

# Café / Coffee Shop / Full Kitchen

107 S. Fair Oaks Ave., Old Pasadena, Suites #110 / #111



Fully Built-Out Kitchen/Prep Area  
Hood/Exhaust/Grease Trap & Ansul System  
Small Seating Area & Sidewalk Tables  
Unique Opportunity to Acquire  
Operational Commercial Kitchen  
*All Inspections Strictly by Appointment*

Approx. 1,160 RSF

Rent \$5,000/Mo/NNN

(NNN = \$628/Mo)

Lease Terms: Minimum 3-5 Years

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

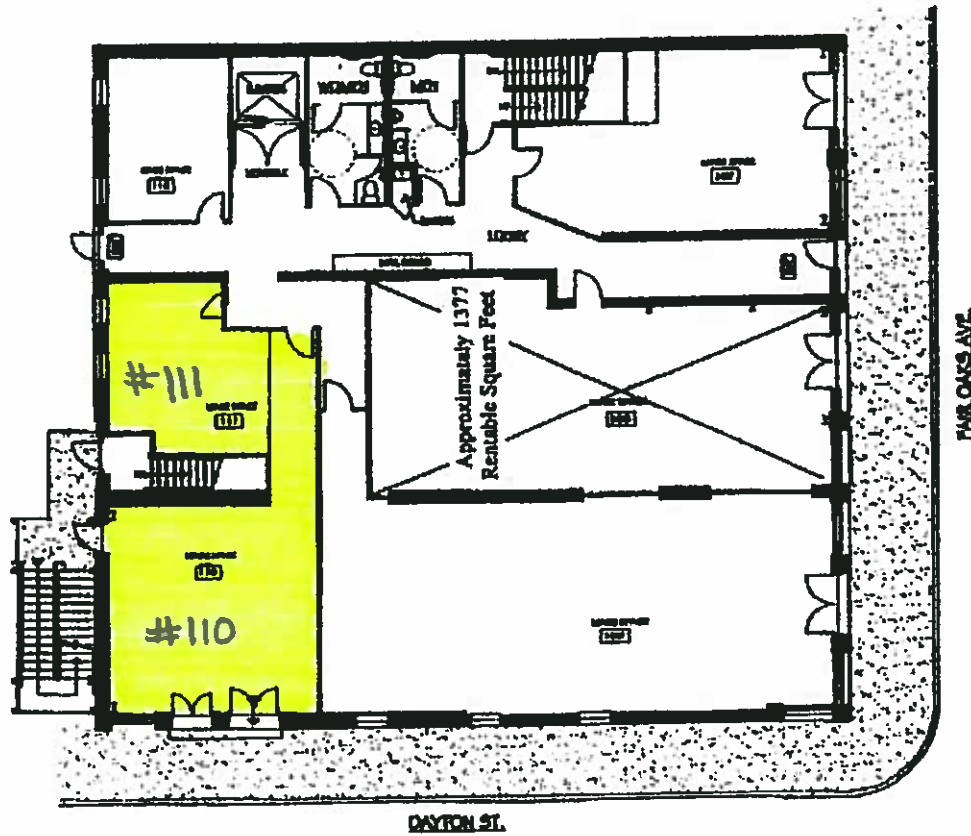
Contact Leon Saroff 626.585.4321 leons@sauveriegel.com BRE# 01435173

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

**Sauvé Riegel**  
Commercial Real Estate

12 South Raymond Avenue, Suite A, Pasadena, California 91105

626.585.4321 www.sauveriegel.com BRE #01213285



**GROUND FLOOR**



NORTH

107 South Fair Oaks Avenue, Pasadena, CA  
 \*Not to scale. For identification purposes only.