

1167 AND 1169 S. FAIR OAKS AVE.  
PASADENA, CA  
RETAIL/OFFICE SUITES FOR LEASE



## PROPERTY OVERVIEW

**1165-1169 S. Fair Oaks Avenue** is a well-positioned commercial property offering two move-in-ready office/retail suites on one of Pasadena's most established north-south corridors. The property delivers strong Fair Oaks Avenue frontage and signage exposure, placing tenants directly in front of one of the San Gabriel Valley's highest-traffic retail and commuter routes.

The site sits within the City of Pasadena's South Fair Oaks Specific Plan area — a planned mixed-use district envisioned as a creative, innovative, and health-oriented corridor that connects Old Pasadena and South Pasadena. Tenants benefit from the corridor's continued reinvestment, strong daytime population, and adjacency to Huntington Hospital, Fuller Theological Seminary, and the broader South Lake / Old Town trade areas.



## PROPERTY FEATURES

- Two flexible office / retail suites totaling  $\pm 2,855$  SF and  $\pm 1,718$  SF
- High-visibility frontage and signage opportunity on S. Fair Oaks Avenue
- Located within Pasadena's South Fair Oaks Specific Plan — a designated mixed-use creative, medical, and innovation corridor
- Walkable access to South Lake Avenue retail district, Old Pasadena, and Huntington Hospital
- Convenient access to the 110, 134, and 210 freeways
- Served by Metro Local Line 260 and Pasadena Transit lines along Fair Oaks Avenue
- Established trade area with strong daytime population and affluent surrounding demographics

# AVAILABILITIES

Suite	Size	Use	Availability
<b>1167</b>	±2,855 SF (with full kitchen)	Office/Retail	Immediate

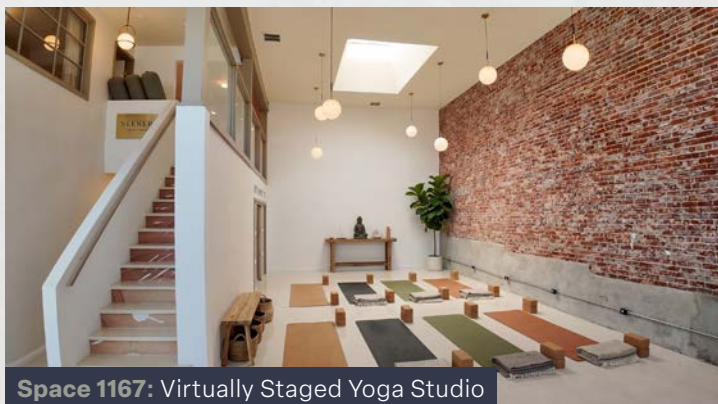
Suite	Size	Use	Availability
<b>1169</b>	±1,718 SF	Office/Retail	Immediate

## IDEAL USES

- Professional and creative office
- Medical, dental, or wellness practitioners
- Boutique retail and showroom
- Service retail (salon, studio, café-style concepts)
- Design, architecture, and tech firms



**Space 1169:** Virtually Staged Creative Office



**Space 1167:** Virtually Staged Yoga Studio



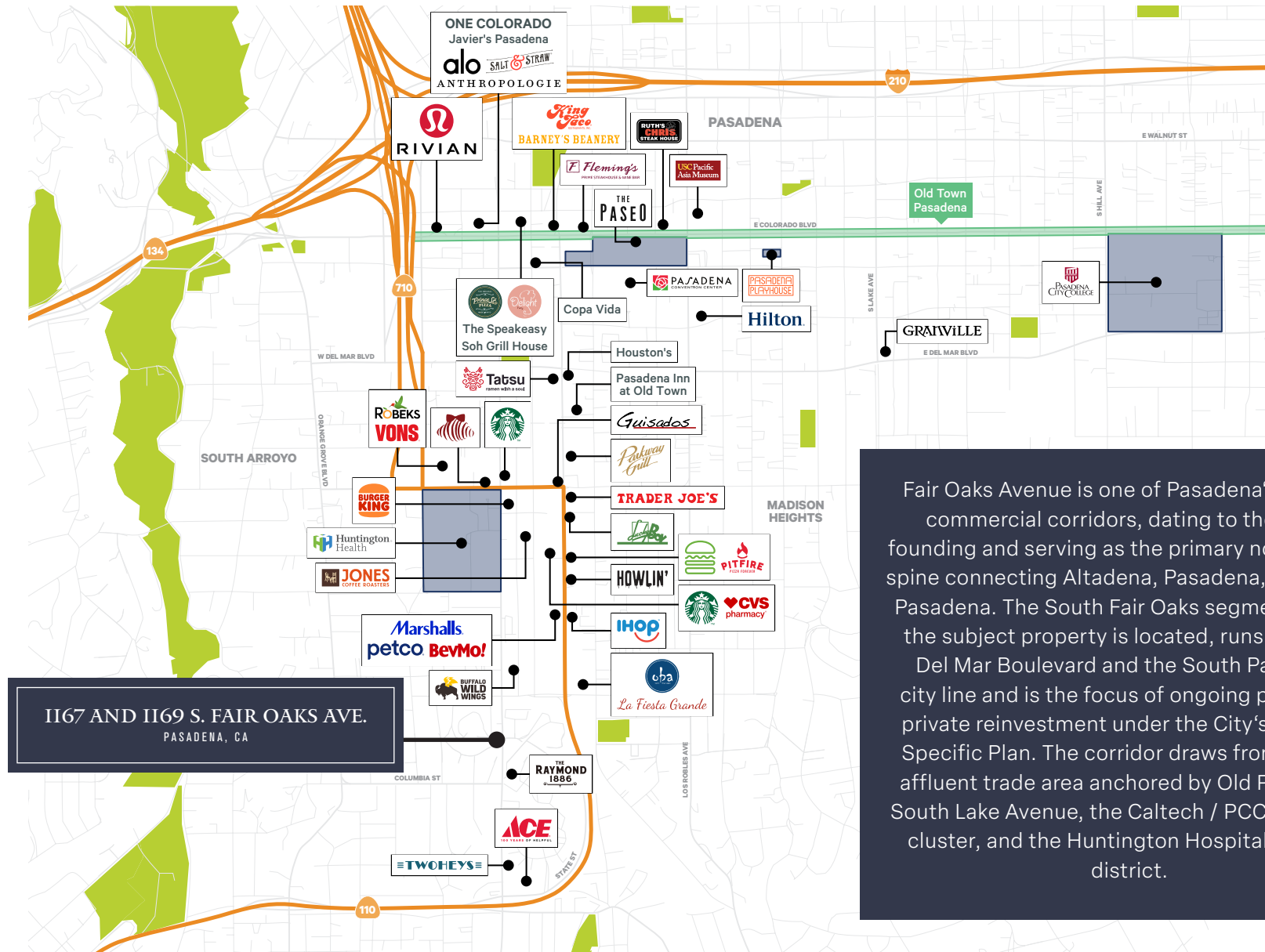
**Space 1167:** Virtually Staged Café



**Space 1169:** Virtually Staged Exam Room

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# LOCATION AND TRADE AREA



**1167 AND 1169 S. FAIR OAKS AVE.**  
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Fair Oaks Avenue is one of Pasadena's original commercial corridors, dating to the city's founding and serving as the primary north-south spine connecting Altadena, Pasadena, and South Pasadena. The South Fair Oaks segment, where the subject property is located, runs between Del Mar Boulevard and the South Pasadena city line and is the focus of ongoing public and private reinvestment under the City's adopted Specific Plan. The corridor draws from a deep, affluent trade area anchored by Old Pasadena, South Lake Avenue, the Caltech / PCC academic cluster, and the Huntington Hospital medical district.

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