

INDU STRY

RETAIL CONDOS FOR LEASE

Unit 3 ± 1,278 RSF

Unit 4 ± 670 RSF  COMBINABLE

Unit 5 ± 652 RSF

Unit 6 ± 661 RSF

TOTAL ± 3,261 RSF

656-674 LINCOLN AVE PASADENA

FOR LEASE



INDUSTRYPARTNERS.COM

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ADDRESSES	BLDG SF	RATE	TERM	OCCUPANCY TIMING	PARKING
Unit 3 640 Lincoln Ave	± 1,278 RSF (additional patio space)	\$5 PSF + NNN	Flexible	Immediate	2 spaces per unit included
Unit 4 656 Lincoln Ave	± 670 RSF				
Unit 5 660 Lincoln Ave	± 652 RSF				
Unit 6 670 Lincoln Ave	± 661 RSF				
	± 3,261 RSF TOTAL				

Newly built retail condos for lease on the border of Northwest Pasadena/Altadena

FEATURES

Four (4) separate retail condos available with the ability to combine units for larger size configurations

Deliverable immediately upon closing

Incoming retail co-tenants include local favorites Perry's Joint

Large double-wide sidewalks allow for potential patio seating

Mixed-use development with 48 residential condo units, priced for low, moderate, workforce, and market-rate households

Easily accessible by public transportation and just blocks away from the 210, 110, 710, and 134 freeways

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

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GROUND FLOOR

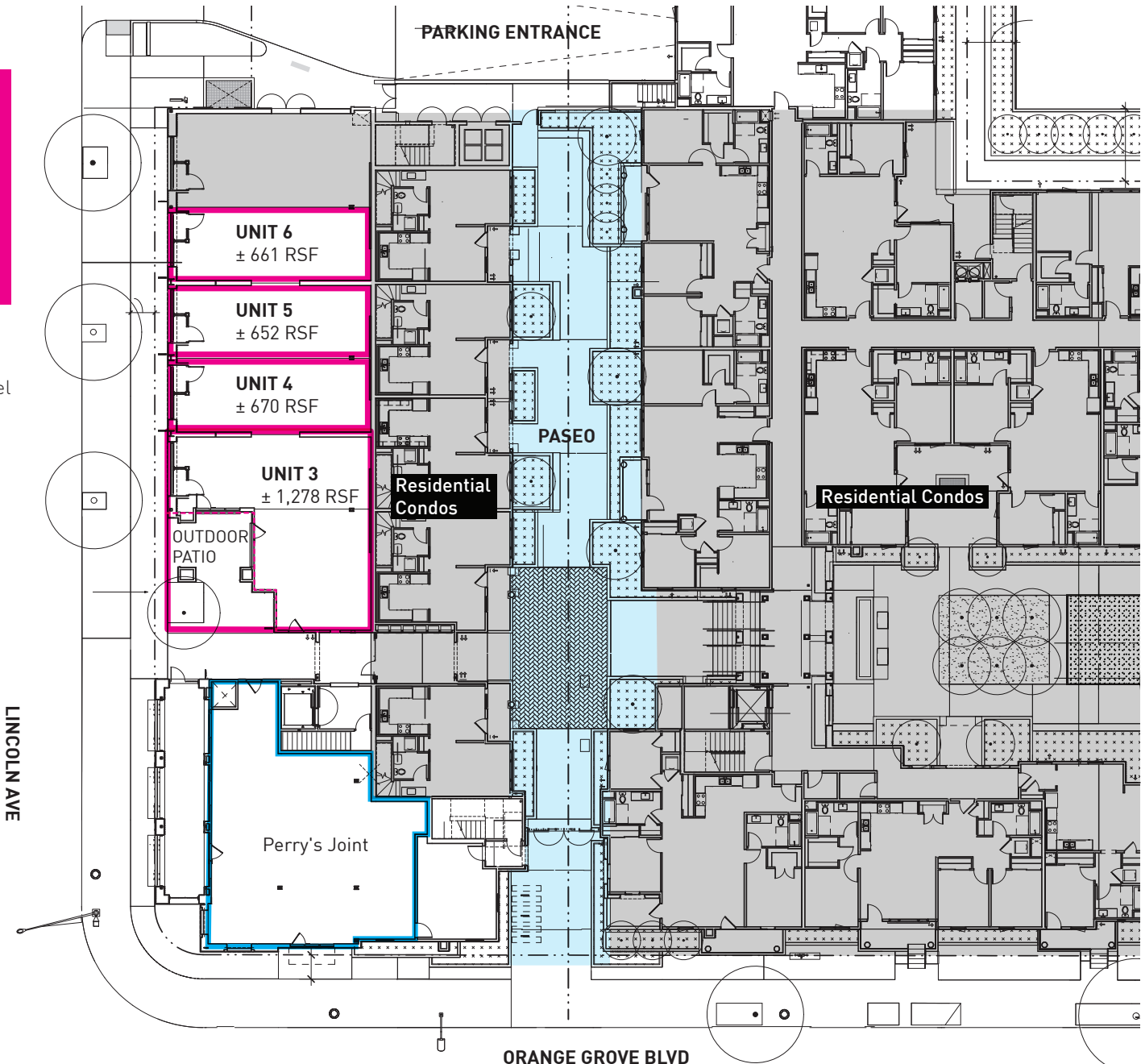
- Unit 3 ± 1,278 RSF
- Unit 4 ± 670 RSF
- Unit 5 ± 652 RSF
- Unit 6 ± 661 RSF

TOTAL ± 3,261 RSF

COMBINABLE

DELIVERY CONDITION

- Gas/water/sewer stub-outs
- Electrical installed: 100-amp subpanel
- HVAC condenser on roof
- Fire sprinkler and fire alarm
- Media enclosure for each unit
- Grease trap and exhaust shaft
- (UNIT 7 ONLY*)**
- Drywall hung and fire taped
- Raw concrete floor



NOT TO SCALE.
 Floor plan for information purposes only.
 Layout and furnishings may vary

About the neighborhood

Pasadena is a city in California, northeast of downtown Los Angeles. In the center, Old Pasadena is a shopping and dining district known for its Victorian and art deco buildings. The subject site is in between Altadena, South Pasadena, and Old Town Pasadena, making it a centrally-located destination with easy access to freeways, local retailers and other amenities.

This area also benefits from its proximity to Highland Park, a historic neighborhood known for its diverse culture, arts scene, and wide range of attractions from nightlife to museums, parkland, and more. Here you can find a bouncing nightlife, great restaurants, trendy gastropubs, independent art galleries, old-school taquerias, and chic bistros.

WALKSCORE

91/100 'WALKER'S PARADISE'

2-MIN DRIVE TO 110 FWY

8-MIN DRIVE TO 5 FWY

15-MIN DRIVE TO DOWNTOWN LA

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