709 E WALNUT ST, PASADENA, CA

RETAIL FOR LEASE

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PROPERTY HIGHLIGHTS - OPENS Q1 2023

- Approximately 10,143 square feet of retail, beneath 115 Luxury Residences
- 3,000 SF Leased to Golftec; Golf Instruction & Club Fittings
- Incredible 17' Retail Clear Height with covered patio/outdoor seating potential
- 53 Retail parking Spaces, the most abundunt retail parking in the area
- Award Winning New Construction with the most Luxurious Amenities in Market
- Excellent opportunity for restaurant operators in a market lacking competition
- Highly Desireable Playhouse District
- One of the highest density blocks in Pasadena for Luxury Residences
- WalkScore of 93
- Daily Traffic Count of 23,265
- Abundunt Street Parking
- Daytime employee population of approx. 65,800 in a one-mile radius
- Walking distance to Lake Ave, one of the most sought after parts of Pasadena
- Join area Tenants F-45, Club Lagree, Krav Maga Unleashed and Osteo Strong
- Convenient access to the 210, 110, 134 Freeways; Metro Gold Line Station one block away

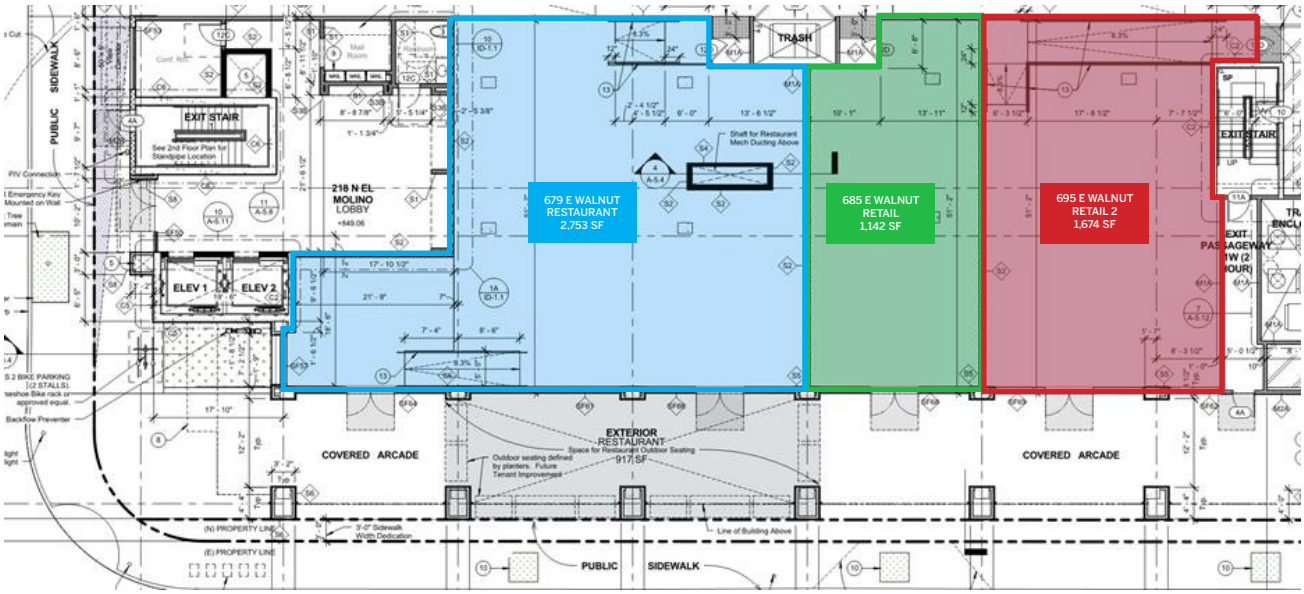
PROPERTY SUMMARY

RETAIL AVAILABLE	Over 7,000 Feet of Prime Retail
RETAIL SIZES	±1,142 – ±5,569 SF
RENT	$3.00 PSF / Month
NNN	±1.00 PSF/Month
RETAIL PARKING	53 Dedicated Retail Spaces

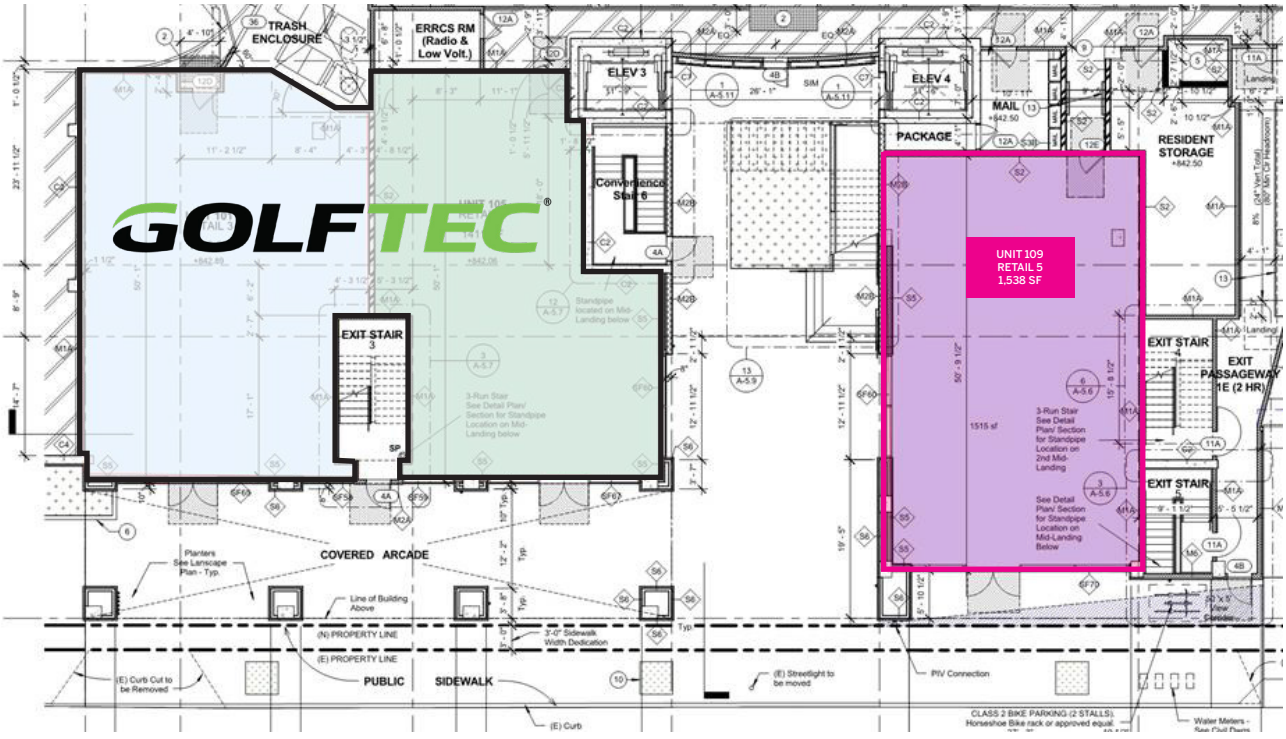
DEMOGRAPHICS

	3 Mile	5 Mile
2021 Population:	185,056	479,550
Median Age:	40	41
Avg Household Income:	$96,086	$124,992

WEST BUILDING FLOOR PLANS



EAST BUILDING FLOOR PLANS



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JULY 2023



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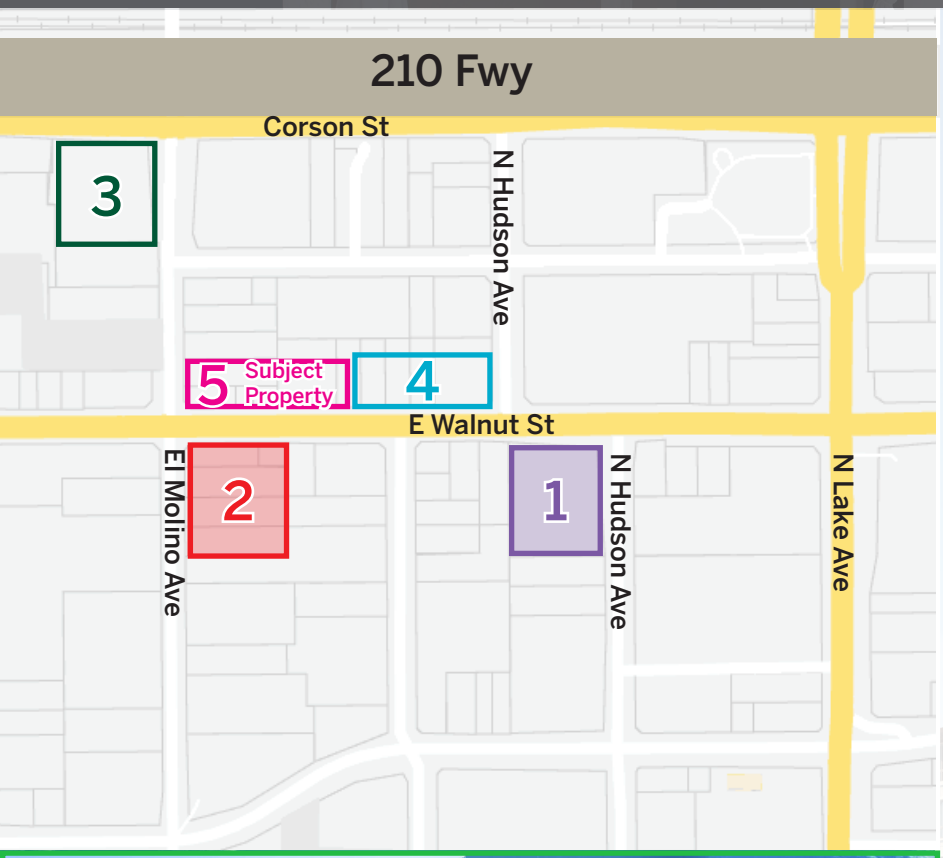
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MW Lofts

709 East Walnut Street





DEVELOPMENT MAP

435 New Luxury Residences within 1 block of MW Lofts

1 HUDSON EAST

177 North Hudson Avenue, Built 2018

Luxury Residences 91 Units

2 HUDSON WEST

678 East Walnut Street, Built 2017

Luxury Residences 82 Units

3 THEO

289 El Molino, Built 2020

Luxury Residences 105

4 233 HUDSON - Q1 2023

233 Hudson

Proposed 42 unit Luxury Residences

5 MW LOFTS

Opened August 2023

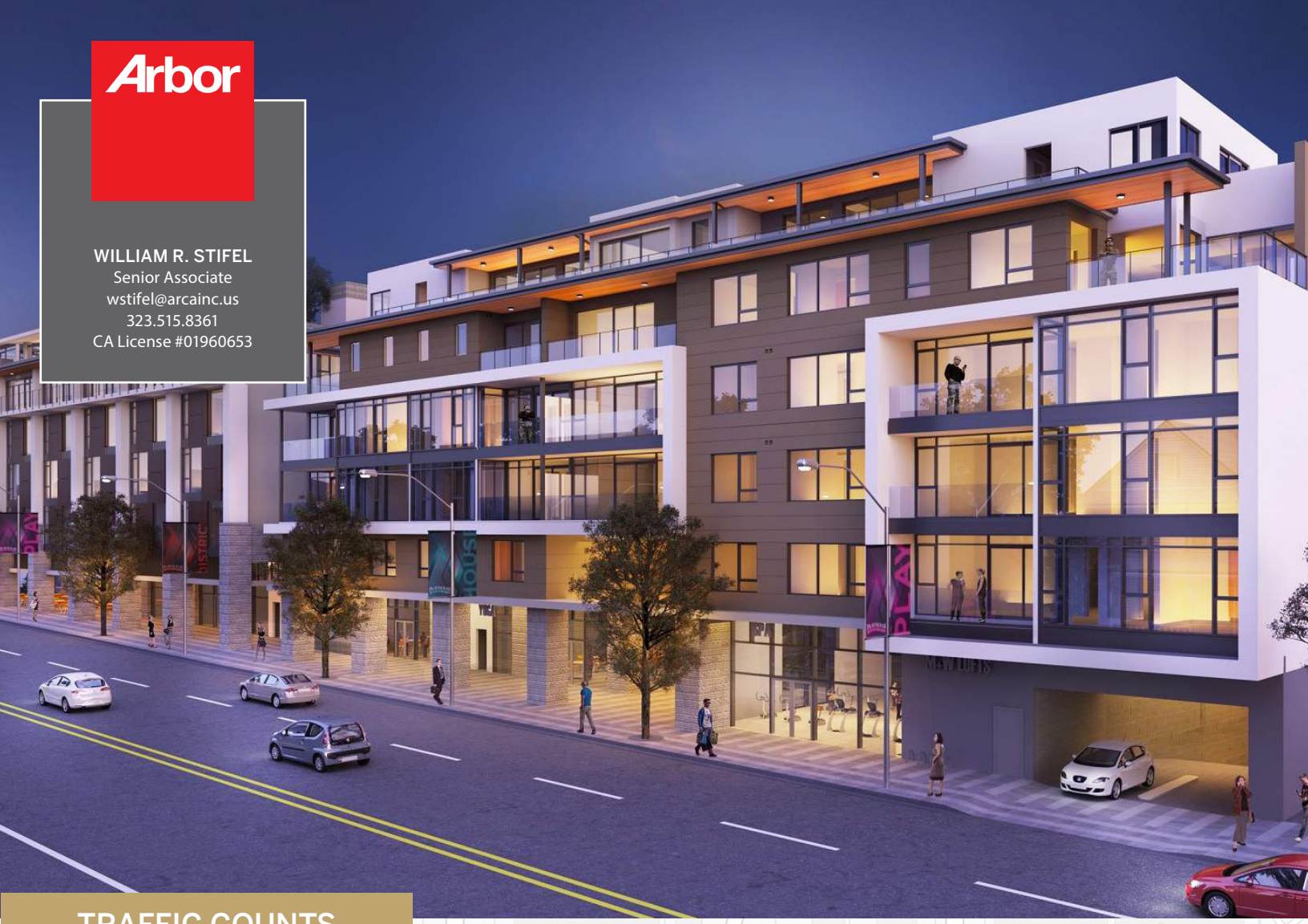
Luxury Residences 115

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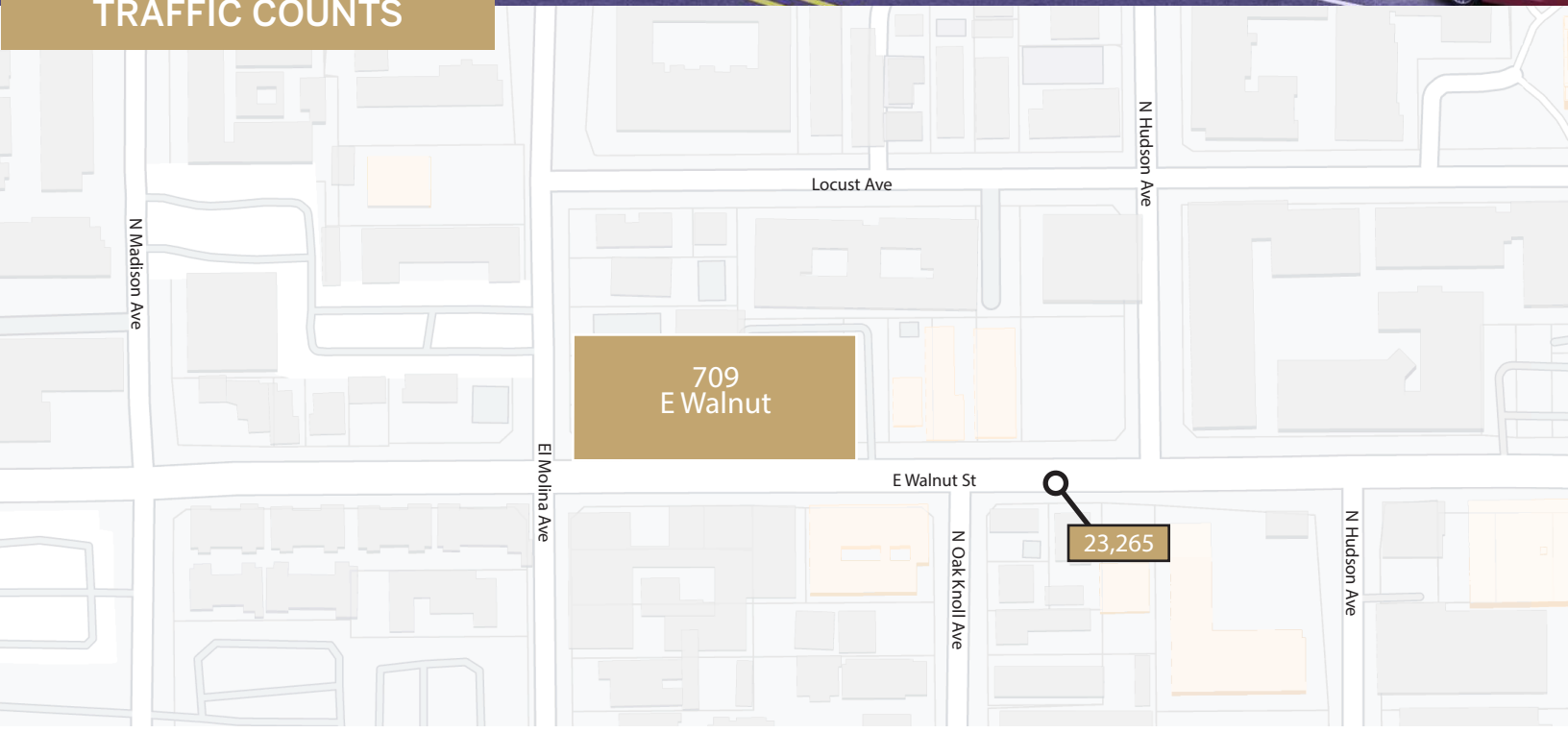
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TRAFFIC COUNTS



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ENDCAP CAFÉ OPPORTUNITY





JULY 2023



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