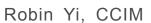
FOR LEASE

61 S. Fair Oaks Ave. Suite 110



PROPERT'	Y SUMMARY

61 S. Fair Oaks Ave. Suite 110 Pasadena, CA 91105
Los Angeles
Los Angeles
Old Pasadena
3,086 SF
2013
5713-007-029
98 Spaces
\$3.50 / SF
NNN



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

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.



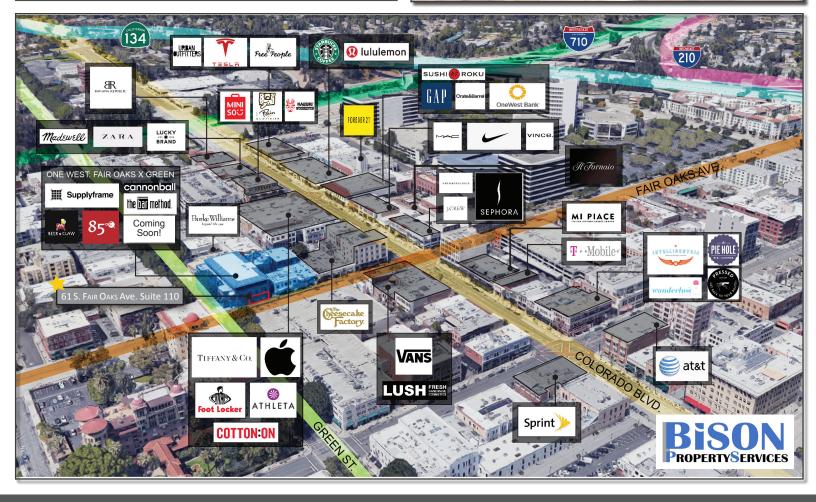
61 S. Fair Oaks Ave. Suite 110

FEATURE & AMENITIES

- FULLY IMPROVED RESTAURANT SPACES with all Equipment and Furniture included.
- Available to purchase 41 Alcoholic Beverage License.
- Complete with Vent for Hood, Grease Trap, and completed ADA restroom.
- Perfect for Japanese, Ramen, or any other type of food restaurant.
- Unique Construction with a Modern Look including Wood finishes.
- Joined with 27,000SF of fully occupied office on the 2nd & 3rd floor. Next door to 85C Bakery Cafe, a Shabu Shabu Restaurant, and an Indian Cafe.
- 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.







61 S. Fair Oaks Ave. Suite 110

