

RETAIL/INDUSTRIAL/STORAGE FOR LEASE

491-495 SOUTH ARROYO PARKWAY, PASADENA, CA 91105



PROPERTY FEATURES

- Next to Whole Foods
- Surrounded by national and independent restaurants, lifestyle retailers, and the Huntington Hospital Biotech Corridor
- Situated on Arroyo Parkway, high traffic artery to Old Town Pasadena
- Attractive retail space with skylights and designated on-site parking
- WalkScore of 93 = Walker's Paradise

PROPERTY AVAILABILITY

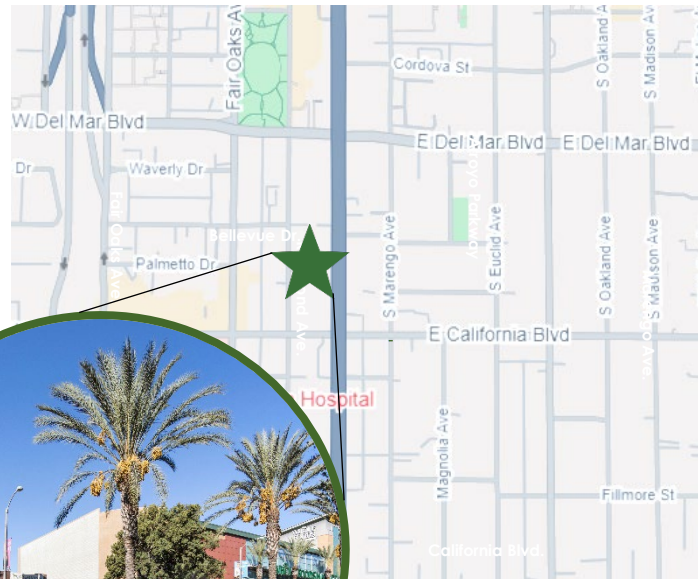
RSF Approx. 12,280 RSF

RATE \$20.00 PSF/Yr.

AVAILABLE Immediately

2023 ESTIMATED DEMOGRAPHIC

| | 1 mile | 3 miles | 5 miles |
|--------------------------|-----------|-----------|-----------|
| Population | 28,335 | 201,550 | 531,243 |
| Average Household Income | \$180,446 | \$180,114 | \$170,550 |



TRAFFIC COUNTS (CPD)

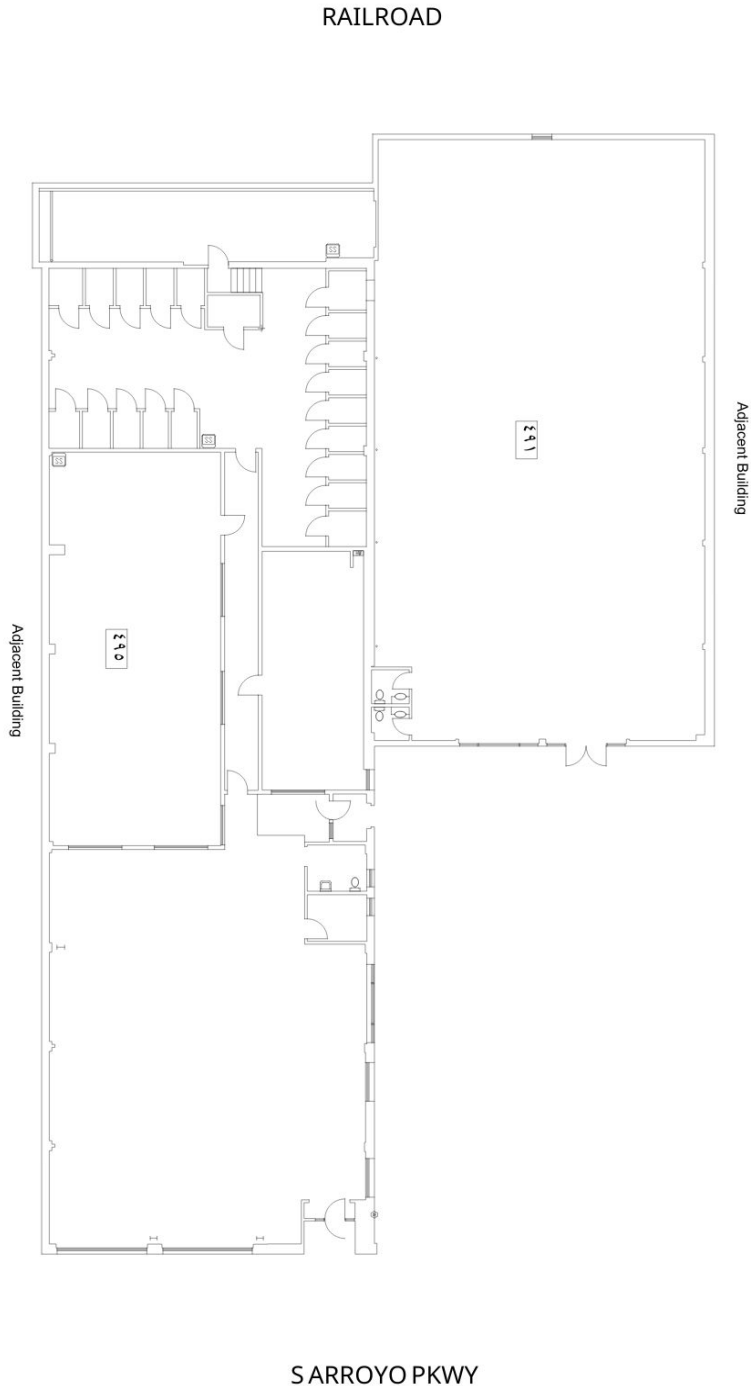
Arroyo Parkway +40,000

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FLOOR PLAN

Approximately
12,280 SF



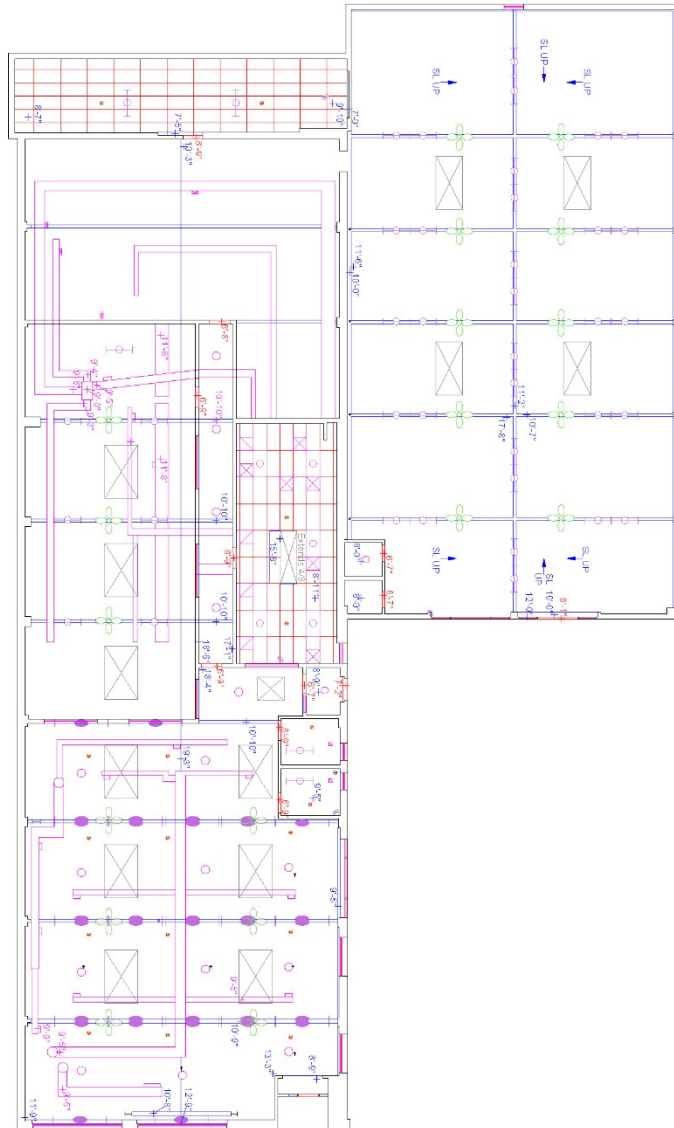
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RAILROAD



REFLECTED CEILING PLAN

S ARROYO PKWY

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AMENITY MAP

