

±6,721 SF RETAIL BUILDING
**GROUND LEASE
FOR SALE**

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM



535 **S LAKE AVE**
PASADENA • CA 91101

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GROUND LEASE FOR SALE

Situated in the heart of Pasadena's premier South Lake Avenue shopping and business district, this ±6,721 SF commercial opportunity offers exceptional flexibility for restaurant and retail users. The property includes a full liquor license with potential for live music, off-site catering, and outdoor patio seating. Surrounded by premier retailers, acclaimed restaurants, and abundant free public parking, this prime location provides outstanding visibility and a vibrant, high-traffic environment.

**WHERE
PASADENA
SHOPS**

±6,721 SF RETAIL BUILDING

535 S LAKE AVENUE
PASADENA • CA 91101



Prime Lake Avenue
Location



Long-Term Ground Lease
96 Years Remaining



Fully Remodeled
Space



Active Type
47 ABC License



Full Liquor with
Offsite Catering

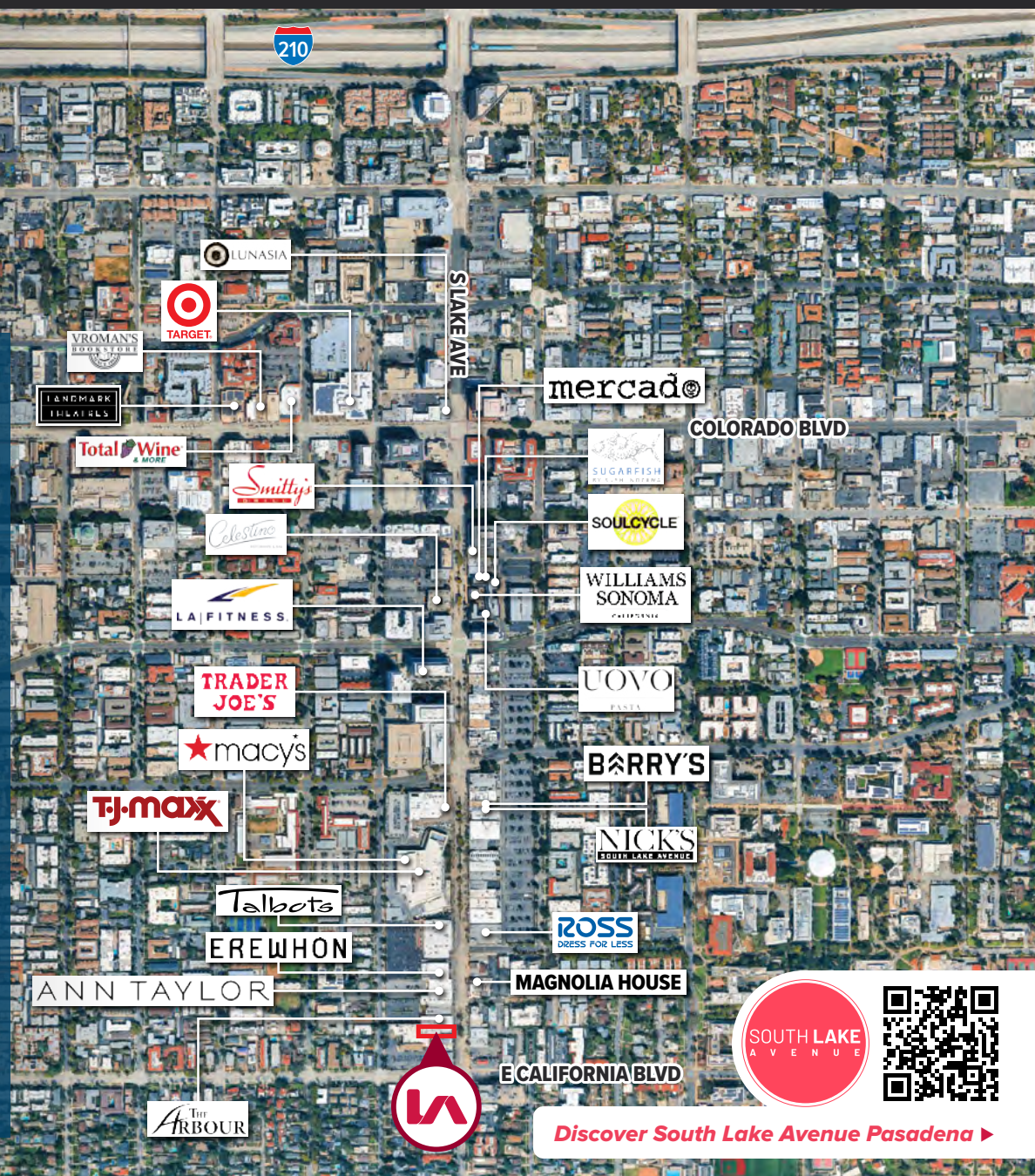


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WHY 535 SOUTH LAKE?

- Premier South Lake Avenue Location in the Heart of Pasadena's Sought-After Shopping and Business District
- ±6,721 SF Entitled Commercial Opportunity with Exceptional Flexibility
- Full Liquor License Included, with Potential for Live Music and Off-Site Catering
- Outdoor Patio Seating Opportunity at the Rear, Under an Existing Steel Canopy
- Free Parking Available Nearby on Shoppers Lane with 509 Parking Stalls and Macy's Garage Includes 360 Parking Stalls at No Charge
- Located One block from Erewhon near High-profile Retailers Including Macy's, TJ Maxx, Ross, Talbots, Ann Taylor, Williams-Sonoma, Traders Joes, Soul Cycle, LA Fitness, Barry's Bootcamp
- Vibrant Culinary Corridor Featuring an Exciting Mix of Acclaimed Restaurants: Magnolia House, Nick's, Sugarfish, Smitty's, Uovo, Mercado, Arbor, Celestino



Discover South Lake Avenue Pasadena ►

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CONCEPT RENDERINGS ►



NOTE: Renderings are conceptual only and are intended to illustrate potential use of the space. Final design, layout, improvements, and specifications are subject to tenant requirements, landlord approval, and applicable regulations.

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GROUND LEASE FOR SALE

THE PARTICULARS

Address	535 S Lake Ave, Pasadena, CA 91101
Premises	±6,721 SF
Frontage	±50' on Lake Avenue
Depth	±175'
Condition	Recently Remodeled
Interior	Open Wood-Joist Ceilings, Skylights, Polished Concrete
Location	West Side of Lake Avenue, Just North of California Boulevard

Liquor License	Type 47 (On-Sale General) - Included
Entertainment	Potential for Live Music and Off-Site Catering
Patio	Covered Rear Patio - Outdoor Seating Opportunity
Parking	509 Free Stalls on Shoppers Lane; 360 in the Macy's Garage
Signage	Building Front and Rear, Subject to City Ordinance
Permitted Use	Any Use Permitted by the City of Pasadena, Excluding Cannabis and Adult Entertainment

GROUND LEASE TERM AVAILABLE FOR SALE

96 YEARS

±46 years remaining on the initial term
plus one 50-year renewal option.

NET LEASE

Lessee responsible for taxes, insurance,
utilities, maintenance and CAM.

FIXED STEPS

Scheduled annual increases through the
term — no market resets until renewal.

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.