

CBRE

ACME

HARDWARE PLAZA

FAIR OAKS AVE.

STATE ST.

434 FAIR OAKS AVE, SOUTH PASADENA, CA

Property Highlights



Well-maintained anchored center



Co-tenants include: See's Candies, FedEx, Baskin-Robbins, GNC, Jersey Mike's among others



Located on the main South Pasadena thoroughfare with maximum visibility for your business



Easy access to the 110 and 210 Freeways



Convenient and abundant on-site parking



High traffic location with excellent signage opportunities

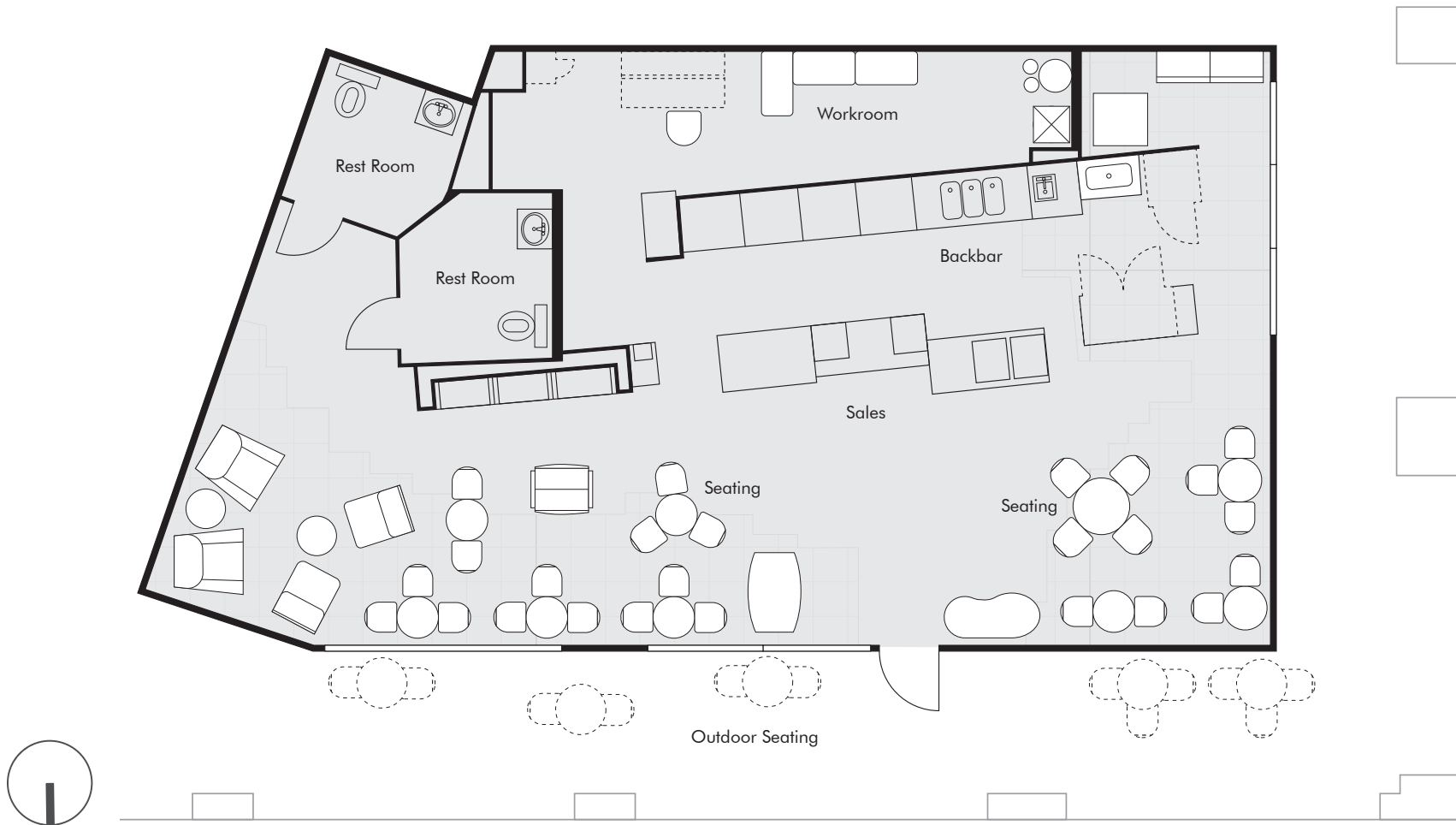




Site Plan

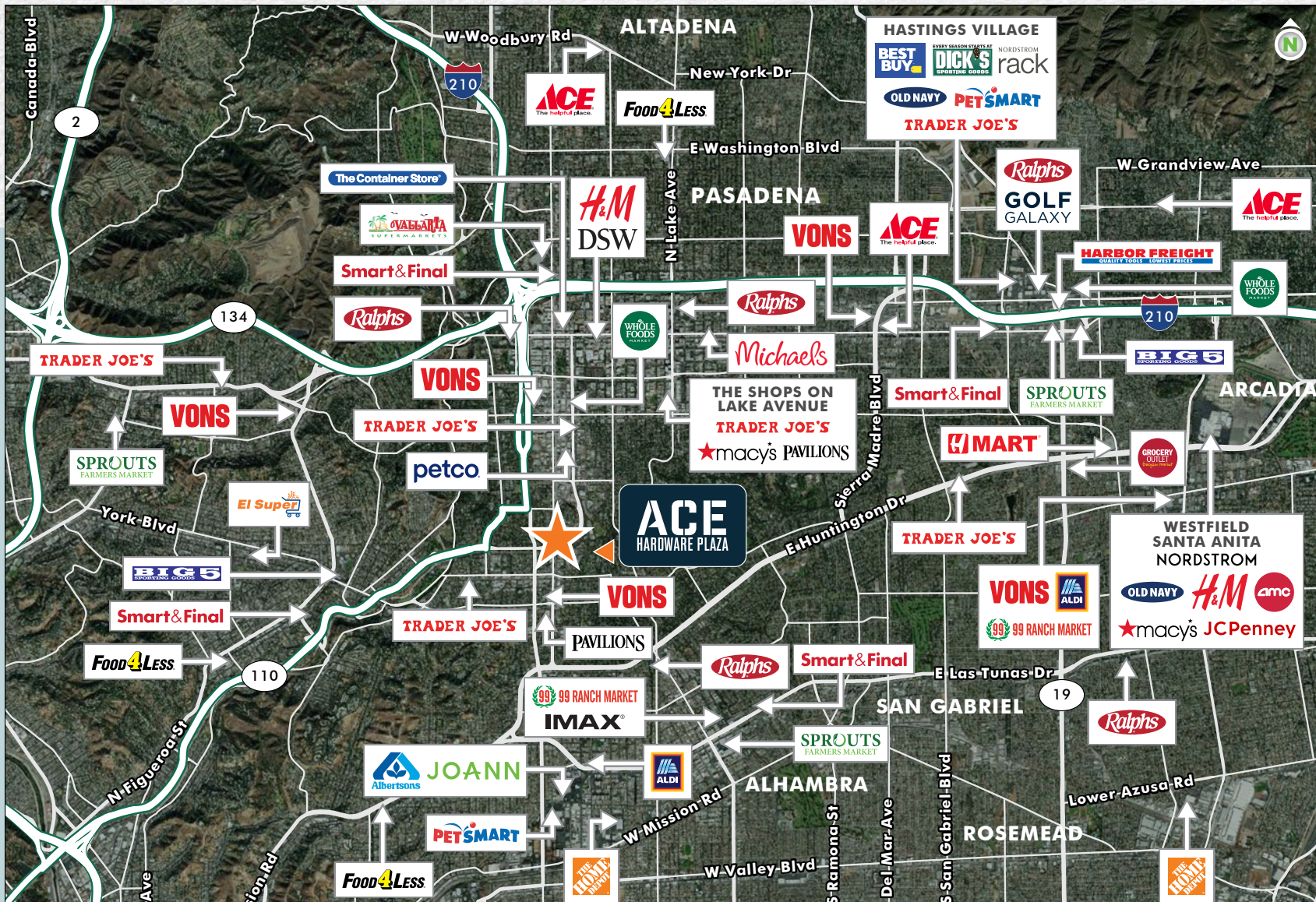


Floor Plan



Amenity Map

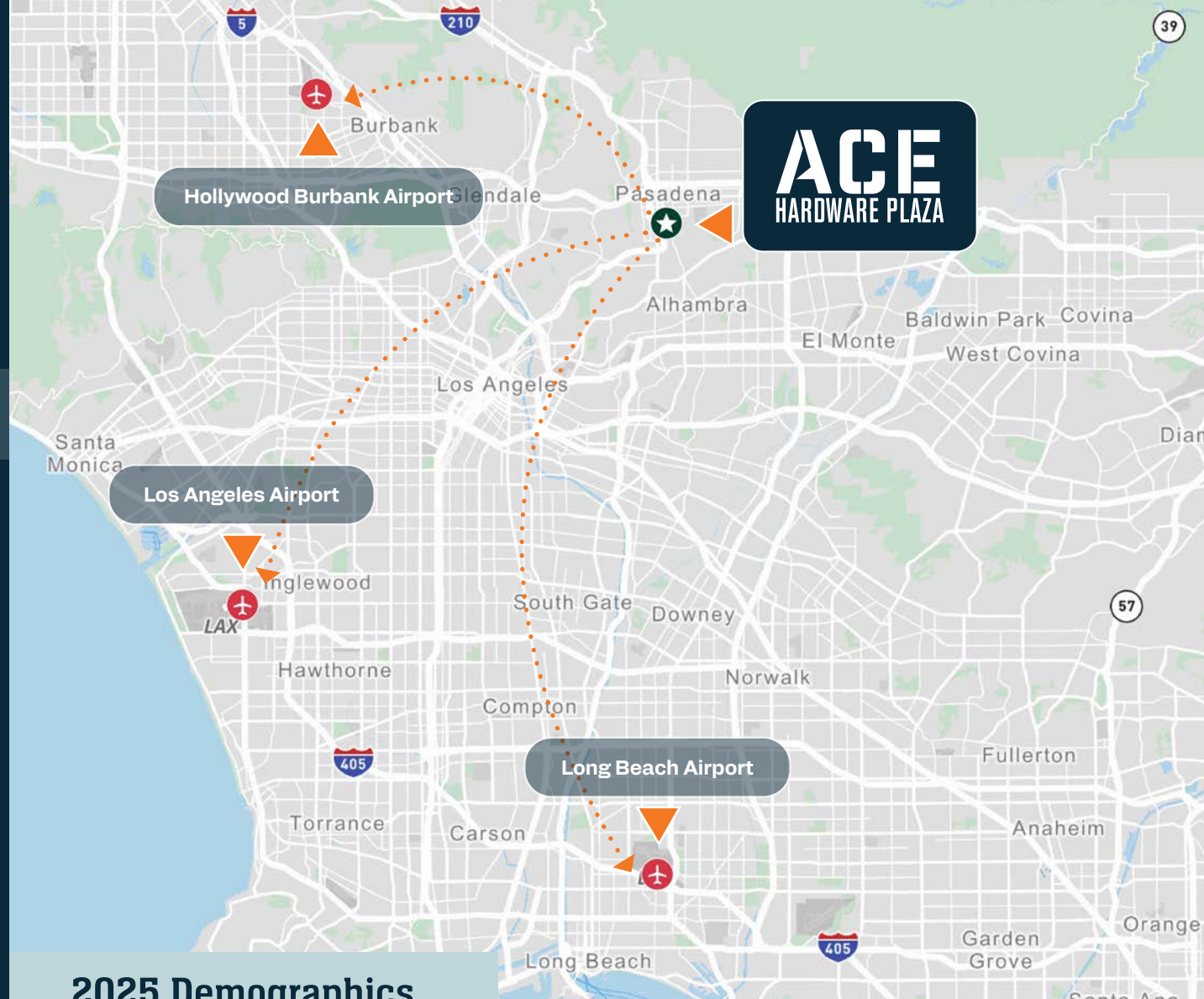
Step into the heart of South Pasadena's vibrant retail scene at 434 Fair Oaks Ave! Our prime location offers unparalleled visibility and easy access for your customers, just moments from the bustling downtown with its thriving foot traffic and convenient Gold Line access. Benefit from the area's affluent and engaged community, with ample parking and proximity to major freeways for effortless accessibility. Secure your space in a location poised for success and join a community that values both commerce and community.



Primary Trade Area

DISTANCE TO KEY LOCATIONS:

-  **I-110 Freeway**
1.7 miles
-  **I-210 Freeway**
5.9 miles
-  **I-5**
12.8 miles
-  **Downtown L.A. Core**
8.4 miles
-  **Burbank Airport**
17.8 miles
-  **Los Angeles Airport**
26.5 miles
-  **Long Beach Airport**
32 miles
-  **Port of Los Angeles**
34 miles
-  **Port of Long Beach**
36.2 miles



2025 Demographics

	Daytime Population	Population	Median Age	Avg. Household Income	Households
1 mile	26,568	21,057	43.5	\$183,381	9,037
3 miles	261,119	235,723	40.3	\$147,381	96,954
5 miles	599,347	601,353	41.2	\$142,521	225,542

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