

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



LANCELOT
COMMERCIAL

PRESCHOOL/DAYCARE/TUTORING

700 E GREEN ST, PASADENA

LOCATED IN PASADENA
PLAYHOUSE VILLAGE



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
310.839.3333



LANCELOT
COMMERCIAL

AERIAL OVERVIEW

700 E. GREEN ST, PASADENA

LOCATED IN PASADENA
PLAYHOUSE VILLAGE



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

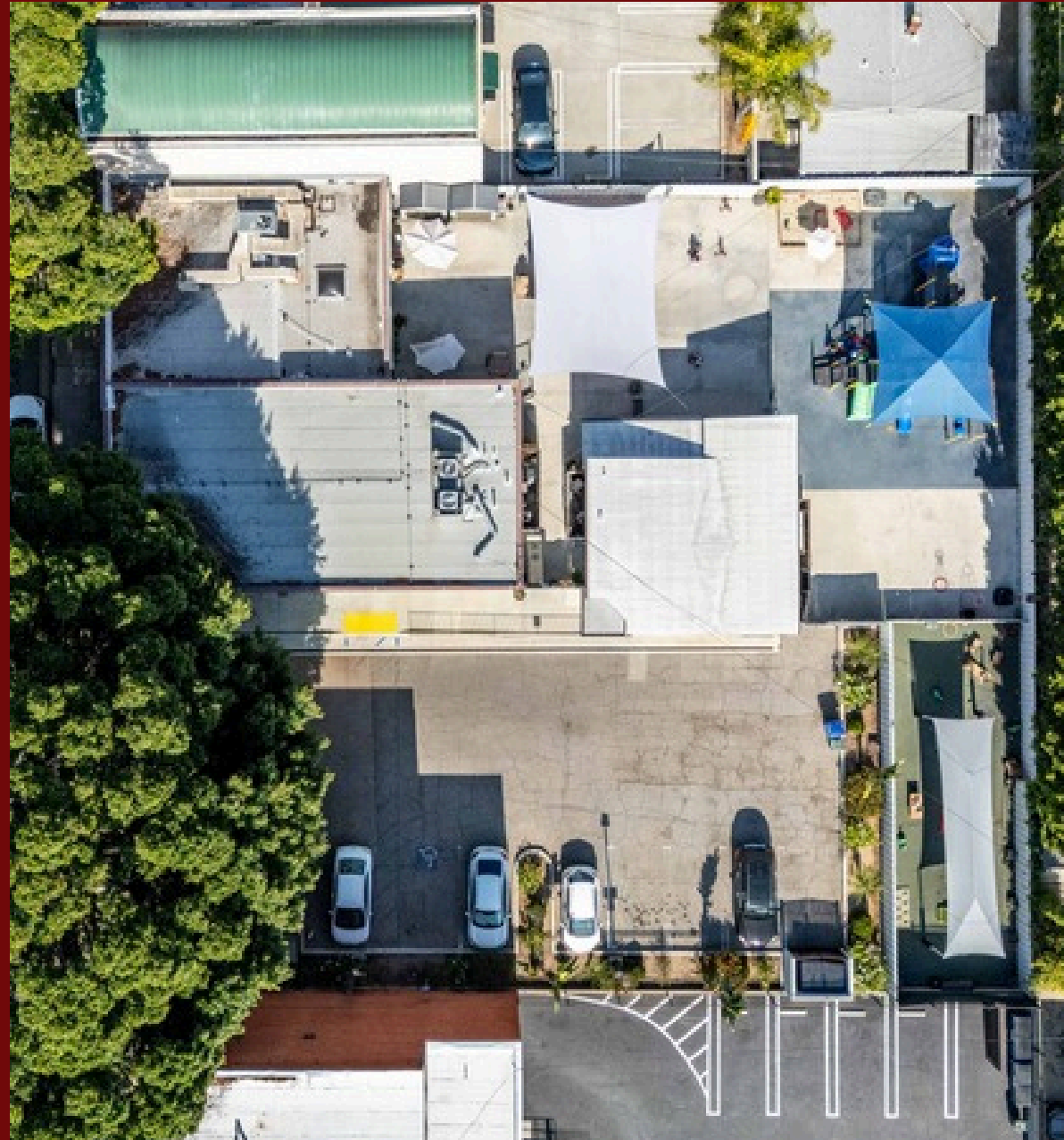


LANCELOT
COMMERCIAL

AREA DEMOGRAPHICS

700 E. GREEN ST, PASADENA

LOCATED IN PASADENA
PLAYHOUSE VILLAGE



The property is walkable to a diverse collection restaurants, cafes, and cultural amenities including Urth Caffè, 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



LANCELOT
COMMERCIAL



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



LANCELOT
COMMERCIAL

OVER 750 TRANSACTIONS
CLOSED. RELATIONSHIPS MATTER.



Contact **Lance Levin, President**

LANCE@LANCELOTCOMMERCIAL.COM | +1 (310) 713 3337

LANCELOTCOMMERCIAL.COM | @LANCELOTCOMMERCIAL

DRE#01128388

