

A PASADENA LANDMARK  
ENCOMPASSED BY  
BRILLANT RETAIL

888  
W A L N U T



888  
WALNUT



Premiere Lake Ave location amongst 3 million square feet of Class-A office with over 90% occupancy.

Over \$3 million of recent upgrades to lobby and courtyard.

Abundant parking available in multi-level parking structure directly behind premises.

Ideal for full service restaurant, spa, boutique fitness and incidental food, including coffee and juice.

Over 48,000 people within 1-mile radius with over \$90,000 in avg. HH income.

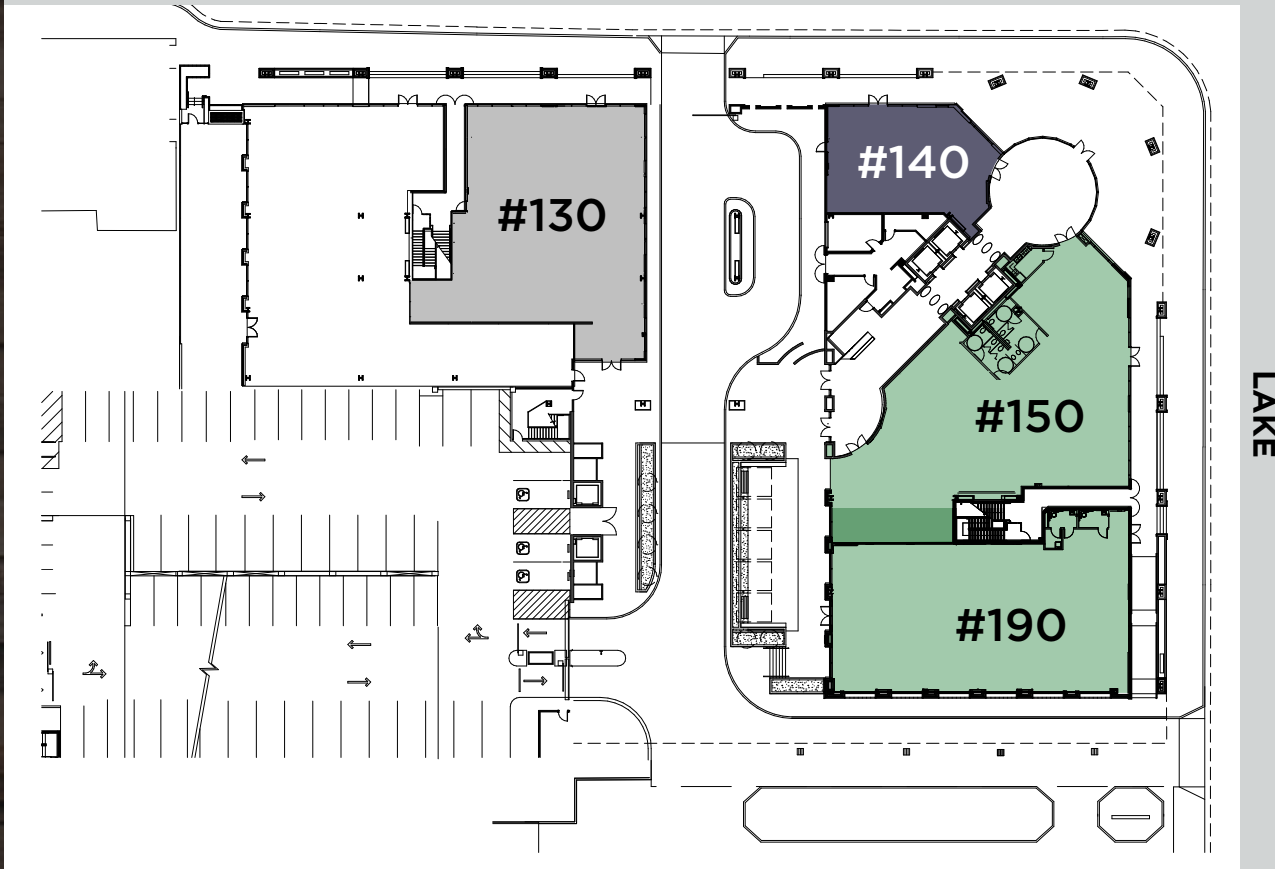
24 Hour on-site security.

Outdoor dining areas dedicated for retail use.



# AVAILABILITIES

## WALNUT



SPACE #130  
5,276 RSF

SPACE #140  
1,162 RSF

SPACE #150  
6,255 RSF

SPACE #190  
5,420 RSF

## POTENTIAL USES



#130

Yoga or Spin Studio  
Boot Camp  
Fitness Uses  
Spa



#140

Coffee Shop  
Tea Shop  
Cafe



#150 & #190

Financial Institution  
Restaurant

\*Landlord will consider  
logical divisions



# NEARBY AMENITIES



## NOTABLE TENANTS

- Soul Cycle
- Dry Bar
- Ralph's
- Lemonade
- Paul Martin's
- Del Frisco's Grille

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Metro Gold Line  
1,320,520 Riders



*For more information, please contact:*

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