

**STIMULUS FOR RETAIL TENANTS
1,200 SQ. FT. CAFE / DELI OR RETAIL UNIT
IMMEDIATE OCCUPATION
"FIXED PRICE" ALL IN RENT \$3,600 PER MONTH!!!**



**163 WEST GREEN STREET
PASADENA, CALIFORNIA 91105**

APPROX. 1,200 RENTABLE SQ.FT.

SPACE IS CURRENTLY BUILT OUT AS A CAFE INCL:

**RETAIL COUNTER TOPS, SINKS, FLOOR DRAINS,
HVAC, LIGHTING, RESTROOM**

"ALL IN" FIRST YEAR RENT:

\$3,600/MONTH MODIFIED GROSS \$3.00/SQ. FT.!

YEAR 2 - \$3,950/MO MG

YEAR 3 - \$4,200/MO MG

YEAR 4 - \$4,500/MO MG

YEAR 5 - \$5,000/MO MG

LEASE 2-5 YEARS- YOUR CHOICE!



For additional information:

Leon Saroff
leons@sauveriegel.com

Bob Riegel
bob.riegel@sauveriegel.com

626.585.4321

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

**Sauvé Riegel
Commercial Real Estate**