



SOUTH PASADENA RETAIL FOR LEASE

Approximately ± 1,242 SF

Signalized corner location

1938 Huntington Drive

SOUTH PASADENA, CA 91030

Property Highlights

- Major Boulevard with excellent corner exposure
- High trafficked Huntington Drive location 32,413 CPD (CoStar)
- Highly affluent and educated surrounding population
- Available customer parking lot in rear
- Public transportation accessible

SPACE: APPROXIMATELY ± 1,242 SF

RATE/SF: \$2.50/SF MO. MG

AVAILABILITY: IMMEDIATE

TERM: 3-5 YEARS

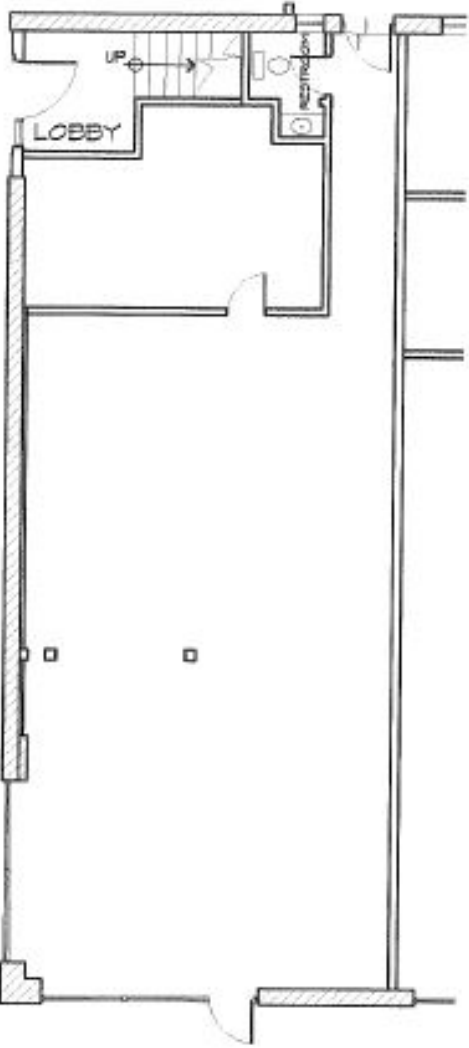


COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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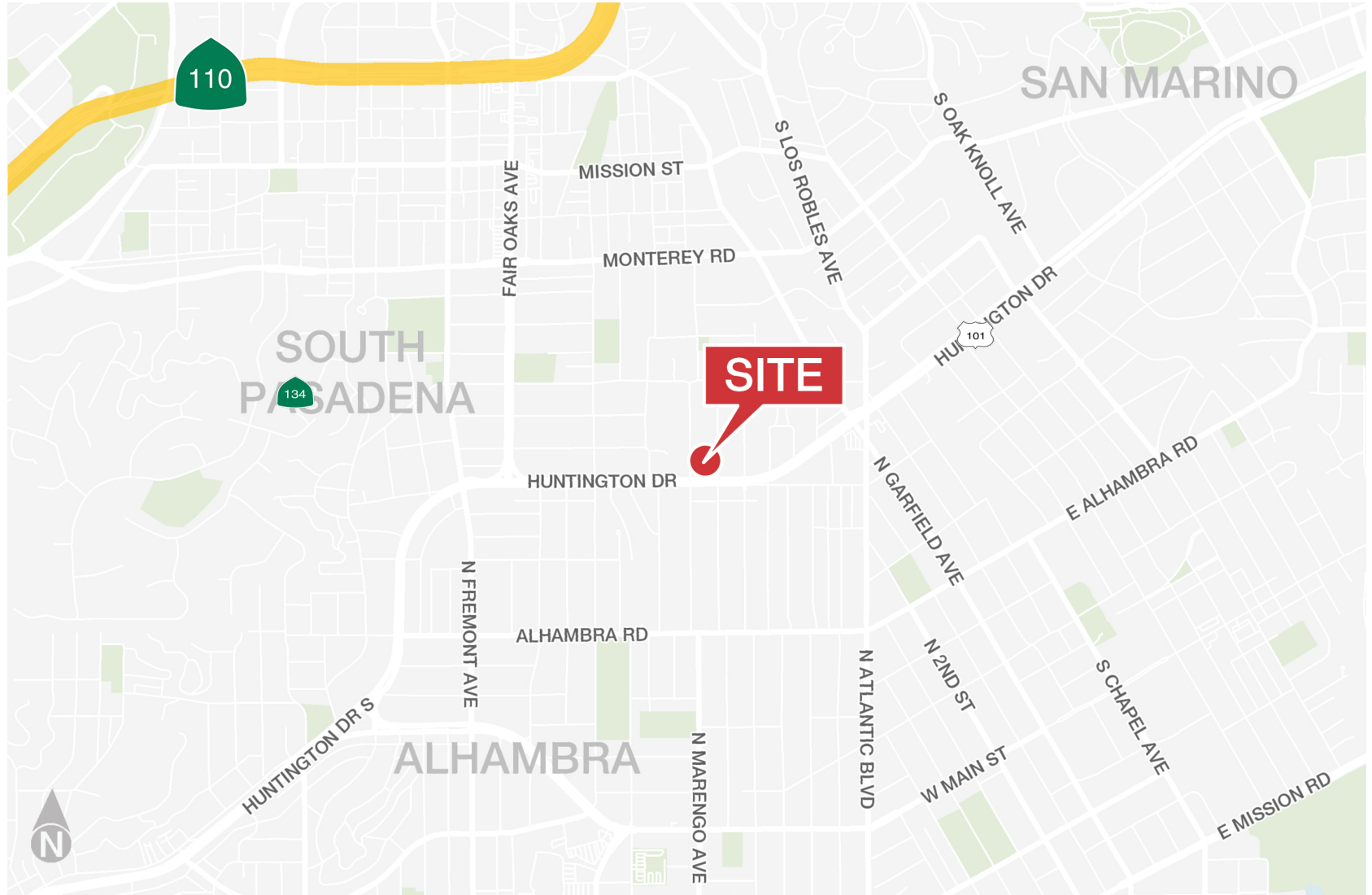
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Property Photos and Floorplan



Fletcher Avenue

1938 Huntington Drive



1938 Huntington Drive

Demographics

Radius	1 Mile	2 Mile	3 Mile
Population			
2025 Projection	34,516	112,827	255,753
2020 Estimate	34,642	112,919	255,666
2010 Census	34,563	110,942	249,572
Growth 2020 - 2025	-0.36%	-0.08%	0.03%
Growth 2010 - 2020	0.23%	1.78%	2.44%
2020 Population by Hispanic Origin			
2020 Population	9,991	39,742	97,964
2020 Population	34,642	112,919	255,666
White	16,530 47.72%	58,257 51.59%	136,442 53.37%
Black	770 2.22%	2,613 2.31%	6,398 2.50%
Am. Indian & Alaskan	378 1.09%	1,316 1.17%	3,205 1.25%
Asian	15,756 45.48%	47,264 41.86%	102,348 40.03%
Hawaiian & Pacific Island	50 0.14%	201 0.18%	454 0.18%
Other	1,157 3.34%	3,269 2.89%	6,819 2.67%
U.S. Armed Forces	0	23	79
Households			
2025 Projection	13,415	41,476	92,825
2020 Estimate	13,471	41,532	92,808
2010 Census	13,476	40,938	90,713
Growth 2020 - 2025	-0.42%	-0.13%	0.02%
Growth 2010 - 2020	-0.04%	1.45%	2.31%
Owner Occupied	5,145 38.19%	17,584 42.34%	41,203 44.40%
Renter Occupied	8,326 61.81%	23,948 57.66%	51,605 55.60%
2020 Households by HH Income			
Income: <\$25,000	2,537 18.83%	7,247 17.45%	16,271 17.53%
Income: \$25,000 - \$50,000	2,123 15.76%	6,995 16.84%	15,908 17.14%
Income: \$50,000 - \$75,000	2,167 16.08%	6,615 15.93%	14,907 16.06%
Income: \$75,000 - \$100,000	1,660 12.32%	4,888 11.77%	11,107 11.97%
Income: \$100,000 - \$125,000	1,218 9.04%	4,381 10.55%	9,902 10.67%
Income: \$125,000 - \$150,000	888 6.59%	2,726 6.56%	6,702 7.22%
Income: \$150,000 - \$200,000	921 6.84%	3,012 7.25%	7,349 7.92%
Income: \$200,000+	1,959 14.54%	5,668 13.65%	10,660 11.49%
2020 Avg Household Income	\$105,614	\$104,830	\$100,749
2020 Med Household Income	\$73,949	\$74,640	\$73,802