

PRIME PASADENA RETAIL SPACE

700 E. GREEN STREET, PASADENA

LOCATED IN PASADENA
PLAYHOUSE VILLAGE



3,641 SF bldg on
16,204 SF lot

Divisible to 682, 850,
850 and 1,259 SF

Suitable for Clothing Boutique, Medical/Wellness, or Fitness Uses
Located in Highly Sought After, Affluent Pasadena Neighborhood



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APPAREL/MEDICAL/FITNESS

700 E GREEN ST, PASADENA

LOCATED IN PASADENA
PLAYHOUSE VILLAGE



PROPERTY FEATURES

- ±3,641 SF building (currently built-out as a Preschool) on 16,204 SF Lot
- Space Divisible to 682, 850, 850, and 1,259 SF Units
- Small Suites With Excellent Visibility on E. Green St Ideal For Boutique Retail
- Existing Private Offices, Reception Area, Restrooms + Kitchenette Ideal for Medical Practice
- Full Building Suitable For a Studio or Full Service Gym

ADDRESS	700 E. GREEN ST, PASADENA, CA 91101
RENTAL RATE	PROVIDED UPON APPLICATION
SPACE AVAILABLE	±3,641 SF BLDG DIVISIBLE TO 682, 850, 850, AND 1,259 SF
PARKING	9 INDIVIDUAL PARKING SPACES IN ONSITE LOT



LANCE LEVIN
PRESIDENT
310.839.3333



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



AREA DEMOGRAPHICS

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





LIGHT, BRIGHT & SPACIOUS INTERIOR



CUSTOM BUILDOUTS





PRIVATE ADMIN OFFICE KITCHENETTE + FOOD PREP SPACE





PROPERTY EXTERIOR VIEWS ONSITE PARKING



RARE LEASING OPPORTUNITY SUITABLE FOR APPAREL/MEDICAL/FITNESS SOUGHT-AFTER PASADENA PLAYHOUSE VILLAGE

IDEAL USES INCLUDE:

- APPAREL / BOUTIQUE RETAIL
- MEDICAL / SPECIALTY PRACTICE
- FITNESS / WELLNESS STUDIO
- BEAUTY / PERSONAL CARE
- PROFESSIONAL SERVICES



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OVER 750 TRANSACTIONS
CLOSED. RELATIONSHIPS MATTER.



Contact **Lance Levin, President**

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