

FOR LEASE ~ RETAIL SPACE IN PASADENA



404 NORTH LAKE AVENUE

APPROX. 3,808 RENTABLE SQ. FT.

Rental Rate: \$1.83/RSF, NNN

\$6,970 per month

Lease Term: 5 Years- Available Immediately

- High traffic location - excellent visibility.
- Just North of the 210 Freeway at Maple St. next to the Mobil Gas Station.
- Easy access to the Metro Gold Line station.
- Great street-facing windows.
- Excellent potential for identity signage.
- 14 ft. clear span building with two offices and two restrooms.
- Workshop area.
- Parking access from alley at Maple St. - 14 parking spaces plus 1 handicapped space to be striped for Tenant.
- Divisible to two spaces.
- Electrical: 200A-240/120V-3 phase.

For information, please contact:

626.585.4321

Bob Riegel bob.riegel@sauveriegel.com DRE # 00961094

Norm Sauvé nsauve@sauveriegel.com DRE # 00937271

- To view a complete inventory of the available properties we are offering for sale or lease, please visit our website:

WWW.SAUVERIEGEL.COM

Sauvé Riegel
Commercial Real Estate

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

The information contained herein has been obtained from sources which are deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it and assume no liability for any inaccuracies or omissions.

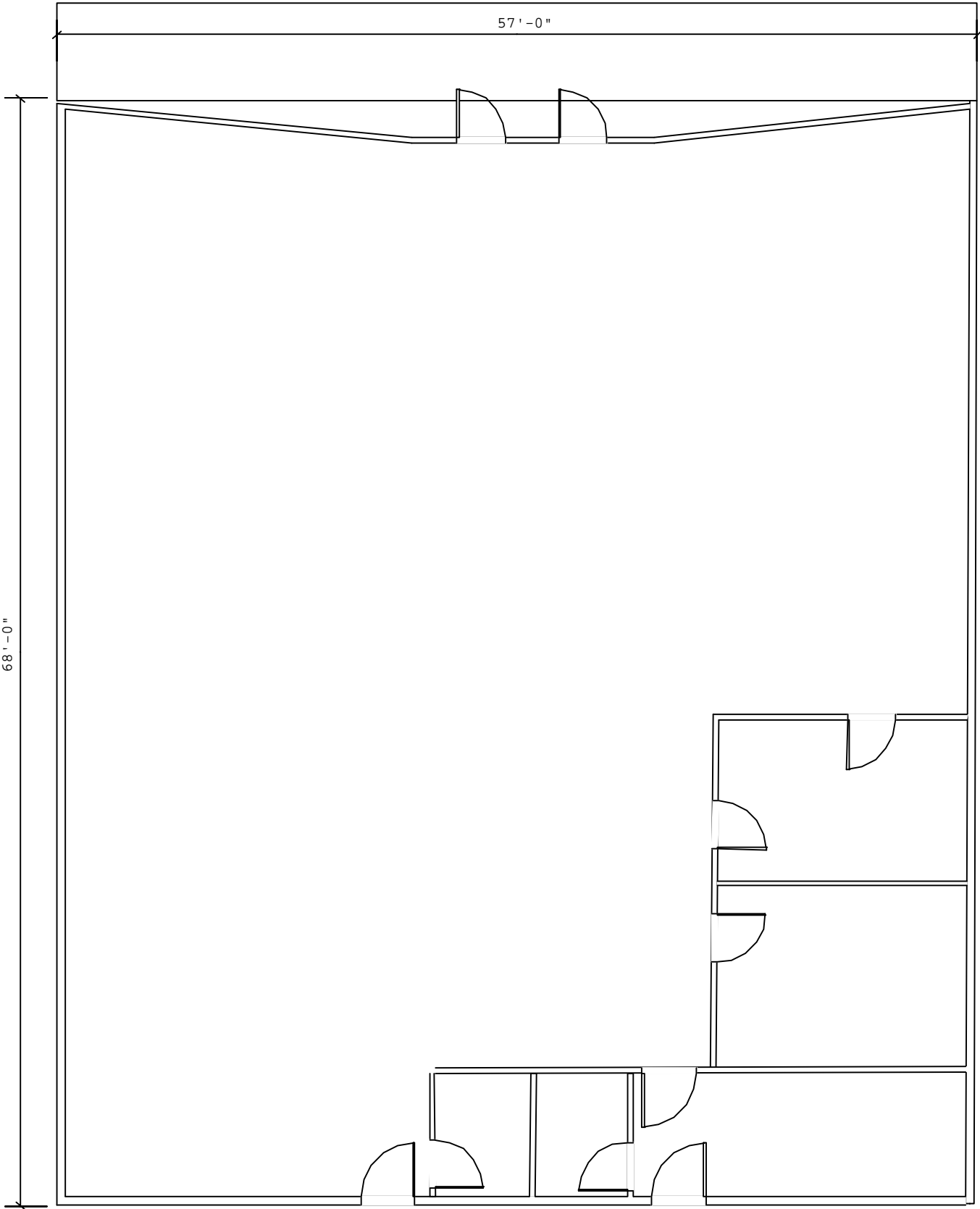
404 North Lake Avenue, Pasadena



High Visibility Location

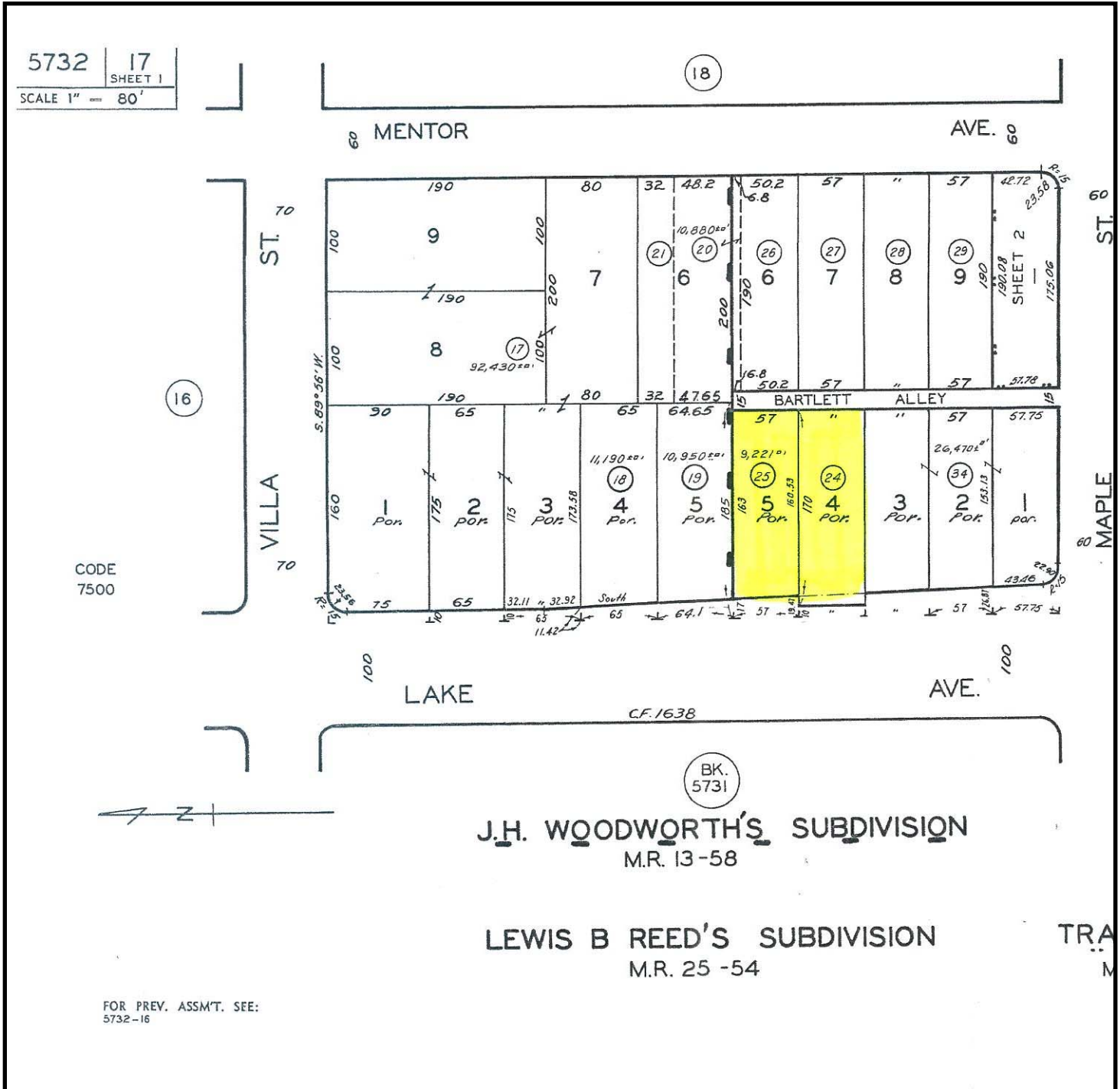
- High traffic location with excellent visibility.
- Just one-half block North of the 210 Freeway at Maple Street next to the Mobil Gas Station.
- Easy access to the Metro Gold Line station.
- Across from Lake Avenue Church
- Great street-facing windows.
- Excellent potential for identity signage.
- 14 ft. clear span building with two offices and two restrooms.
- Workshop area.
- Convenient Free Parking with access from alley behind building from Maple Street.
- 14 parking spaces plus 1 handicapped space to be striped for Tenant.

404 North Lake Avenue, Pasadena
Floorplan



*Floorplan measurements are approximate and are not for construction purposes.

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Platt Map