

PASADENA PRIME RETAIL SPACE

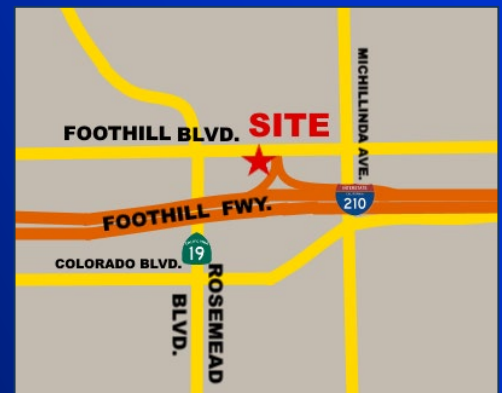
FOOTHILL BLVD. @ 210 FWY

**FOR
LEASE**

- ACROSS FROM REGIONAL SHOPPING CENTER
- GREAT VISIBILITY @ SIGNALIZED FWY OFFRAMP
- HARD TO ENTER MARKET
- AAA LOCATION AT A B PRICE

PROPERTY HIGHLIGHTS

- 3,774 square feet (divisible)
- Across from Hastings Ranch Shopping Center
- Great visibility – on signalized corner
- At major 210 Fwy offramp (Rosemead Blvd) to East Pasadena retail district
- Rents in nearby centers \$4-5 psf NNN with less visibility
- An A Location at a B price
- Hard to Enter Market - Upper Income Pasadena
- Hastings Ranch area tenants include Coffee Bean (next door), Whole Foods, Best Buy, Nordstrom Rack, CVS, Marshalls, Trader Joe's, Starbucks, Home Goods, Peet's, Beverages & More, Corner Bakery.



HARD CORNER
SIGNALIZED
OFFRAMP

HASTINGS RANCH
RETAIL DISTRICT

FOOTHILL BLVD. @ 210 FWY
ROSEMEAD BLVD. OFFRAMP

3780 E. Foothill Blvd.,
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STRATA
PROPERTIES

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