

# 165 N. HILL AVE

PASADENA

**SIZE ±1,000 SF**

WITH ADDITIONAL STORAGE SPACE

ASKING RENT UPON REQUEST

NNN \$1.08 PSF PER MONTH

POSSESSION IMMEDIATE

TERM FIVE OR TEN YEARS

## PROPERTY DESCRIPTION

- ±1,000 SF
- Convenient surface parking available directly behind the premises
- Situated in very close proximity to Pasadena City College (over 26,000 students) as well as Caltech and amongst proven fast casual operators, including Dog Haus, Starbucks, The Pizza Press, Panda Express, Afters Ice Cream, Zankou Chicken and Tommy's
- Only building in area with floor to ceiling curtain wall on the Northeast corner



For more information, please contact:

**MATTHEW FAINCHEIN**

+1 310 595 2234

matthew.fainchtein@cushwake.com

LIC #01503546

**CARTER MAGNIN**

+1 310 595 2203

carter.magnin@cushwake.com

LIC #01909728

**SHANA TAVANGARIAN**

+1 310 595 2213

shana.tavangarian@cushwake.com

LIC #02074214



10250 Constellation Blvd, Suite 2200

Los Angeles, CA 90067

+1 310 556 1805

[cushmanwakefield.com](http://cushmanwakefield.com)

# 165 N. HILL AVE

P A S A D E N A

## AREA DEMOGRAPHICS



\$104,651

AVERAGE HOUSEHOLD INCOME



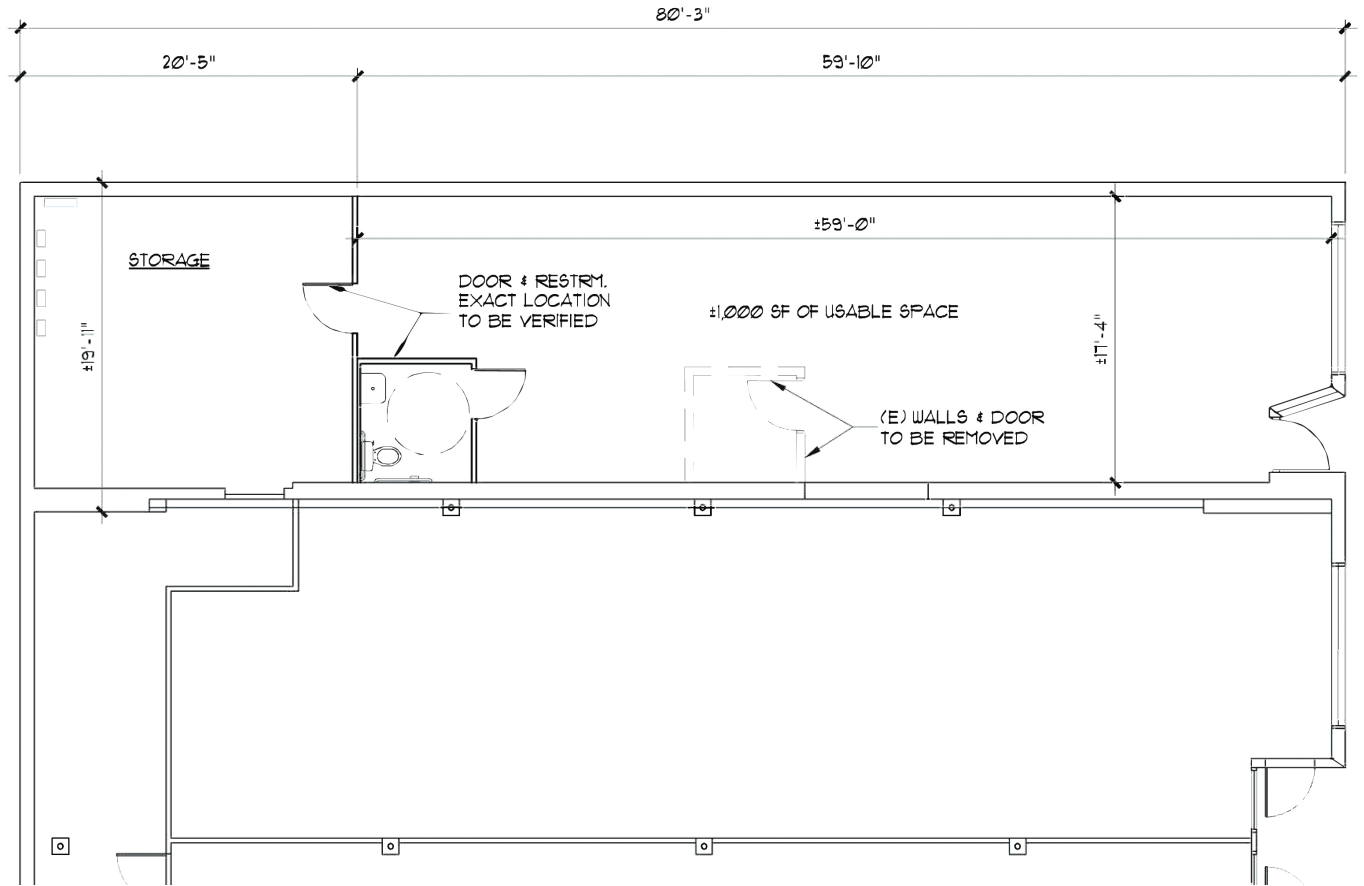
\$801,750

HOME PRICES Q1 2019



40,537

TOTAL EMPLOYMENT 2018



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