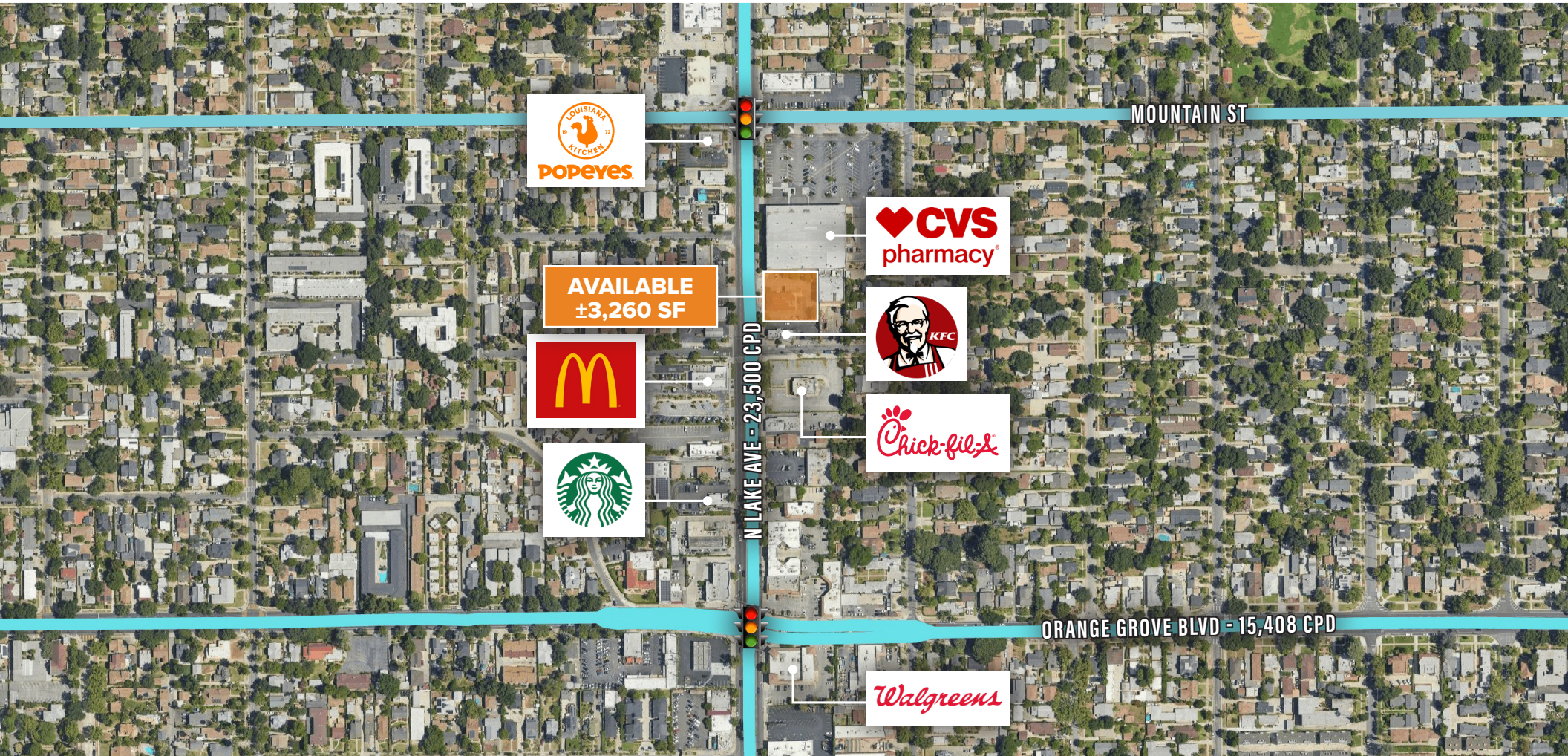


SECOND-GENERATION RESTAURANT FOR LEASE IN PASADENA

830 N Lake Ave | Pasadena, CA



For leasing, please contact:

VANESSA ZHANG | Lic. 01921274
c 424 293 3696 e Vanessa.Zhang@BetaAgency.com

RICHARD RIZIKA | Lic. 01044064
t 310 430 7790 x101 e Richard.Rizika@BetaAgency.com

BetaAgency.com
137 Eucalyptus Dr, El Segundo, CA 90245

PROPERTY HIGHLIGHTS

- ±3,260 SF freestanding second generation restaurant space
- Prime location with prominent signage along the heavily trafficked Lake Ave
- Services a densely populated, upscale suburban community with over 1,000 students within 1 mile
- 0.5 miles away from the 210 Freeway
- Close proximity to the Rose Bowl



POPULATION

| 1 mile | 2 mile | 3 mile |
|---------------|----------------|----------------|
| 40,608 | 117,550 | 174,458 |



AVG. HOUSEHOLD INCOME

| 1 mile | 2 mile | 3 mile |
|------------------|------------------|------------------|
| \$117,421 | \$136,126 | \$161,105 |



DAYTIME POPULATION

| 1 mile | 2 mile | 3 mile |
|---------------|----------------|----------------|
| 26,538 | 106,582 | 151,887 |



Trade Area Highlights

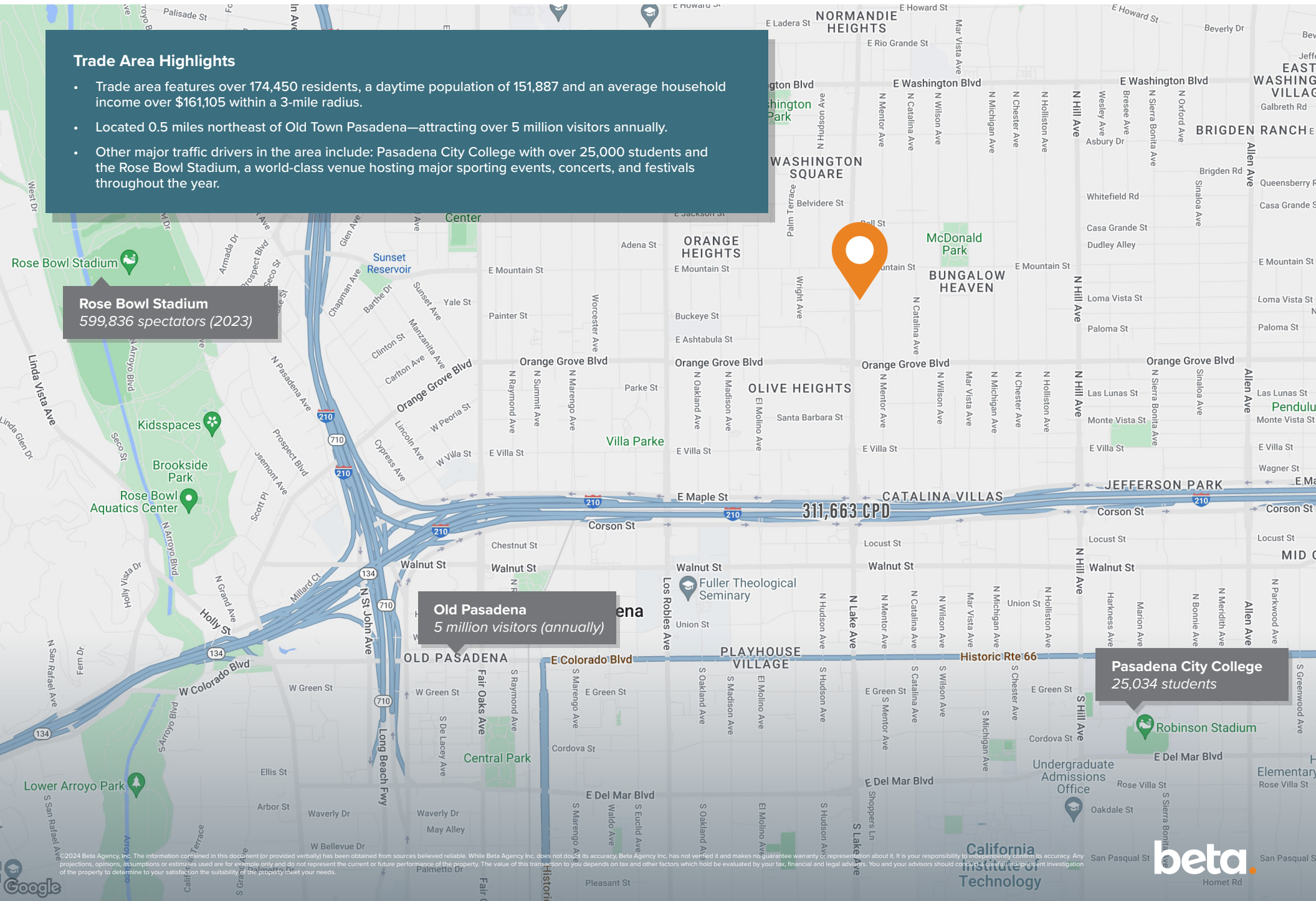
- Trade area features over 174,450 residents, a daytime population of 151,887 and an average household income over \$161,105 within a 3-mile radius.
- Located 0.5 miles northeast of Old Town Pasadena—attracting over 5 million visitors annually.
- Other major traffic drivers in the area include: Pasadena City College with over 25,000 students and the Rose Bowl Stadium, a world-class venue hosting major sporting events, concerts, and festivals throughout the year.

Rose Bowl Stadium
599,836 spectators (2023)

Old Pasadena
5 million visitors (annually)

311,663 CPD

Pasadena City College
25,034 students



±3,260 SF FORMER RESTAURANT

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Pasadena, CA

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