

72 N FAIR OAKS AVE

PASADENA, CA 91103



Hoss MacVaugh

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MACVAUGH & CO
Commercial Real Estate Services

LEASE HIGHLIGHTS

6,474 SQFT @ \$3.11/SF NNN

Second-gen bar/restaurant with full liquor license. Located between Holly St and Union St. Only blocks away from Colorado Blvd.

- Full alcohol and expressive use
- Outside patio area with a full-service bar
- Additional basement seating and storage
- Neighbors include Fish Wives, Tortas Mexico, Perle, Union Pizza and 21 Choices
- Directly across from the street from the new Parsons site which will include 210,000 SQFT of commercial and 17,500 SQFT of retail use
- Walking distance to the popular commercial and shopping district on Colorado Blvd
- Easy access to the 210 & 134 freeways and walking distance to the Metro Gold Line

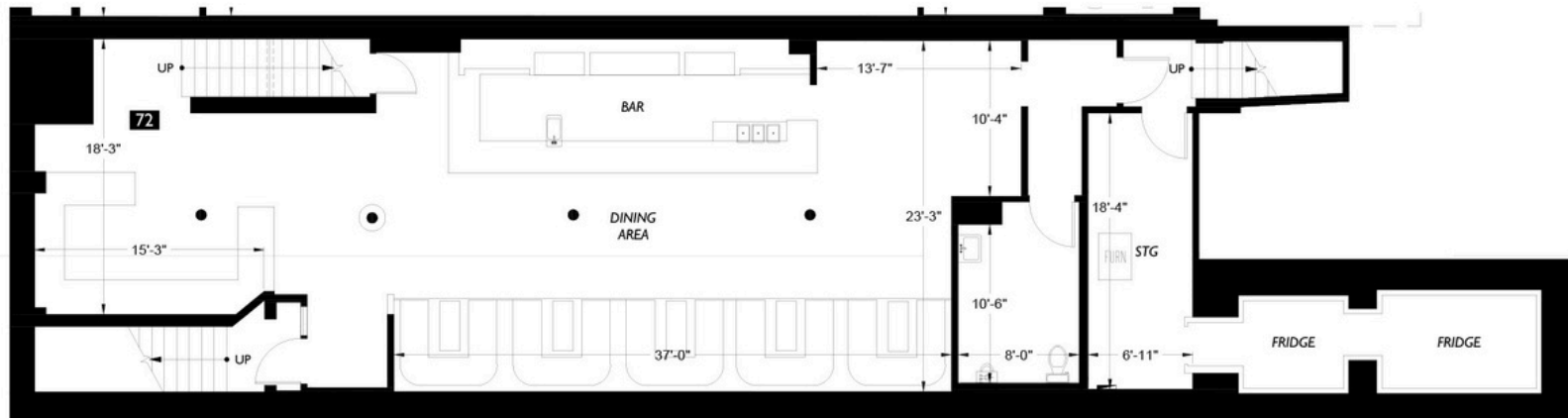
Currently occupied, ready to be used within 30 days of lease execution



72 N FAIR OAKS SITE PLAN



First Floor



Basement

PASADENA, CA

CITY INFORMATION

200k population, 110k employees, 127k average household income all within a 3-mile radius

The seasonal population reaches its peak through the Rose Bowl with sports events, concerts and New Years Eve/Day

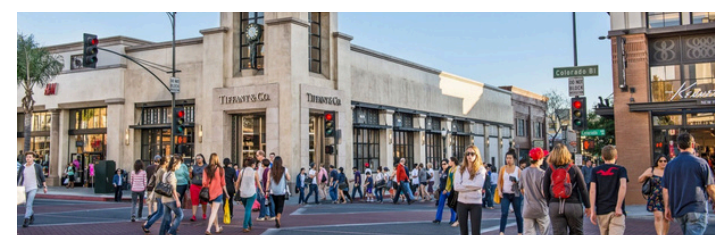
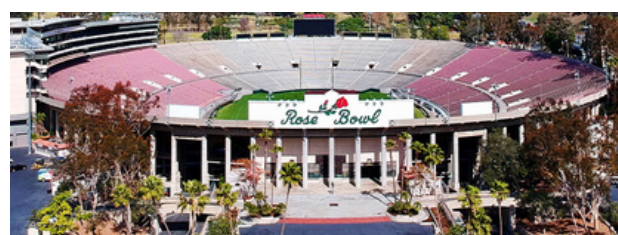
Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

National icons such as Art Center College of Design, JPL and Cal Tech

Multiple Metro Gold Line stops are located throughout the city - Bringing in people from Azusa to Downtown Santa Monica

You'll find a combination of mom-and-pop shops and major tenants keeping the history of the city alive while bringing a modern day flare

Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings



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