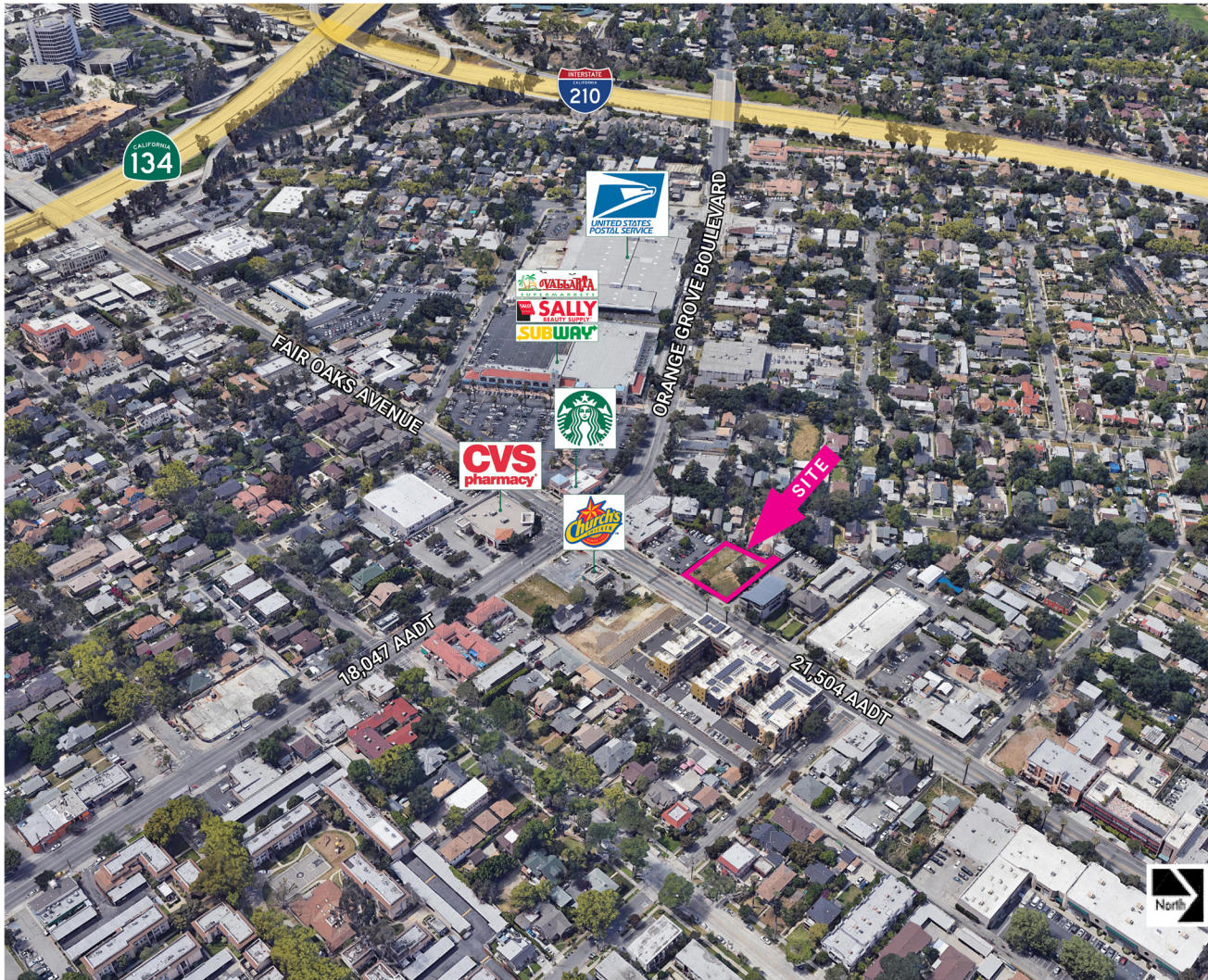


FOR LEASE | RETAIL DEVELOPMENT

PROPOSED SHOPS $\pm 2,240$ SF TO $\pm 4,600$ SF

733 N FAIR OAKS AVE | PASADENA | CA

RETAIL



PROPERTY INFO

- + $\pm 2,240$ sq. ft. to $\pm 4,600$ sq. ft. proposed retail shops
- + Densely populated area with $\pm 186,225$ people within 3 miles
- + Nearby tenants include Vallarta Supermarkets, CVS Pharmacy, Sally Beauty and Church's Chicken
- + Great visibility and easy access
- + ± 0.5 mile from I-210

2018 Demographics

	1 Mile	3 Miles	5 Miles
Population	35,546	186,225	451,634
Avg HH Income	\$74,110	\$116,400	\$118,460
Daytime Population	51,962	217,738	451,723

Traffic Counts (AADT)

N Fair Oaks at Painter St	21,504
Orange Grove Blvd at Fair Oaks Ave	18,047

FOR LEASE | RETAIL DEVELOPMENT

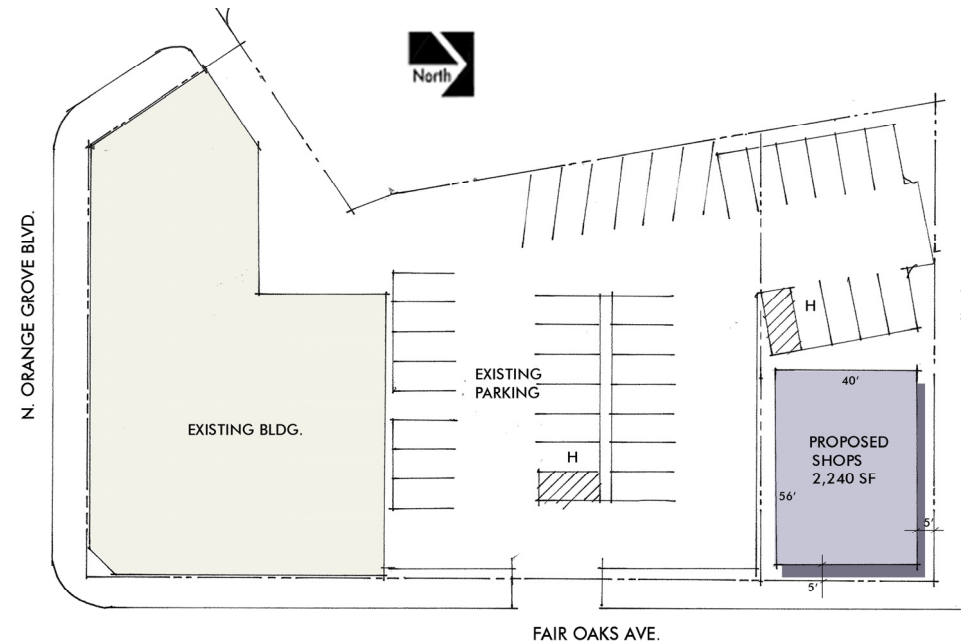
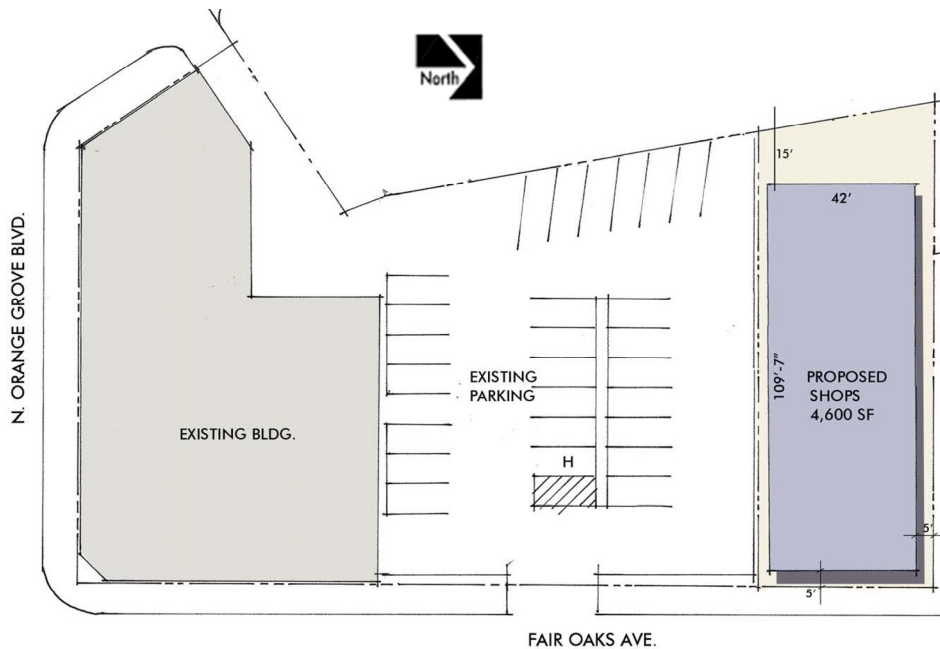
PROPOSED SHOPS $\pm 2,240$ SF TO $\pm 4,600$ SF

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$\pm 4,600$ SF SITE PLAN

$\pm 2,240$ SF SITE PLAN



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