

# 74 N FAIR OAKS AVE

PASADENA, CA 91103



**Hoss MacVaugh**

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**MACVAUGH & CO**  
Commercial Real Estate Services



# LEASE HIGHLIGHTS

2,597 SQFT @ \$1.95/SF MG

## Unit Highlights

- 5 offices and a conference room
- Hardwood flooring and exposed brick walls throughout
- Kitchenette and private restroom
- Two private patios
- Second-floor unit. No ADA access

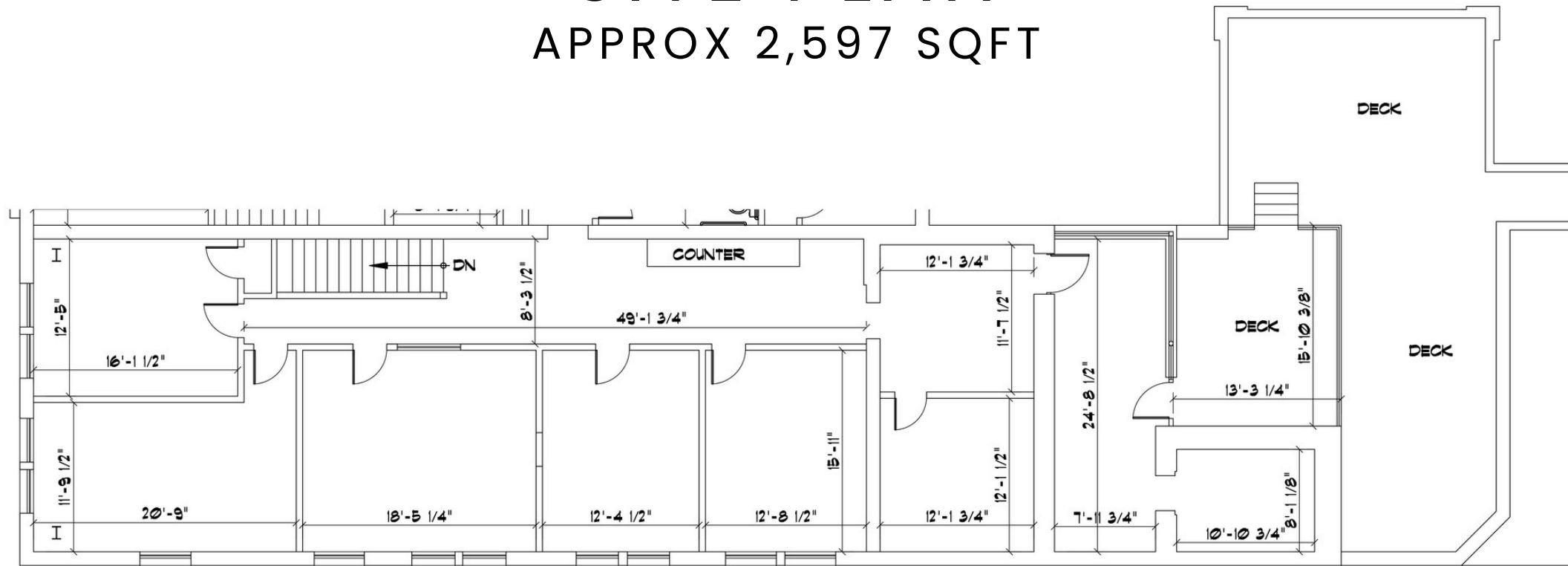
## Building Highlights

- 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
- Easy access to the 210 & 134 freeways and walking distance to the Metro Gold Line



# 74 N FAIR OAKS SITE PLAN

APPROX 2,597 SQFT





# 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

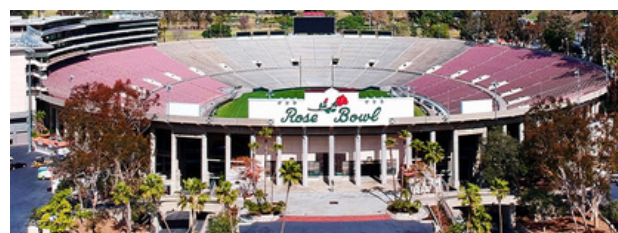
Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

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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