

30
W GREEN ST
PASADENA, CA

FOR LEASE

Old Pasadena Retail/Restaurant
±6,165 SF



LEE & ASSOCIATES
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Take advantage of this extremely rare opportunity to join Old Pasadena's fastest growing restaurant and bar scene on Green Street's famous and highest foot traffic block between De Lacey and Fair Oaks.

► *Property Details*

±6,165 RSF

Suite Size

\$4.50 NNN

Rental Rate/Month/SF

±6,251 SF

Lot Size

Public Parking
Lots

on De Lacey & Fair Oaks
90 minutes free

1925

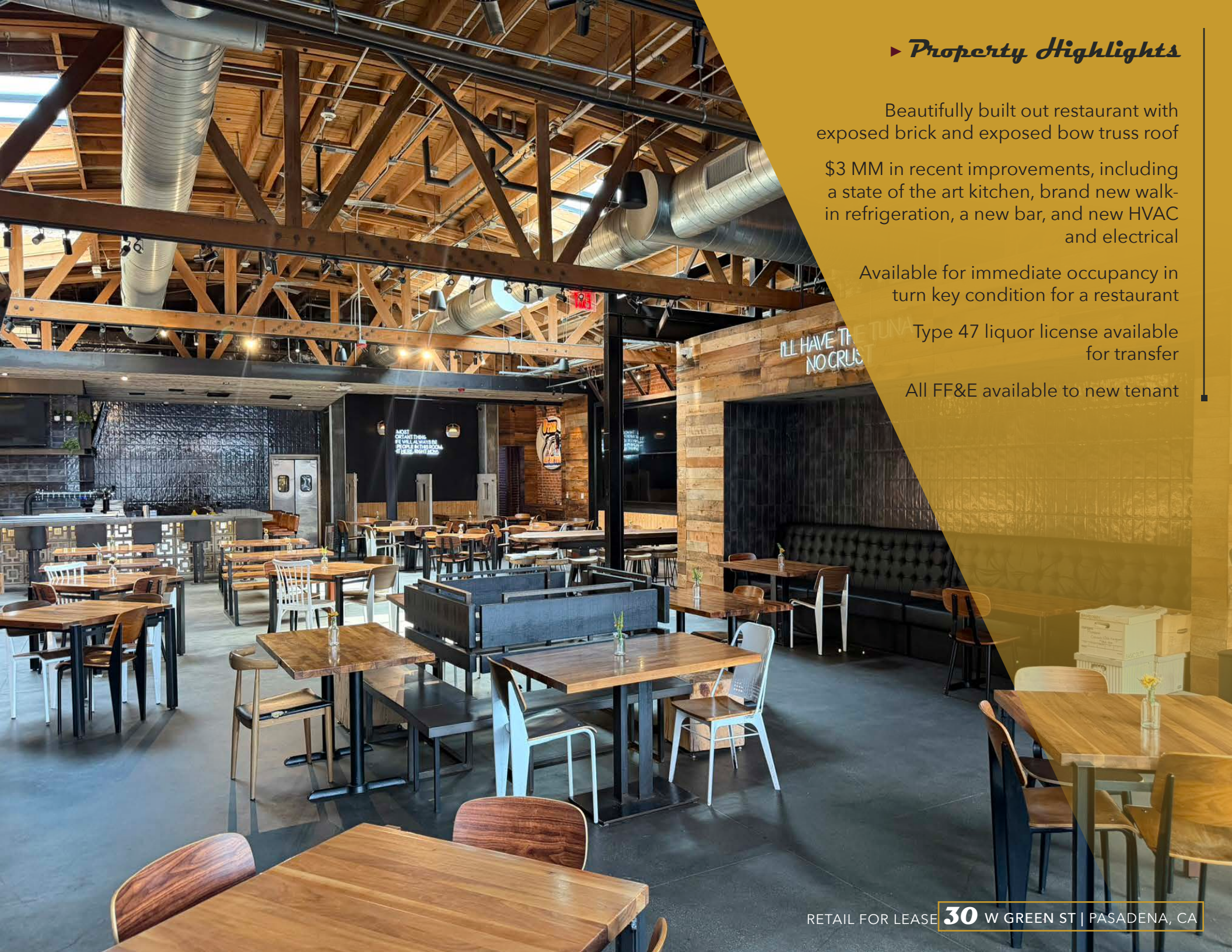
Year Built

2019

Year Renovated



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► *Property Highlights*

Beautifully built out restaurant with exposed brick and exposed bow truss roof

\$3 MM in recent improvements, including a state of the art kitchen, brand new walk-in refrigeration, a new bar, and new HVAC and electrical

Available for immediate occupancy in turn key condition for a restaurant

Type 47 liquor license available for transfer

All FF&E available to new tenant



I'LL HAVE THE TUNA
NO CRUST



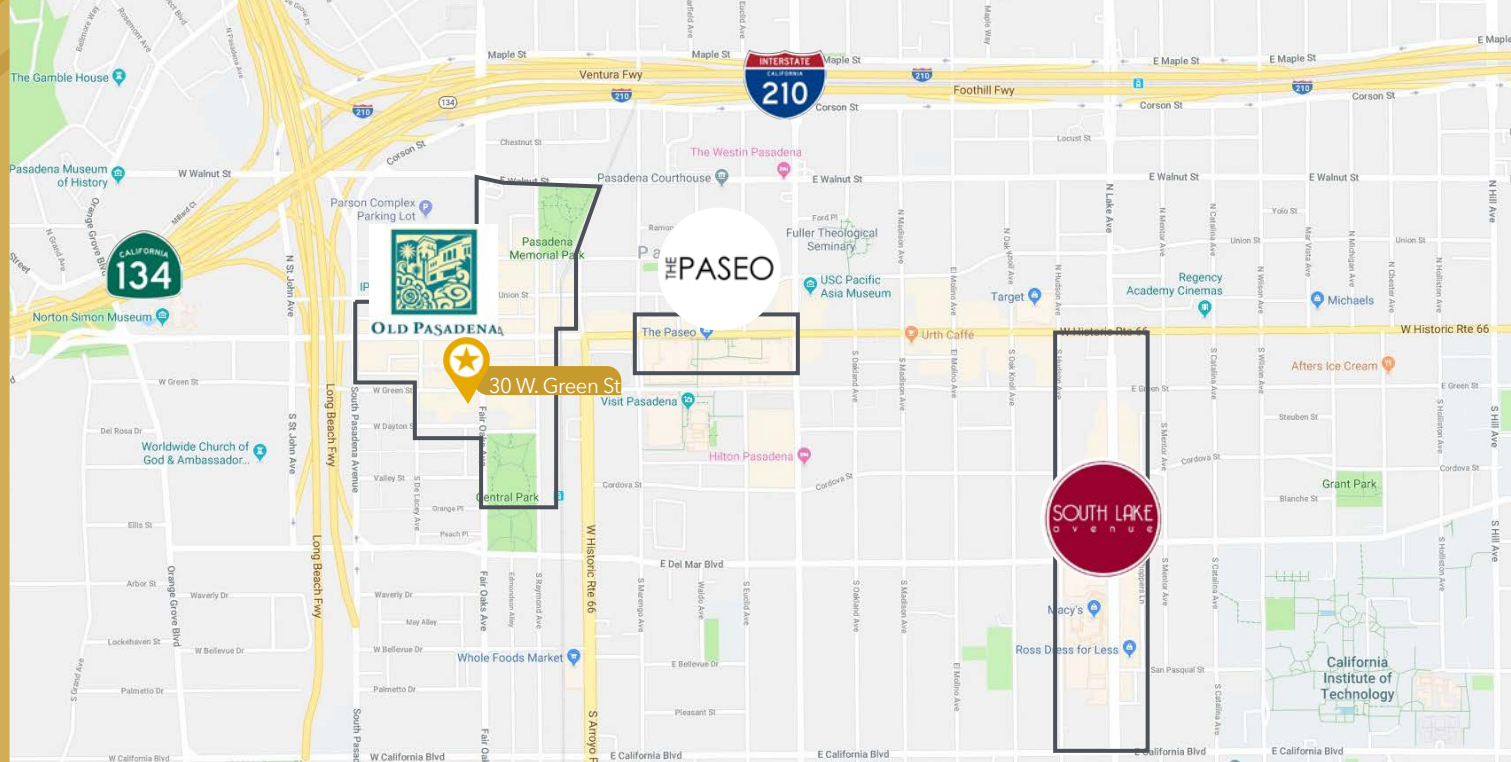




► Location Highlights

In the heart of Old Pasadena on bustling Green Street

Great identity location surrounded by some of the trendiest retail stores, as well as thriving restaurants and bars such as Buca di Beppo, Gyu-Kaku, Green Street Tavern, Rocco's Tavern, Beer & Claw, Boiling Point Concept, 85°C Bakery Cafe, and more!



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Old Pasadena Amenities

Walk Score
95

Bike Score
96

134

S PASADENA AVE

W VALLEY ST

110

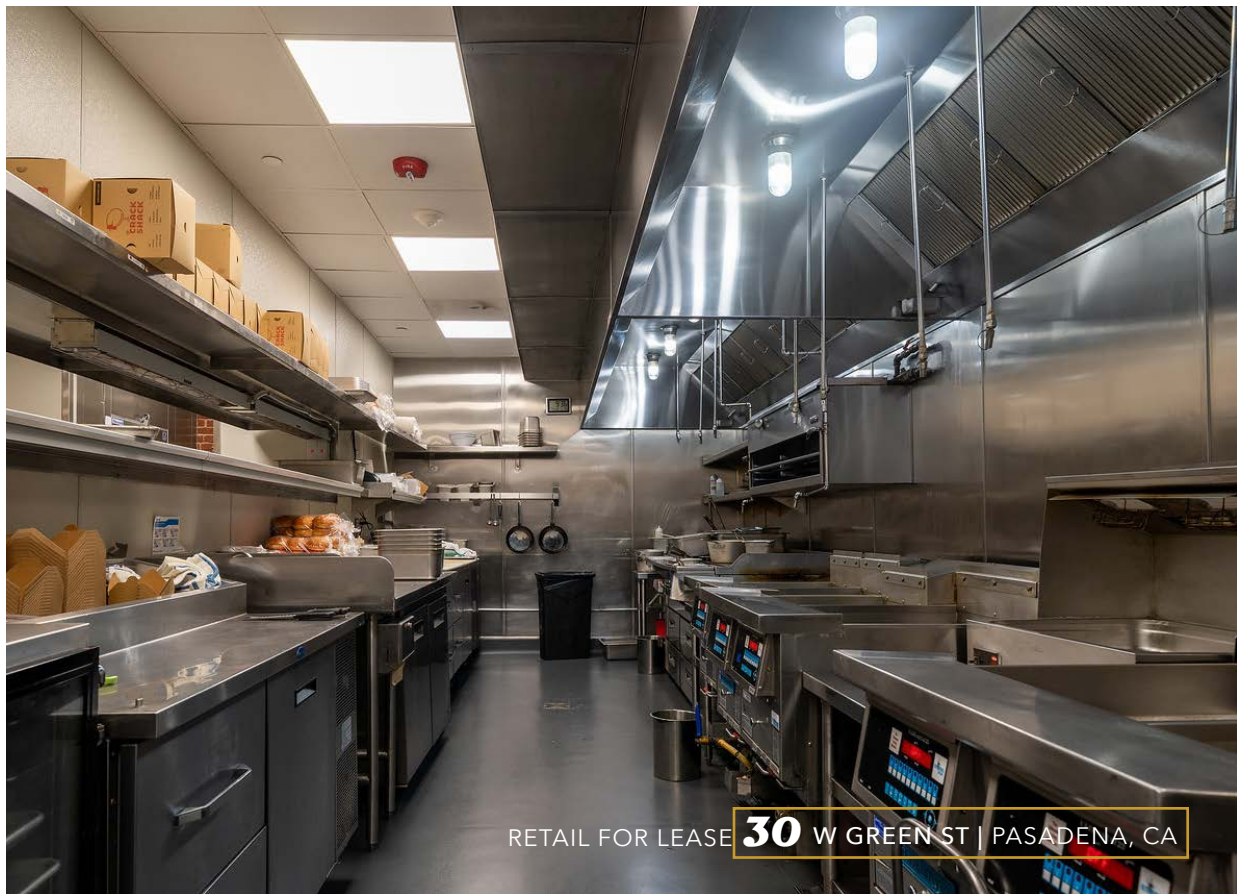
Old Pasadena Directory Map

- Dining, Nightlife, Snacks, Coffee, & Tea
- Health, Beauty, & Spa
- Cultural, Community, & Specialty Services
- Apparel & Accessories
- Home, Gifts, & Specialty Retail

- P&W** Park & Walk Garages
(First 2 hrs \$1 then \$2/hr up to \$12 daily max)
- P** Public Parking
- V** Valet Stand
- M** Metro Gold Line Station
- ATM** ATM



► *Property Photos*



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Old Pasadena showcases a rich patina of nearly 150 years of development, change, and the care of many stakeholders. Today, the historic streets and alleyways, rustic brick façades, and architectural accents of Pasadena's original business district create an authentic streetscape of open-air eateries, specialty boutiques, galleries, theaters, and much more—a skillful blend of old and new that has reclaimed the heritage of Pasadena's early downtown charm.

Demographics

POPULATION



01	MILE	29,831
03	MILES	198,139
05	MILES	527,203



MEDIAN AGE

39.7 39.8 40.1

1 Mile 3 Miles 5 Miles

AVG. HOUSEHOLD INCOME



01	MILE	\$103,198
03	MILES	\$115,240
05	MILES	\$109,134



AVG. HH VEHICLES

1.00 2.00 2.00

1 Mile 3 Miles 5 Miles

DAYTIME EMPLOYEES



01	MILE	47,255
03	MILES	114,923
05	MILES	216,664



AVG. HH SIZE

1.9 2.5 2.7

1 Mile 3 Miles 5 Miles

CONSUMER SPENDING PER HH (\$)

01	MILE	\$26,148
03	MILES	\$30,157
05	MILES	\$30,274

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