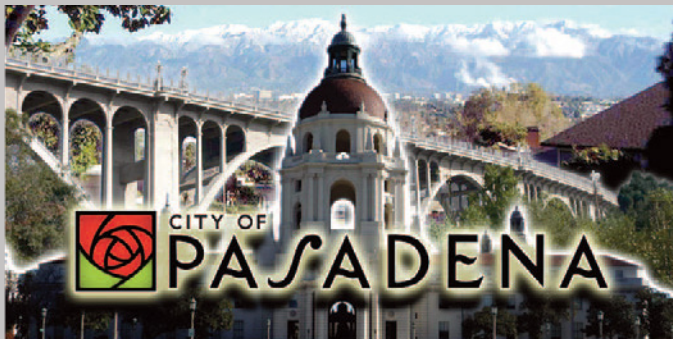




396 SOUTH LAKE

PREMIERE SHOPPING DESTINATION IN PASADENA CALIFORNIA



PASADENA
ALWAYS ONE
OF THE BEST



The *New York Times* lists Pasadena as a “Must Travel Destination in 2024.” The *Times* lauded Pasadena’s natural beauty, as well as hot new restaurants among reasons our great city is a top destination.

Outside Magazine named Pasadena “one of the best cities in which to live in the United States.”

Sunset, Travel + Leisure, Food & Wine and *National Geographic* feature Pasadena as a “highly desirable destination for shopping, entertainment and cultural amenities.”

“The area is home to Cal Tech - the #2 ranked university in the World University Rankings.”

THE HEART OF SOUTH LAKE



- | | |
|-------------------|-----------------------|
| Macy's Flagship | Macy's Backstage |
| Williams-Sonoma | Celestino Restaurant |
| DryBar | JoS. A. Bank |
| SoulCycle | Magnolia House Lounge |
| Talbots | Smitty's Grill |
| TJ Maxx Runway | The Counter Burger |
| Philz Coffee | SugarFish |
| Pacific Sales | Lemonade |
| Ferguson | Trader Joe's |
| Granville Cafe | Corner Bakery |
| Nick's Restaurant | The Arbour |
| Urban Plates | The Vitamin Shoppe |
| Erewhon | Mercado |



SOUTH LAKE AVENUE AERIAL



Not a complete reflection of all tenants

SOUTH LAKE AVENUE - LOCAL RETAIL MAP



South Lake Avenue has been called a "Shopper's Paradise" because of its twelve blocks of tree-lined, pedestrian-friendly unique retail with over 600 businesses on South Lake. 396 South Lake is across the street from the Avenue's Landmark, the historically significant Macy's Flagship store.

Location: South of Del Mar Boulevard on East side of street
Signalized pedestrian crossing directly in front of building

Year Built: Circa 1951 - Remodeled in 2007/2017 (not historic)

Building Area: Approximately 8,250 square feet

Premises: Approximately 8,250 square feet

Frontage: Approximately 50' of "Prime" frontage on Lake Avenue

Depth: Approximately 175' of depth

Store Front/Exterior: Tenant/Landlord to coordinate on changes to storefront and rear exterior

Ceiling Height: 16 feet

Loading: Through rear door off of Shoppers Lane

Electrical: To be determined

HVAC: To be determined

Sewage: 4" sanitary waste line

Gas Line: Gas line located at front of building, not currently in use

Water Line: 1" water line in place

Signage: Signage available on the building exterior front and rear with
Landlord approval and in conjunction with City of Pasadena
signage ordinance

Parking: The Shoppers Lane Public Parking area offers 90 minutes of
non-exclusive free parking at this time, which is subject to change

Note: Landlord hereby provides, solely as a courtesy and without any representation or warranty of any kind the noted property information. Tenant to verify and satisfy itself with accuracy of any such information without any liability to Landlord.

396 SOUTH LAKE

BUILDING DESCRIPTION

396 SOUTH LAKE - FLOOR PLAN





PASADENA
HAS STRONG
PSYCHO-
GRAPHICS

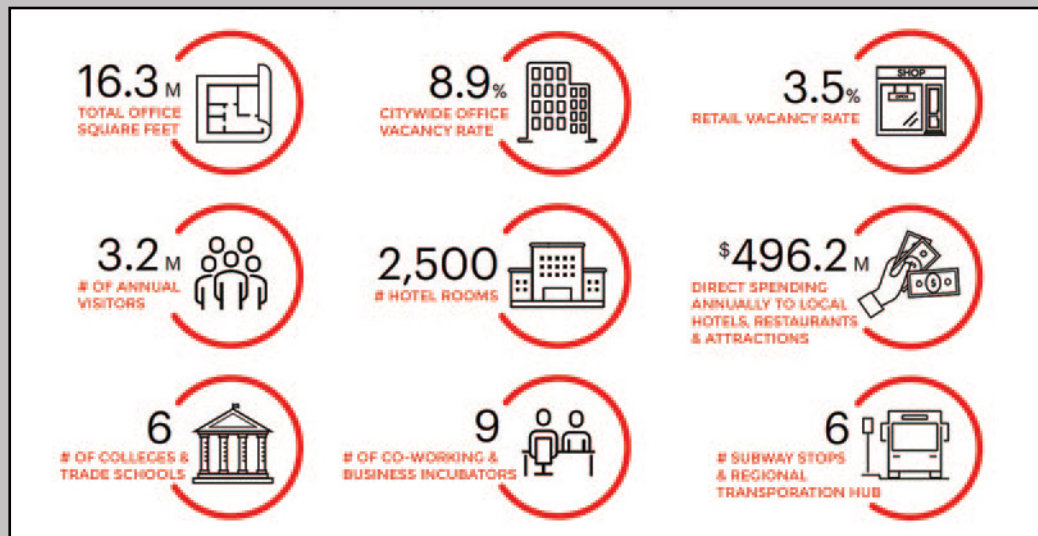
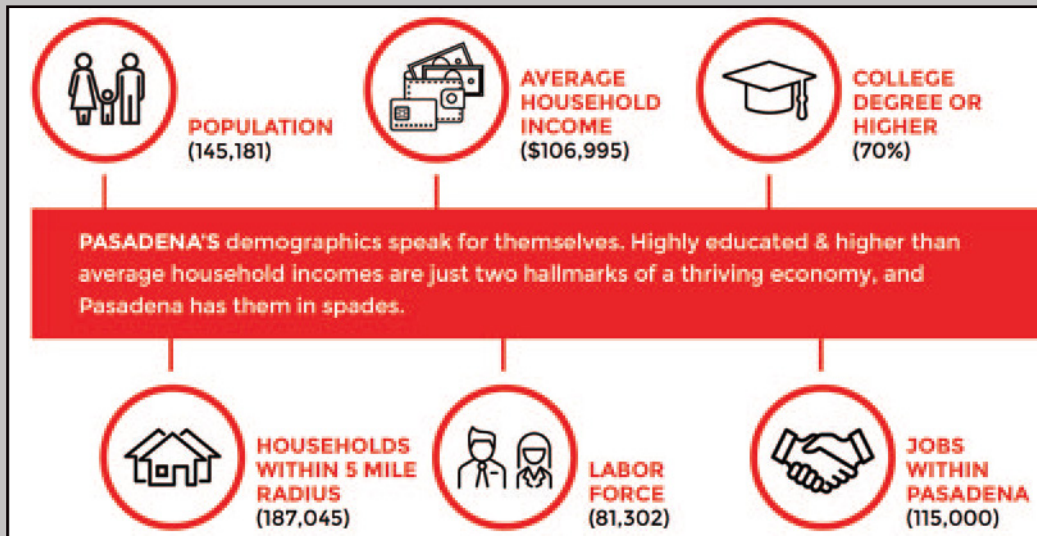


Pasadena supports some of the strongest psychographic profiles in the nation. In addition to being well educated, well employed, well informed, well established and very ambitious, Pasadena consumers seek out quality high end products and experiences.

Shoppers in Pasadena are:

- 244% more likely to buy luxury or foreign vehicles
- 214% more likely to use luxury beauty products
- Diners are 136% more likely to prefer gourmet, artful food

PASADENA DEMOGRAPHICS



Source: Pasadena Economic Development

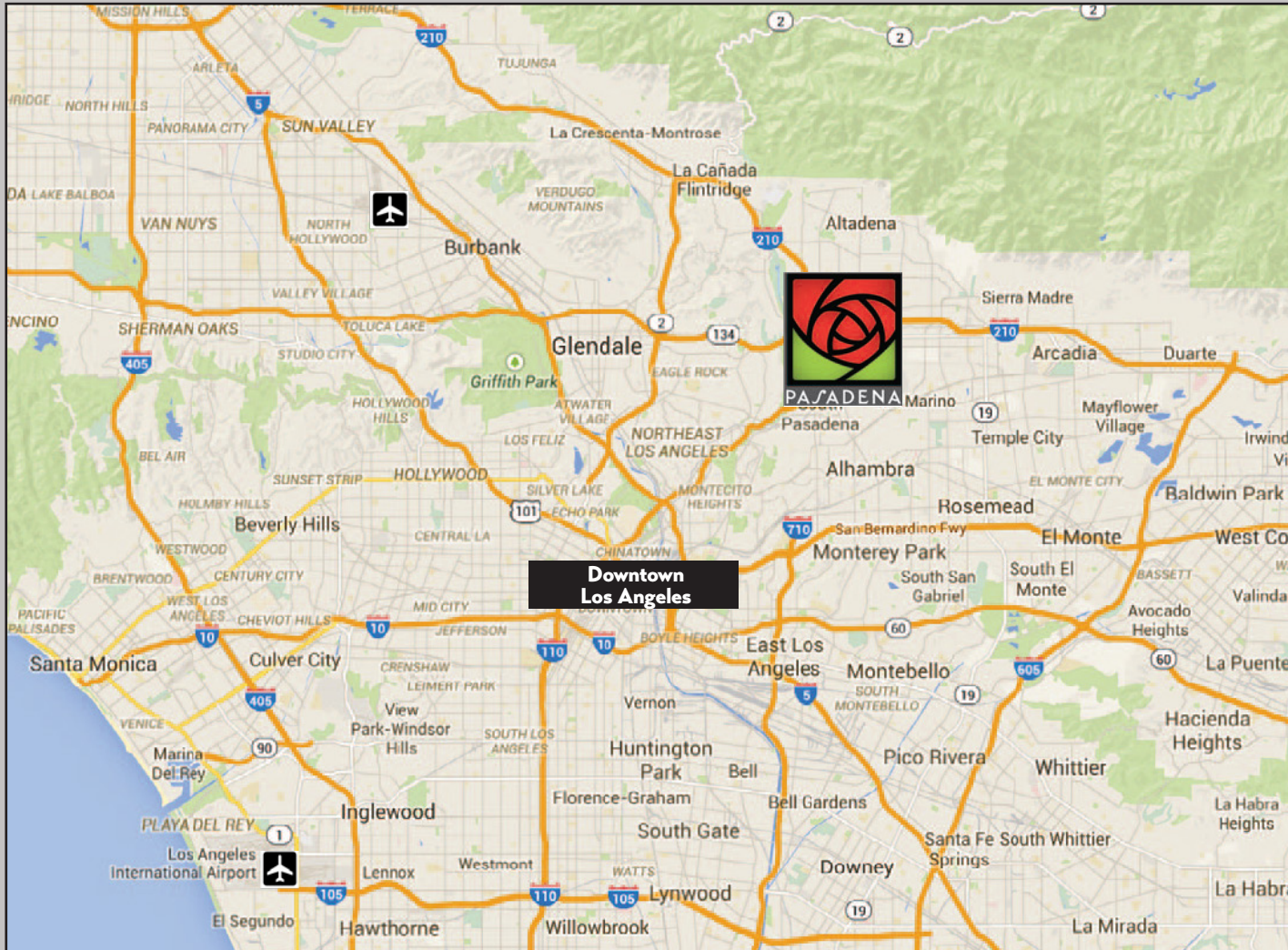
PASADENA'S appeal is both hip and historic. With an average age in the mid-30's, Pasadena's consumer profiles reflect its established, educated, and tech savvy residents.

The dominant psychographic profiles in Pasadena include Metro Renters and the Urban Chic. Both profiles are growing segments of the U.S. population and are

characterized as:

- Well-Educated & Well-Connected
- Professionals living a sophisticated, exclusive lifestyle
- Interest in the Fine Arts
- Avid readers, environmentally active, and financially stable
- Values education & creativity

PASADENA - REGIONAL MAP



Pasadena is located just ten miles northeast of downtown Los Angeles at the base of the San Gabriel Foothills and is easily accessible via auto and the Metro's Gold Line light rail transit system. Pasadena is serviced by two airports located within 25 miles of the city.

THE BUILDING



396 South Lake is a blank canvas. It really can be whatever you want it to be. It's located across the street from Macy's Flagship store which generates a great deal of foot traffic.

396 South Lake is 8,250 square feet of possibilities.





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