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COMMERCIAL REAL ESTATE

# FOR LEASE

## Former Rite Aid for Lease



914 Fair Oaks Ave., South  
Pasadena, CA 91030

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|                  |                                              |           |                |
|------------------|----------------------------------------------|-----------|----------------|
| LOCATION:        | 914 Fair Oaks Ave., South Pasadena, CA 91030 |           |                |
| LOT SIZE:        | Approx. 0.85 acres                           |           |                |
| BUILDING SIZE:   | Approx. 25,268                               |           |                |
| SPACE AVAILABLE: |                                              |           |                |
|                  | SPACE                                        | SIZE      | RATE           |
|                  | SPACE 1                                      | 19,034 SF | \$27.35/SF NNN |
|                  | SPACE 2                                      | 3,360 SF  | \$31.05/SF NNN |
| ZONING:          | FOC                                          |           |                |
| LEASE TYPE:      | NNN                                          |           |                |

### HIGHLIGHTS

- 25,268 SF freestanding commercial building located in the heart of South Pasadena’s high-demand Fair Oaks Avenue corridor—available for immediate lease.
- Located on a signalized corner along Fair Oaks Ave (~25,000 VPD), the property offers exceptional visibility and brand exposure on one of the city’s busiest streets.
- Flexible floor plan with open interior layout, and prominent building signage opportunities—well-suited for healthcare, office, financial services, apparel, boutique fitness, or retail showroom uses.
- Strategically positioned near dense residential neighborhoods, South Pasadena Library, Trader Joe’s, Starbucks, and city civic buildings—high foot traffic from a walkable community core.
- Affluent customer base: South Pasadena features a median household income over \$135K, with strong support for independent and service-based businesses.
- Easy access to Metro Gold Line Station and Metro Local bus routes—supports staff and customer accessibility through public transit.
- Zoned FOC (Fair Oaks Corridor), supporting a wide variety of retail, professional, and service-based uses.
- Rare leasing opportunity in a supply-constrained market—position your business in one of LA County’s most desirable and character-rich retail environments.



### 2024 DEMOGRAPHICS

|                                                                                                              |         |         |                                                                                                             |         |         |
|--------------------------------------------------------------------------------------------------------------|---------|---------|-------------------------------------------------------------------------------------------------------------|---------|---------|
| <br>Total<br>Population | 1 MILE  | 25,960  | <br>2029<br>Population | 1 MILE  | 25,307  |
|                                                                                                              | 3 MILES | 217,076 |                                                                                                             | 3 MILES | 210,761 |
|                                                                                                              | 5 MILES | 558,465 |                                                                                                             | 5 MILES | 540,448 |
|                                                                                                              |         |         |                                                                                                             |         |         |

|                                                                                                           |         |           |
|-----------------------------------------------------------------------------------------------------------|---------|-----------|
| <br>Avg HH<br>Income | 1 MILE  | \$137,828 |
|                                                                                                           | 3 MILES | \$123,523 |
|                                                                                                           | 5 MILES | \$119,197 |
|                                                                                                           |         |           |

Information contained herein has been obtained from sources deemed to be reliable; however, no warranties, whether expressed or implied, can be assumed for its accuracy.

# SITE PLAN



# SITE PHOTOS



# LOCATION

