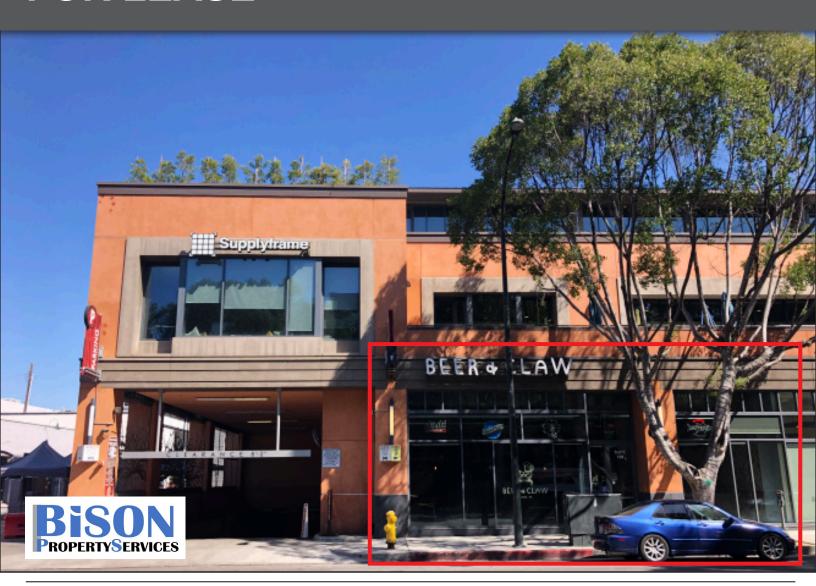
## **FOR LEASE**

## 61 S. Fair Oaks Ave. Suite 130



ADDRESS	61 S. Fair Oaks Ave. Suite 130 Pasadena, CA 91105
COUNTY	Los Angeles
MARKET	Los Angeles

SUBMARKET Old Pasadena

RENTABLE SF 5,549 SF

RENTAL RATE Negotiable

LEASE TYPE NNN

ON SITE PARKING 98 Spaces



### Robin Yi, CCIM

OFFERING SUMMARY

ryi@bisonps.com | (213) 216-4417 | **BRE # 01243066** 

Bison Asset Management, Inc. BRE # 02090366

#### Disclaimer:

Bison Asset Management, Inc. have obtained the information from this brochure/flyer from sources that they believe to be reliable. However they have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to the possibility of errors and omissions. Bison Asset Management, Inc. has included projections, opinions, assumptions, and/or estimations for example only and may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your investigation of the property and transaction.

#### **LOCATION SUMMARY**

#### **UNBELIEVABLE ACCESS TO LOCAL AMENITIES:**

Walking distance from 50 yard line for retails included Apple Store, Tiffany, TESLA, Patagonia, Zara, SEPHORA, Crate & Barrel, and more. Neighboring over 300 one of a kind specialty boutiques and exclusive national retailers along with 100s of diverse restaurants, including award winning fine dining, as well as, many arts, cultural, and business institutions including the following: Norton Simon Museum, Descanso gardens, California Institute of Technology, JPL/NASA, The Rose Bowl, and Occidental College.

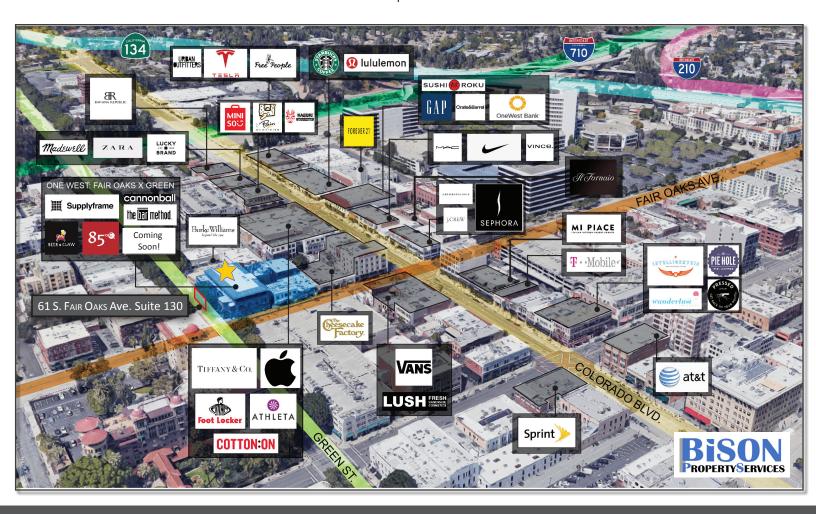


#### **WORLD-FAMOUS ADDRESS:**

This Prestigious Hard Corner Location of Mixed-use trophy Class A office & local's favorite restaurants is located on Fair Oaks avenue, Just one block South of Colorado Blvd, in the heart of Historic Old Pasadena. The Home of the world famous Rose Parade.

#### **EXCELLENT FREEWAY ACCESS & TRANSIT ORIENTED:**

Located just South of the 210 & 134 freeways, North of 110 freeway, providing immediate access to Downtown Los Angeles and the entire San Gabriel Valley. It is also within a quarter mile from the Metro Gold Line Del Mar Station



# FOR LEASE

## 61 S. Fair Oaks Ave. Suite 130













