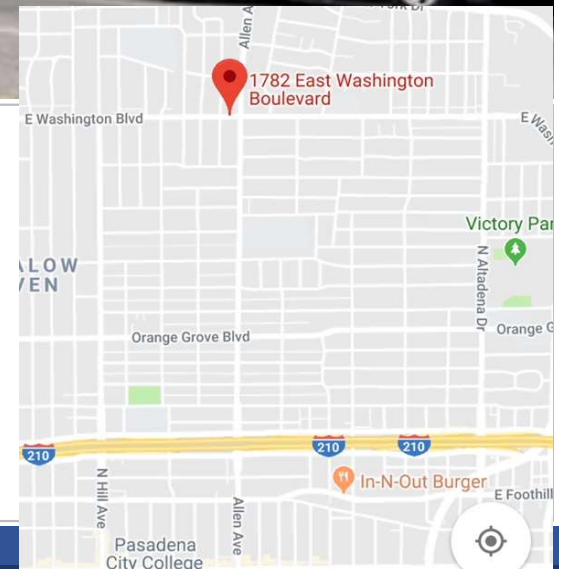
Isaac Shadian

Senior Associat

BRE # 01387949

(626)792-8111

Isaac@Shadian.com



Coldwell Banker Commercial, NRT 388 South Lake Avenue Pasadena, CA 91101 (626) 792-8111

PROPERTY DISCRIPTION

1782 East Washington Boulevard, Pasadena, CA 91104

STREET RETAIL

Desirable prime Pasadena retail location. Located in the heart of North East Pasadena's shopping district.

Nearby tenants are, Stater Brothers, Starbucks, Subway, Super Cuts, Wells Fargo, Carmela Ice Cream, McDonalds & Lavender & Honey.

Walk to William Carey University, near five elementary & high schools, minutes from Pasadena City College, and more.

Easy access to the 210 and 134 Freeways.

PRICE:	\$1.85 s.f.
LEASE TYPE:	Net (NNN \$0.35)
LEASE TERM:	3-5 Years
USE:	Retail / Commercial
SIZE:	2000 r.s.f.
PARKING:	Exclusive parking lot in rear, total 8 + 1 Handicap Parking (Handicap access ramp)
BATHROOMS:	Two ADA compliant bathrooms

Excellent visibility, the space offers 25 feet of frontage on Washington Boulevard, high traffic count over 15,000 cars per day.

High ceiling (14' feet), handicap access ramp from parking lot in rear



DEMOGRAPHICS

Population:	1 Mile	2 Miles	5 Miles
	22,401	171,654	336,768
Average Age:	42	39	41
Household Income:	\$101,070	\$80,428	\$85,178

