LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
PASADENA



2 N LAKE AVE
PASADENA, CA

Retail/Showroom/Destination For Lease
Class A Office | Pasadena

NEW OWNER
NEW TEAM
NEW EXPERIENCE

www.2NLakeAve.com

Welcome to an exceptional opportunity to lease space at 2 N Lake Avenue in the heart of Pasadena.

Standing eleven stories tall with 203,911 square feet of Retail and Medical space, this Class A building in the Playhouse Village includes professional property management, a multi-story parking structure, a penthouse suite, multiple balconies, and an incredible outdoor deck overlooking the city.

The location provides an exciting mix of prime commercial real estate, cultural attractions, and a large medical/biotech community. Boasting high visibility along the Rose Parade Route at the intersection at Lake Avenue and Colorado Boulevard, your commercial venture is poised to flourish amidst the city's heartbeat. Enjoy seamless integration between Playhouse Village and the vibrant tapestry of South Lake Avenue, a premier shopping and dining destination known for its exquisite offerings and enduring appeal.

WITH NEW OWNERSHIP AND A NEW LEASING TEAM, 2 N LAKE AVE IS READY TO OFFER A WHOLE NEW EXPERIENCE!



PROPERTY HIGHLIGHTS

- Ground Floor, 2nd Floor and Penthouse for Retail, Showroom or Experiential Retail Space in a Class A Office Building
- Phenomenal Location in the Playhouse Village, within walking distance to the premier South Lake Avenue Shopping in the City of Pasadena, providing a unique mix of shopping, dining, professional services, amenities, and urban living.
- Centrally located at the hard corner of primary intersection, Lake & Colorado, blocks from the 210 Freeway and MTA's Gold Line on the famous Rose Parade Route.
- Second Floor Space with Outdoor Patio and Full Floor Penthouse with 15,000 SF Rooftop Patio/Lounge area with the best 360° views in Pasadena also available.
- Covered and reserved parking, with a parking ratio of 4/1,000. Enjoy the convenience of a 24-hour parking garage on-site. Nearby schools, parks, and essential amenities also enrich the daily lives of residents and employees alike.
- Efficient transportation in Pasadena boasts excellent connectivity with public transportation options including six Gold Line Metro stations, bus lines and bicycle paths. In addition, the corner location at Lake Avenue and Colorado Blvd. allows for high traffic visibility.

Jodi Shoemake - Retail
Founding Principal
626.240.2780
jshoemake@lee-associates.com
License ID 01833063

Christopher Larimore - **Office**
Founding Principal
626.240.2788
clarimore@lee-associates.com
License ID 01314464

Elliott Gallahan - **Office**
Senior Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

Brendon Shoemake - **Office**
Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

PASADENA CITY STATS

- **32** CITY BLOCKS — PlayHouse Village
- **95** WALKSCORE
- **3.2M** ANNUAL VISITORS
- **$98K** AVERAGE HH INCOME
- **6** METROLINK STATIONS



SOUTH LAKE AVE
SHOPPING DISTRICT

The Arbour · EREWHON · ROSS DRESS FOR LESS · T.J.maxx · TRADER JOE'S · macy's · NICK'S SOUTH LAKE AVENUE

2 N LAKE AVE
PASADENA, CA
www.2NLakeAve.com

PROPERTY SUMMARY

Address: 2 N. Lake Avenue Pasadena, CA 91101

Asking Rent: $4.50 FSG

Suites: Suite 100 | ±7,389 SF
(potential to expand to 12,263 SF)
Suite 110 | ±3,038 SF
Suite 140 | ±2,018 SF
Suite 150 | ±1,084 SF

Total RBA: ±203,911 SF

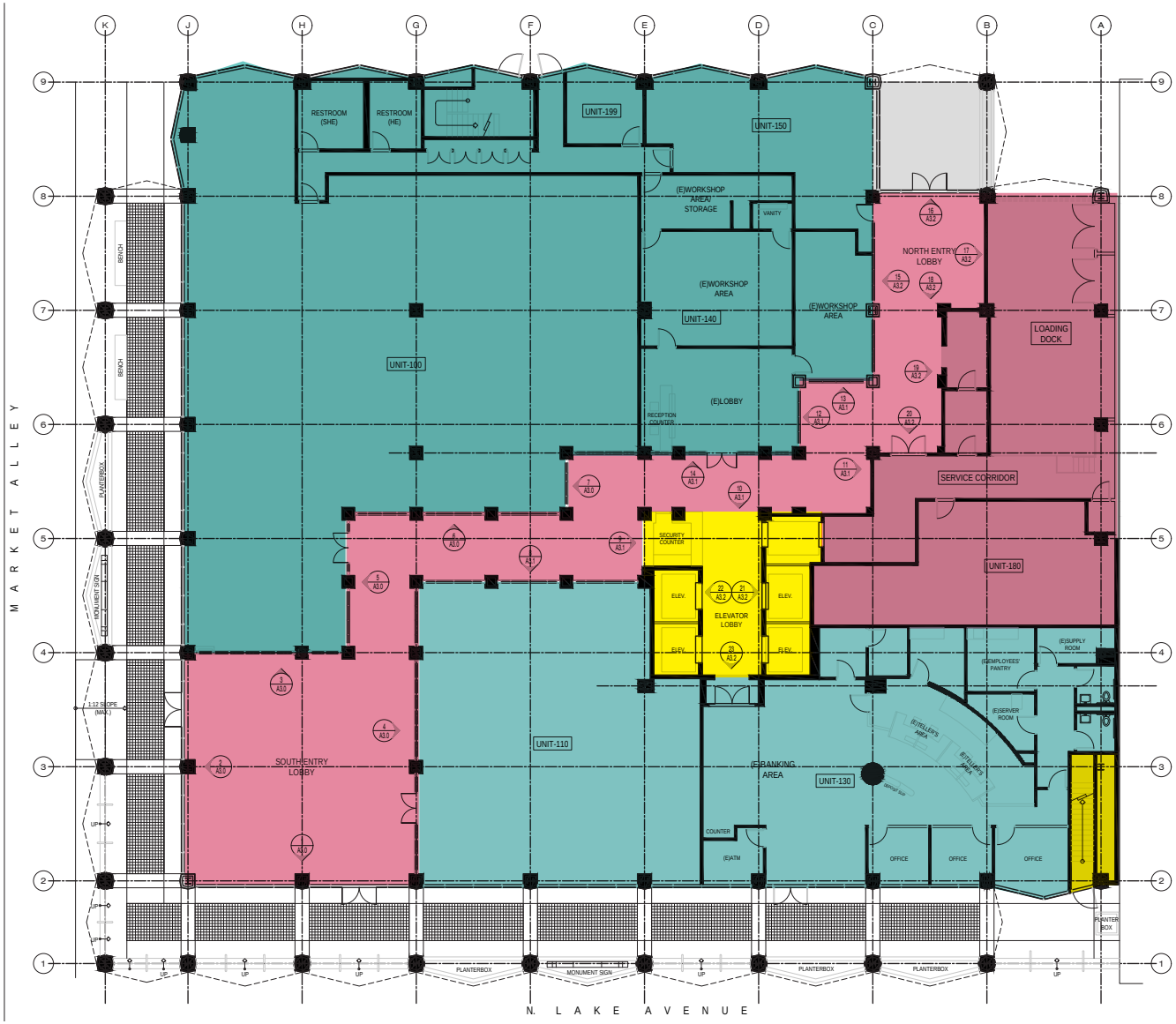
Parking: 4:1,000

Allowed Uses: Office (Professional, Medical, Financial) R&D, Personal Services, Day Care Center, Laboratory and more.

Zoning: Central District Specific Plan (CD-5 PD-10)

Year Built: 1985





Jodi Shoemake - Retail
Founding Principal
626.240.2780
jshoemake@lee-associates.com
License ID 01833063

Christopher Larimore - **Office**
Founding Principal
626.240.2788
clarimore@lee-associates.com
License ID 01314464

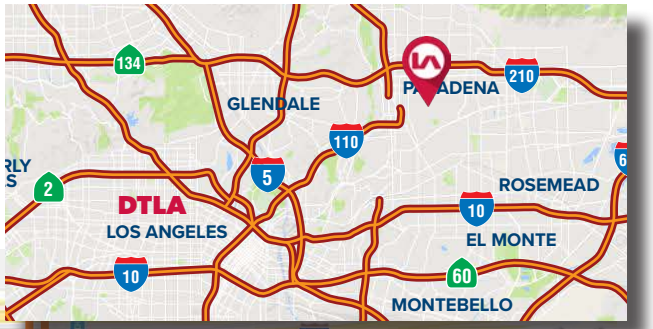
Elliott Gallahan - **Office**
Senior Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

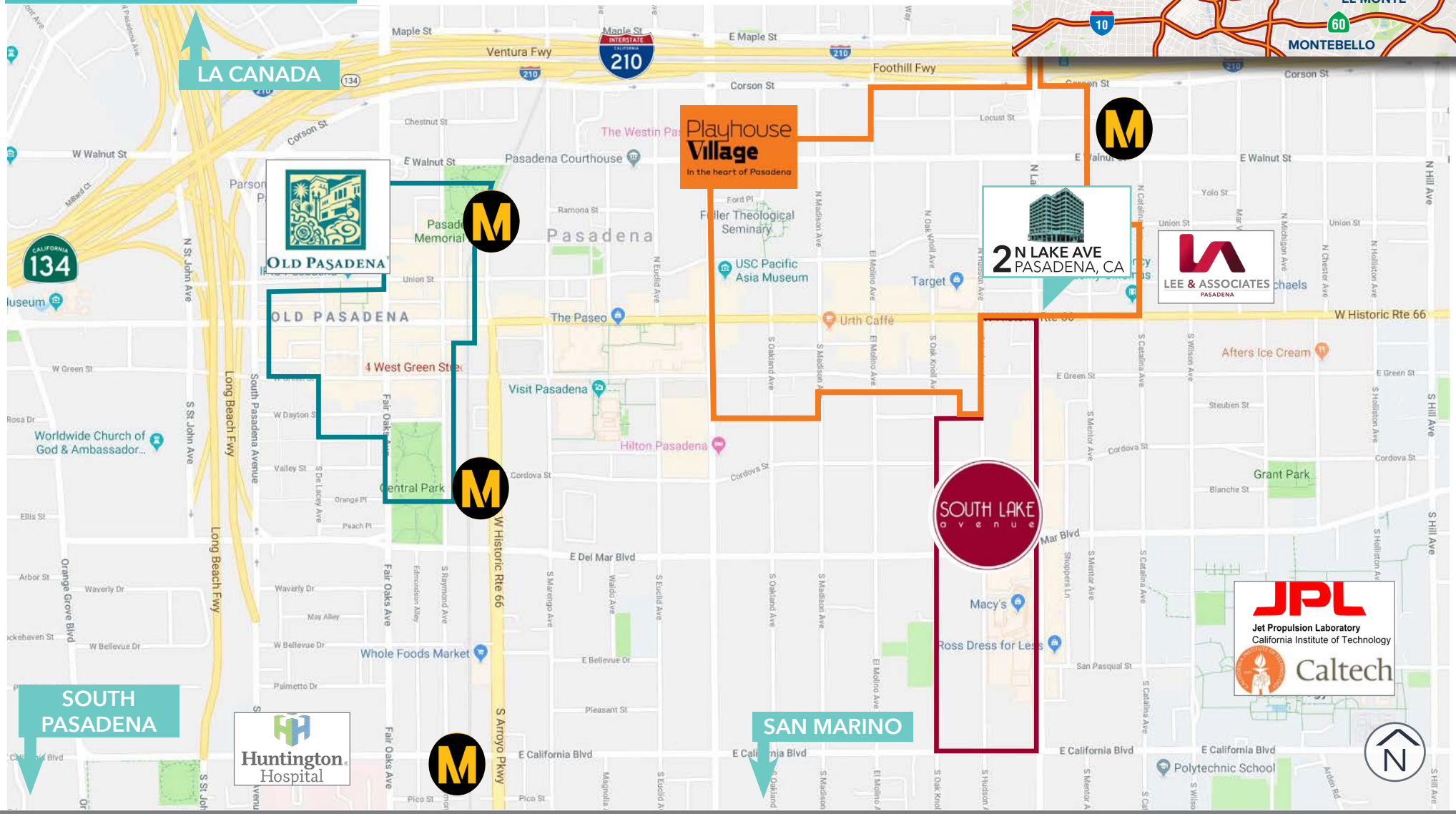
Brendon Shoemake - **Office**
Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

2 N LAKE AVE
PASADENA, CA
www.2NLakeAve.com

MAP LOCATION





Jodi Shoemake - Retail
Founding Principal
626.240.2780
jshoemake@lee-associates.com
License ID 01833063

Christopher Larimore - **Office**
Founding Principal
626.240.2788
clarimore@lee-associates.com
License ID 01314464

Elliott Gallahan - **Office**
Senior Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

Brendon Shoemake - **Office**
Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

±9,513 SF penthouse suite available w/ ±7,309 SF outdoor patio/lounge

Rare rooftop deck with amazing mountain & city views

(floor plans available upon request)



www.2NLakeAve.com

Jodi Shoemake - Retail
Founding Principal
626.240.2780
jshoemake@lee-associates.com
License ID 01833063

Christopher Larimore - **Office**
Founding Principal
626.240.2788
clarimore@lee-associates.com
License ID 01314464

Elliott Gallahan - **Office**
Senior Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

Brendon Shoemake - **Office**
Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA