

PROMINENT RETAIL STORE AVAILABLE ON SOUTH LAKE AVENUE



270 SOUTH LAKE AVENUE

Approximately 5,125 SQ. FT. BUILDING
Rental Rate: \$4.00 per S.F. Monthly, NNN

- High visibility corner at Lake & Del Mar in the South Lake Avenue Business and Shopping District.
- 85' frontage on Lake Ave. & 70'+ frontage on Del Mar Blvd.
- Parking in South Lake Avenue Parking District.
- High-identity building.
- Electrical service: Two 400Amp, 120/240 v, 3 phase services - please verify.
- HVAC: 1 ton per 216 sf (23 tons / 4 units)



For information, please contact:

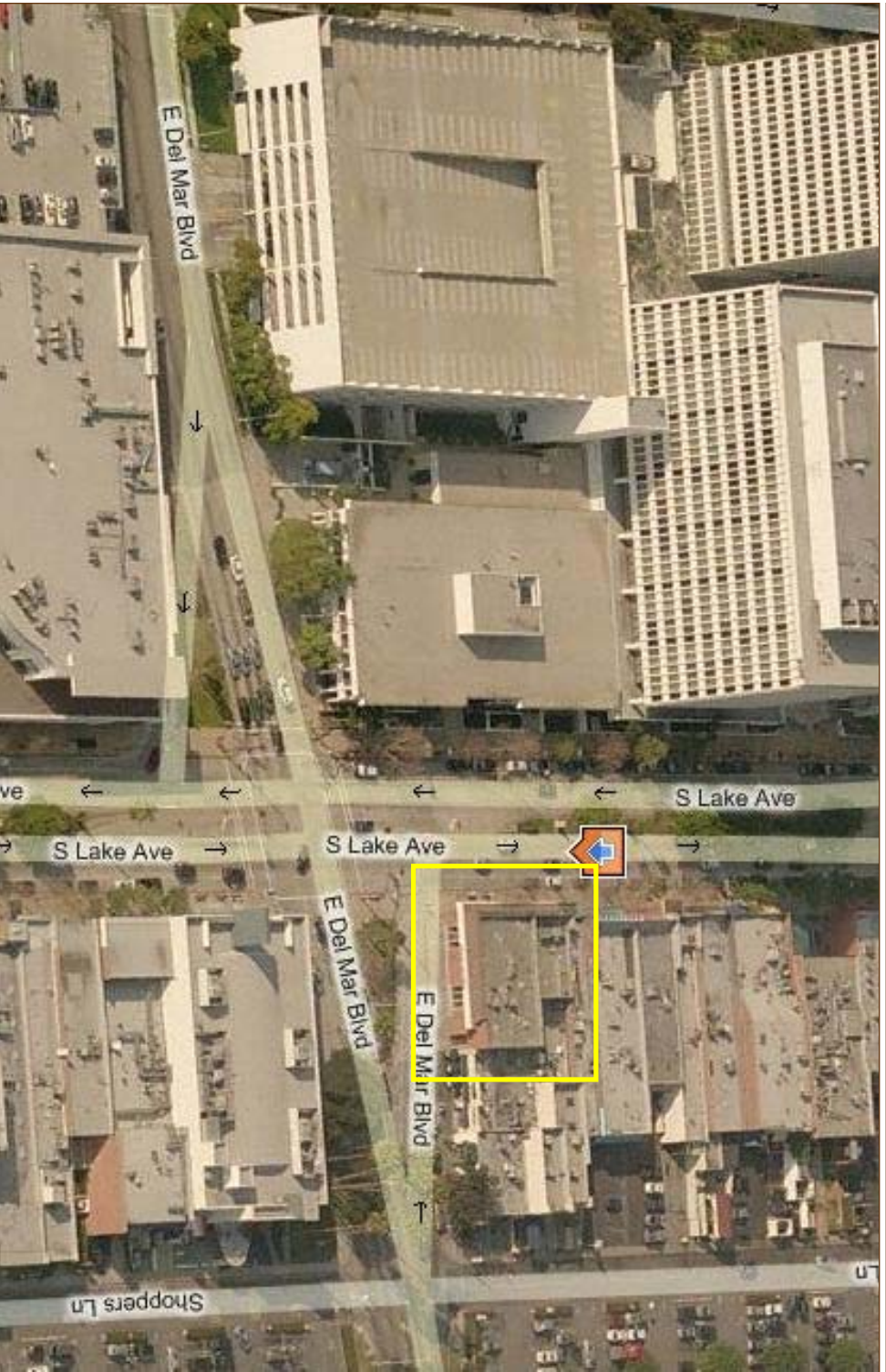
626.585.4321

Bob Riegel bob.riegel@sauveriegel.com

Norm Sauvé nsauve@sauveriegel.com

Sauvé Riegel
Commercial Real Estate

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

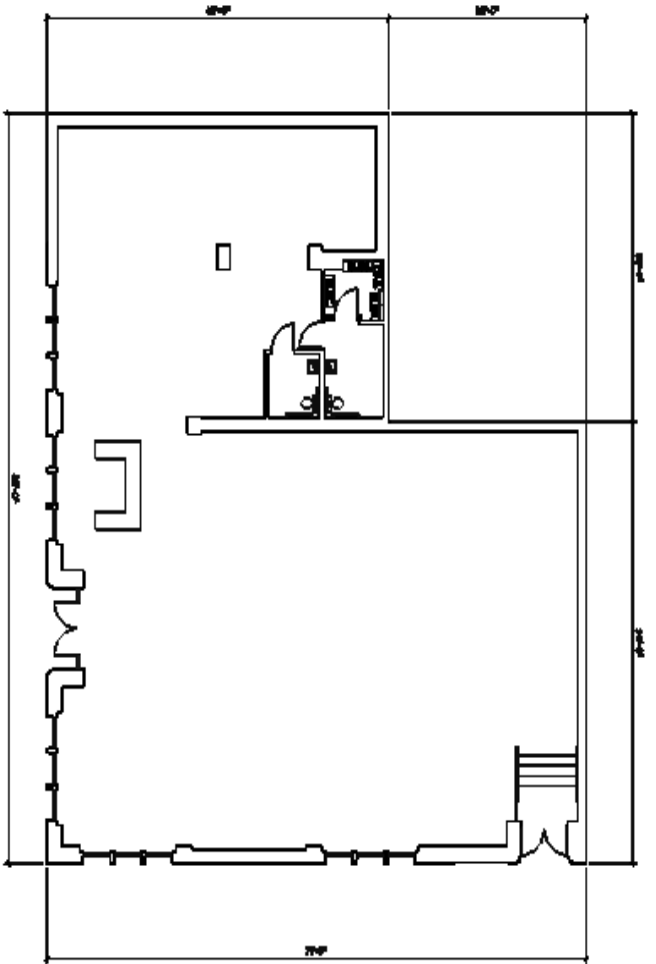


THE WREN GROUP, INC.

44 West Bellflower Drive, Suite 6 Pasadena, CA 91108 626.594.2890 Fax 626.264.2894

tenant **Retail Space** date **12-10-08**
 address **270 S. Lake Avenue** scale **1/18" = 1'-0"**
Pasadena, CA drawn **mcr** job **835,101**

square foot **5,120** rentable approved by: _____
 revision **1-12-09mcr** date _____
 wcdtgr wtd dtgr



As Built

