

394 S LAKE AVENUE

PASADENA, CA 91101

TROPHY FLAGSHIP RETAIL FOR LEASE

Brandon Cohan | brandon@bcre.la | 310 654 0200
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BC **BRANDON COHAN**
REAL ESTATE // BCRE.LA

394 S LAKE AVENUE

- ▶ **Building Area:**
± 4,125 SF - 8,250 SF (can be demised)
- ▶ **Frontage:**
Approx. 50' along S Lake Avenue
- ▶ **Height:**
Approx. 25'
- ▶ **Depth:**
Approx. 180'
- ▶ **Loading:**
Through rear door along Shoppers Lane
- ▶ **Utilities:**
1" water line and 4" sewage line, rest to be determined
- ▶ **Parking:**
90 minutes of free parking in a 500+ space surface parking lot

394 S LAKE AVENUE

COLUMN FREE AND DEMISABLE
4,125 SF TO 8,250 SF

**Approx. 25' bowtruss
building with removable joists**



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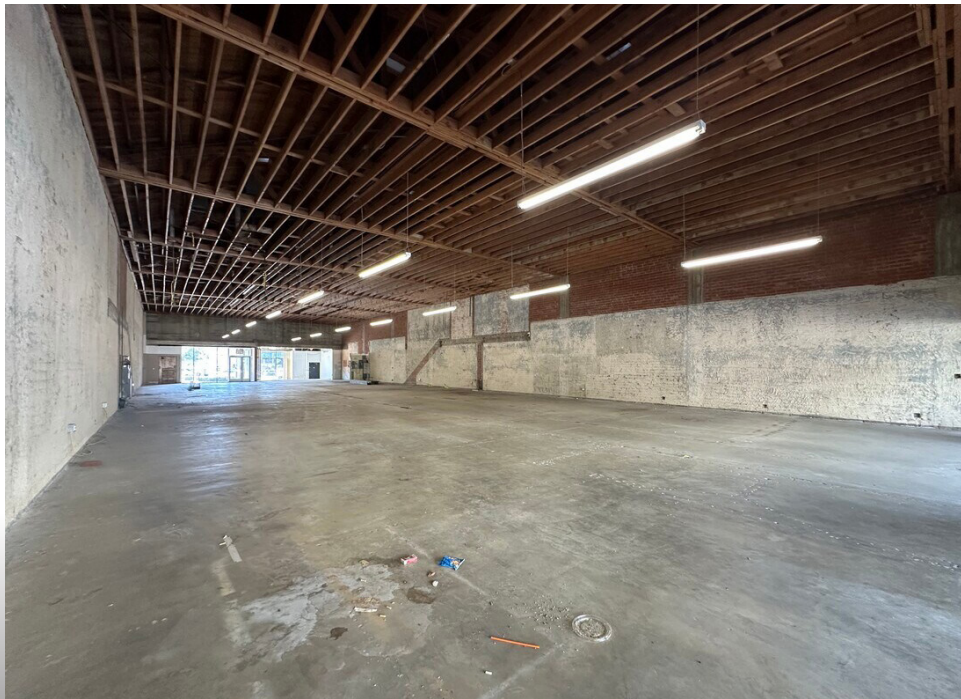
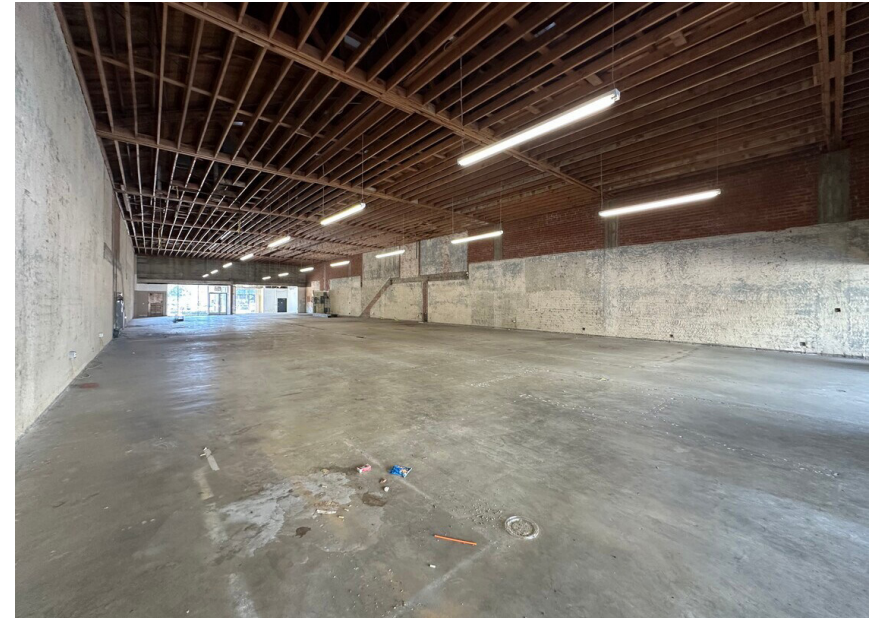
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**Large branding/signage opportunity
 on the back of the building, right in
 front of the parking lot on Shopper's Lane**



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Sunny outdoor patio potential

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Conceptual Rendering

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PED XING

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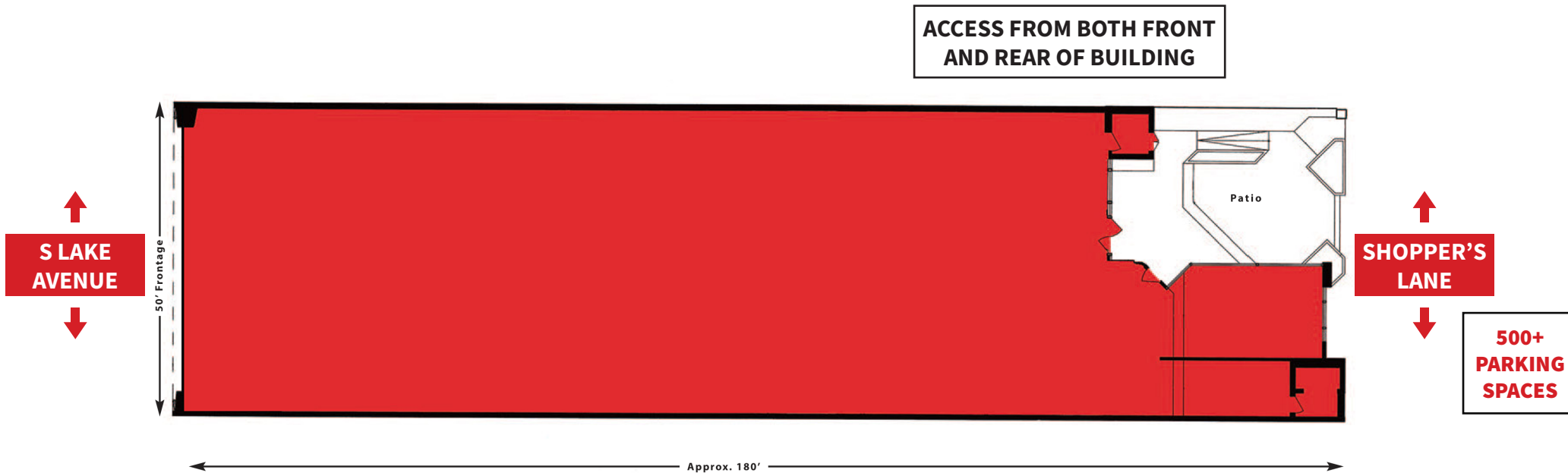
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394 S LAKE AVENUE - FLOOR PLAN

COLUMN FREE AND DEMISABLE
4,125 SF TO 8,250 SF



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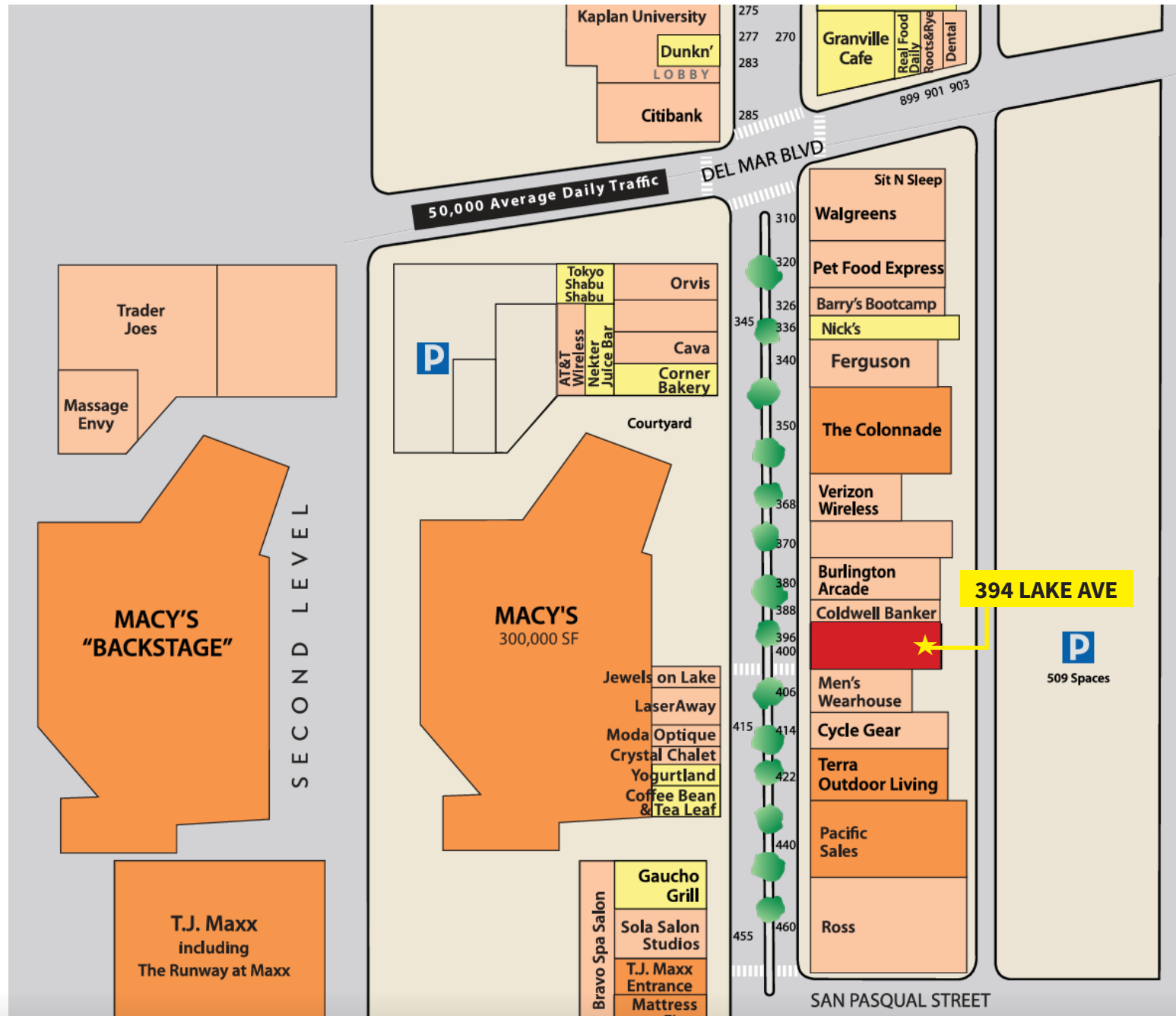


THE SHOPS ON LAKE AVENUE

South Lake Avenue has been called a “Shopper’s Paradise” because of its twelve blocks of tree-lined, pedestrian-friendly unique retail with over 600 businesses on South Lake.

394 Lake is across the street from **Erewhon**, and co-tenants with **Trader Joe’s**, **Macy’s**, **SUGARFISH**, **Barry’s**, **SoulCycle**, **CAVA**, **Mendocino Farms**, **drybar**, **Williams-Sonoma**, **Kreation**, **Philz Coffee**, **Starbucks**, **Chipotle**, **European Wax Center**, **Pavilions**, **Chase**, **Wells Fargo**, and more.





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