



Located just off the 110 freeway, the Fair Oaks Center provides excellent visibility, parking and street frontage on the main corridor of Fair Oaks Avenue in South Pasadena.

South Pasadena is an exceptional community with affluent demographics and a destination “Main Street” with boutique shops & restaurants. Heavy traffic counts (45k CPD) provide the center with an exceptionally strong and diverse business and consumer base.

The curated mix of exiting tenants include anchor El Pollo Loco, Subway, Patakan Thai, Hawaiian BBQ and Gold Line Pilates.

Space Available:	Unit E: ± 1,300 RSF
Lease Rate:	\$3.50 per RSF, per month, MG
Lease Term:	Negotiable
Parking:	63 shared parking spaces

**Get more information**

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# Retail/Office Space For Lease

Fair Oaks Center  
711 Fair Oaks Avenue  
South Pasadena, CA



## DEMOGRAPHICS

### 1-Mile

### 3-Mile

### 5-Mile

2023 Population	22,658	242,474	628,577
2023 Households	9,584	90,724	213,167
Average Household Size	2.3	2.6	2.9
Average Household Income	\$143,846	\$113,452	\$109,573
Median Home Value	\$2,019,500	\$840,200	\$820,353

## TRAFFIC COUNTS

### MPSI estimate

Fair Oaks Avenue at 110 Fwy 44,730

**AVISON  
YOUNG**

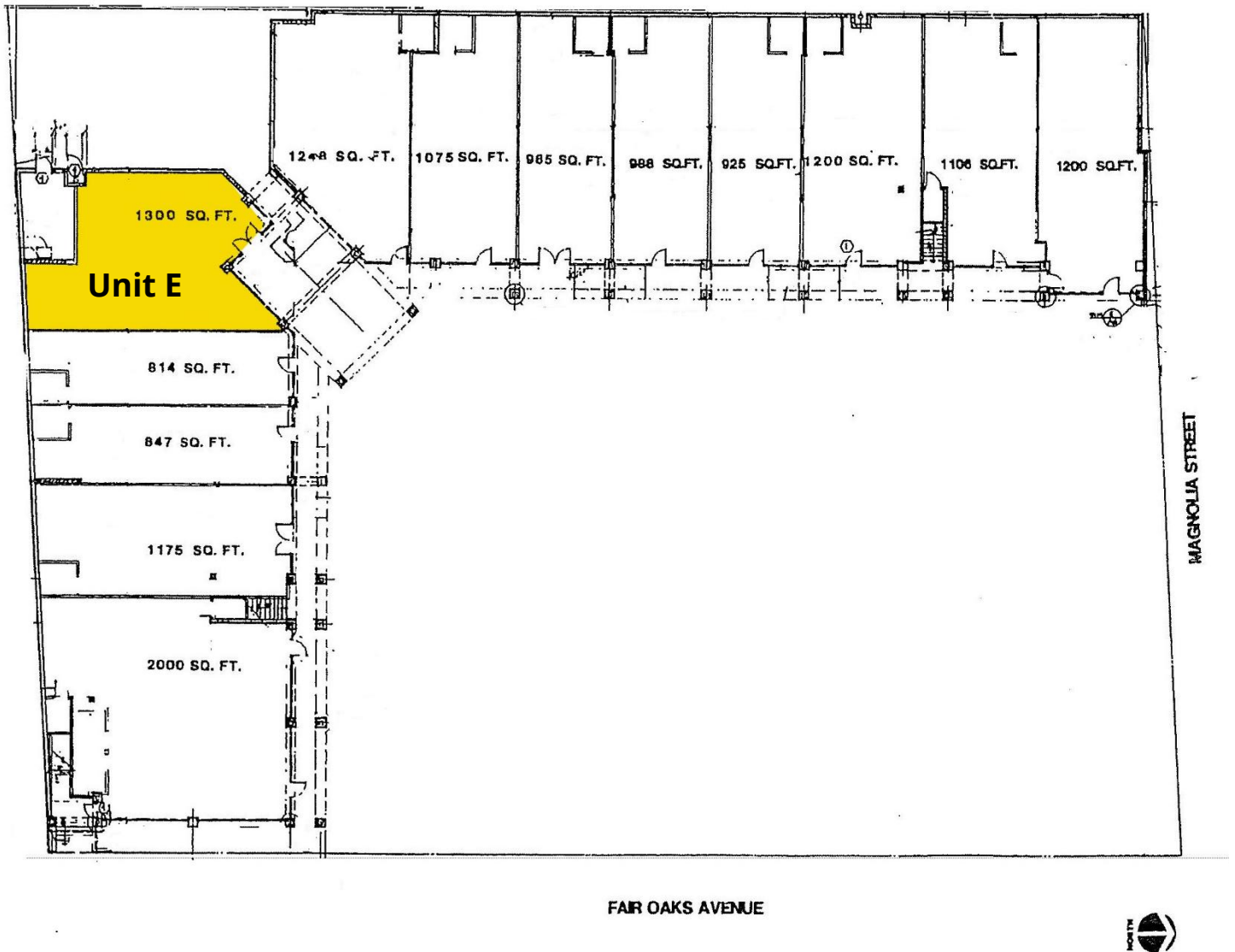
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