

# BUILT-OUT PRESCHOOL

## 700 E. GREEN STREET, PASADENA

LOCATED IN PASADENA  
PLAYHOUSE VILLAGE



Occupied by Bright  
Horizons Preschool

Turnkey setup for  
education tenant

3,641 SF bldg on  
16,204 SF lot

Ideal for a variety of education & child care-related uses  
Located amid an affluent, family-oriented community



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# PRESCHOOL/DAYCARE/TUTORING

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## PROPERTY FEATURES

- ±3,641 SF building built-out with bright, spacious classrooms for a preschool (currently occupied by Bright Horizons Preschool)
- Entitled by the state of California for 71 children (2-6 years old) and 12 Toddlers (18-36 months)
- 16,204 SF campus includes playground and drop off area
- Interior also features private admin office + kitchen with food prep area

### ADDRESS

700 E. GREEN ST, PASADENA, CA 91011

### RENTAL RATE

PROVIDED UPON APPLICATION

### SPACE AVAILABLE

±3,641 SF BLDG ON 16,204 SF LOT

### PARKING

9 INDIVIDUAL PARKING SPACES IN ONSITE LOT



**LANCE LEVIN**  
PRESIDENT  
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# AERIAL OVERVIEW

## 700 E. GREEN ST, PASADENA

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### NEIGHBORING CORPORATE + EDUCATIONAL INSTITUTIONS (EMPLOYING 90,000+ WORKERS):

- California Institute of Technology
- Huntington Health
- Jet Propulsion Laboratory
- Parsons Corporation
- Tetra Tech
- East West Bank Headquarters
- Pasadena City College
- ArtCenter College of Design
- Kaiser Permanente Pasadena Medical Offices
- The Walt Disney Company

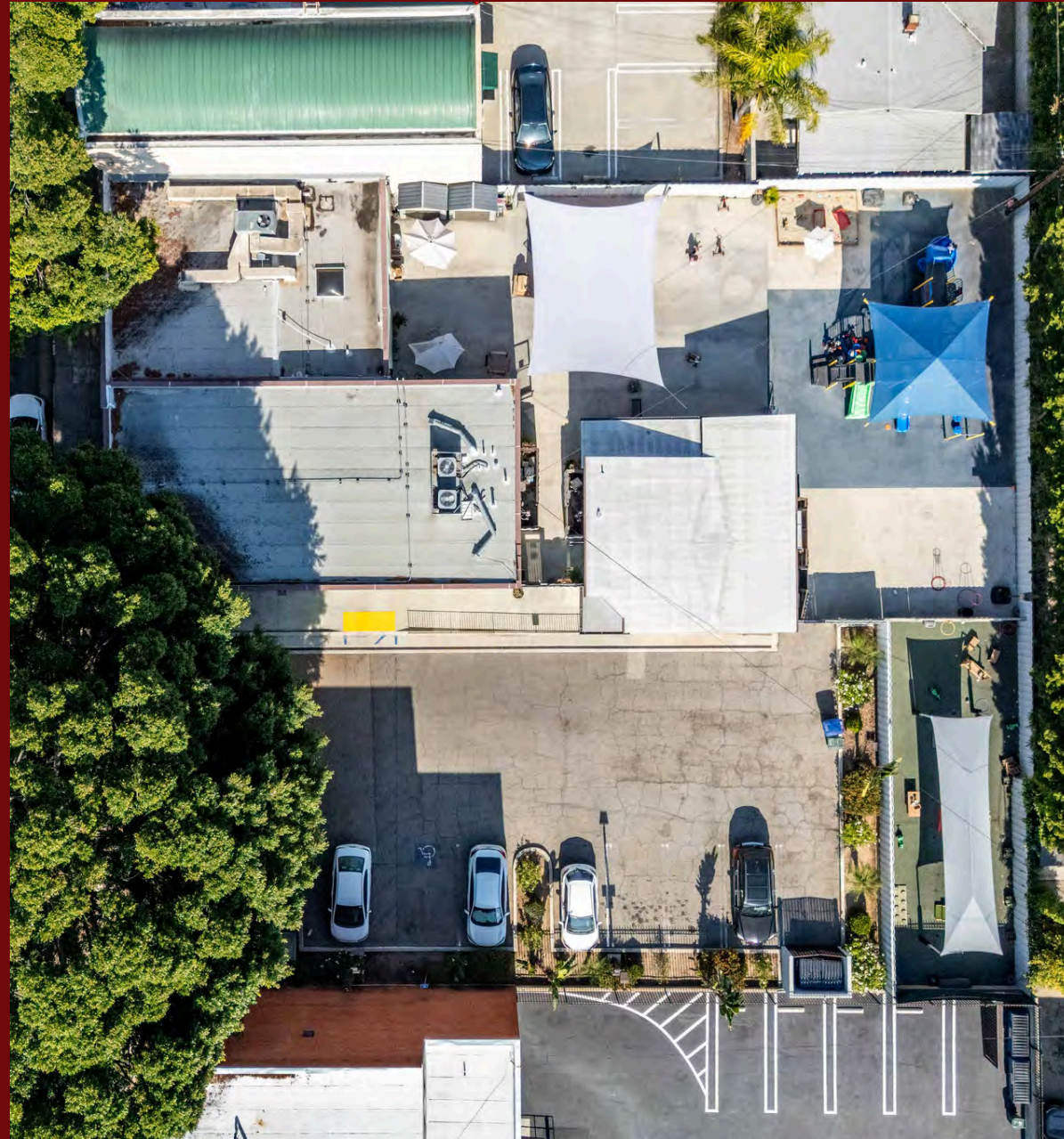


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# AREA DEMOGRAPHICS

## 700 E. GREEN ST, PASADENA

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The property is walkable to a diverse collection restaurants, cafes, and cultural amenities including Urth Caffe, Erewhon Market, Javier's, Pasadena Playhouse and many more popular eateries and service providers.

DEMOS	1-MILE	3-MILES	5-MILE
POPULATION	70,000	250,000+	500,000
AVERAGE SALARY	\$125,000	\$140,000	\$135,000



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**CLASSROOMS** BRIGHT AND SPACIOUS





**CLASSROOMS** CUSTOM BUILDOUTS





**PRIVATE ADMIN OFFICE KITCHENETTE + FOOD PREP SPACE**





**PROPERTY EXTERIOR VIEWS** ONSITE PARKING



# RARE LEASING OPPORTUNITY

## TURNKEY PRESCHOOL/DAYCARE/TUTORING

### SOUGHT-AFTER PASADENA PLAYHOUSE VILLAGE

#### IDEAL USES INCLUDE:

- PRESCHOOL / MONTESSORI
- DAYCARE / EARLY CHILDHOOD EDUCATION
- PRIVATE SCHOOL EXPANSION
- ENRICHMENT / TUTORING CONCEPTS
- PEDIATRIC THERAPY / AUTISM THERAPIST



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**OVER 750 TRANSACTIONS**  
**CLOSED. RELATIONSHIPS MATTER.**



Contact **Lance Levin, President**

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