

'Turn Key' Cafe' and Kitchen

107 S. Fair Oaks Ave, Old Pasadena, Suites #110 & 112

"Sign and Open for Business the Next Day!"



Within A Superb Historic Building



Approx. 1,160 RSF
Built-Out Kitchen
Prep and Seating Area

Unique Opportunity to Acquire
Long- Established Cafe and Commercial
Kitchen. Additional Seating Area of
Approx. 1,377 RSF Available for
Expansion to 'Full-On Restaurant'.

All Inspections Strictly by Appointment

Rent \$3,750/Mo/NNN
(NNN = \$522/MO)

Lease Term: Minimum 5 Years

Located Two Blocks South of Colorado Blvd.
Opposite City Parking Structure (90 Mins. Free)
In the Residential Heart of Old Pasadena

Contact: 626.585.4321

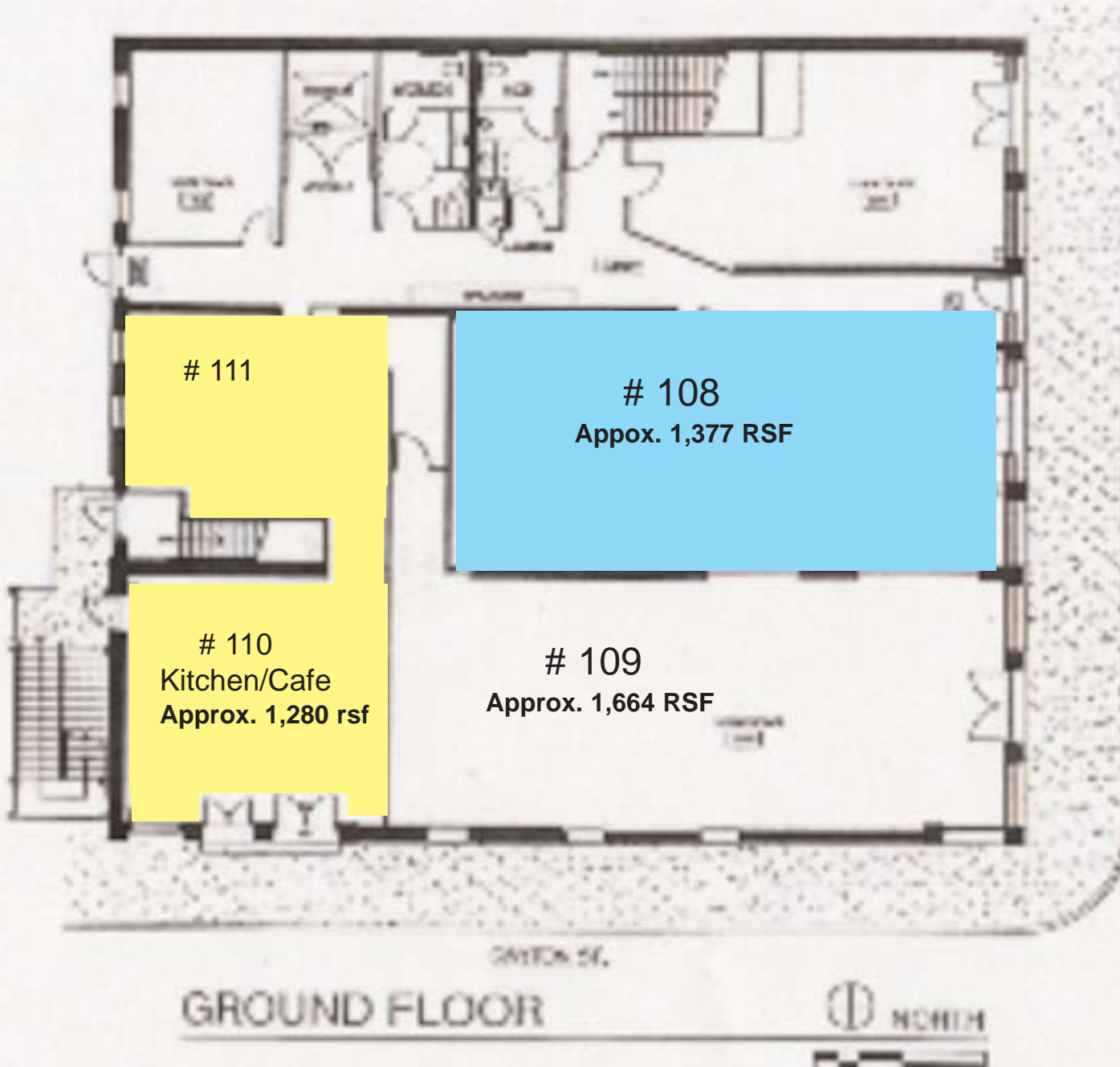
Leon Saroff ~ leons@sauveriegel.com DRE#01435173
Bob Riegel ~ bob.riegel@sauveriegel.com DRE #00961094

Sauvé Riegel
Commercial Real Estate

12 South Raymond Avenue, Suite A ■ Pasadena, California 91105
626.683.3990 fax ■ www.sauveriegel.com

107 South Fair Oaks Ave., Pasadena, CA

*Not to scale. For identification purposes only



Sauvé Riegel
Commercial Real Estate
1211 Highland Ave., Suite A
Pasadena, CA 91106