

393 - 401 S Fair Oaks Avenue
PASADENA, CA 91105



FOR LEASE

Freestanding Medical Office Building - Pasadena Medical Corridor

MAURICIO OLAIZ

Principal

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COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY SUMMARY & HIGHLIGHTS

393 - 401 S Fair Oaks Ave
PASADENA, CA 91105

393-401 South Fair Oaks Avenue offers a rare opportunity to lease a fully built out freestanding $\pm 12,426$ square foot medical office building located in Pasadena's highly sought-after South Fair Oaks Medical Corridor. The property features an efficient medical layout with exam rooms, imaging areas, administrative offices, and a spacious lobby, making it ideal for a wide range of healthcare users. Positioned on a $\pm 32,117$ square foot lot with approximately 50 surface parking spaces, the site provides excellent accessibility and functionality for both patients and staff.

The property benefits from a prime signalized corner location just two blocks from Huntington Hospital and in close proximity to the Del Mar Metro Gold Line Station. With SFO-CG zoning allowing for a variety of medical and office uses, this is a unique full-building leasing opportunity in one of Pasadena's strongest and most supply-constrained medical submarkets.

Asking Rate:

\$4.00/SF/mo NNN

Terms:

Negotiable

Suite Size:

$\pm 12,426$ SF

Total Building SF:

$\pm 12,426$ SF

Lot SF:

$\pm 32,117$ SF

Year Built:

1973

Zoning:

SFO-CG
(South Fair Oaks Commercial General)

Parking Ratio:

4.09/1000
(± 50 spaces)

APN:

5713-034-054



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PROPERTY HIGHLIGHTS

- ±12,426 SF freestanding medical office building
- Full building opportunity (ideal for owner-user or single tenant)
- Existing medical buildout with exam rooms, imaging, offices
- ±50 surface parking spaces (4.09/1,000 ratio)
- Highly functional layout (see floor plan)
- Excellent visibility on Fair Oaks Ave
- Signalized corner location
- Well-maintained asset, no major deferred maintenance
- Flexible zoning allows medical, office, and commercial uses





EXTERIOR PHOTOS

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INTERIOR PHOTOS

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EXAM ROOM



IMAGING ROOM



OFFICE SPACE

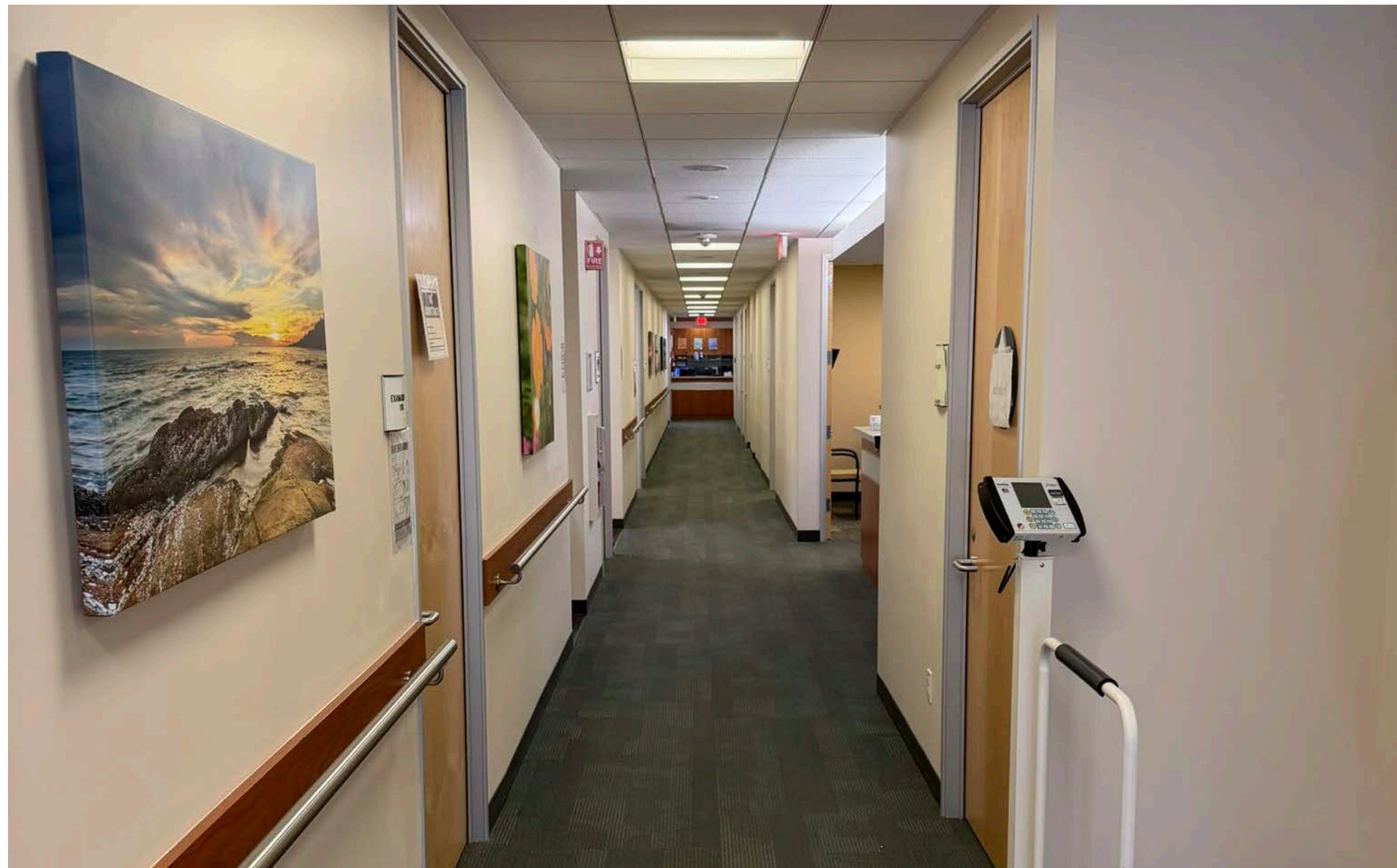


EXECUTIVE OFFICE



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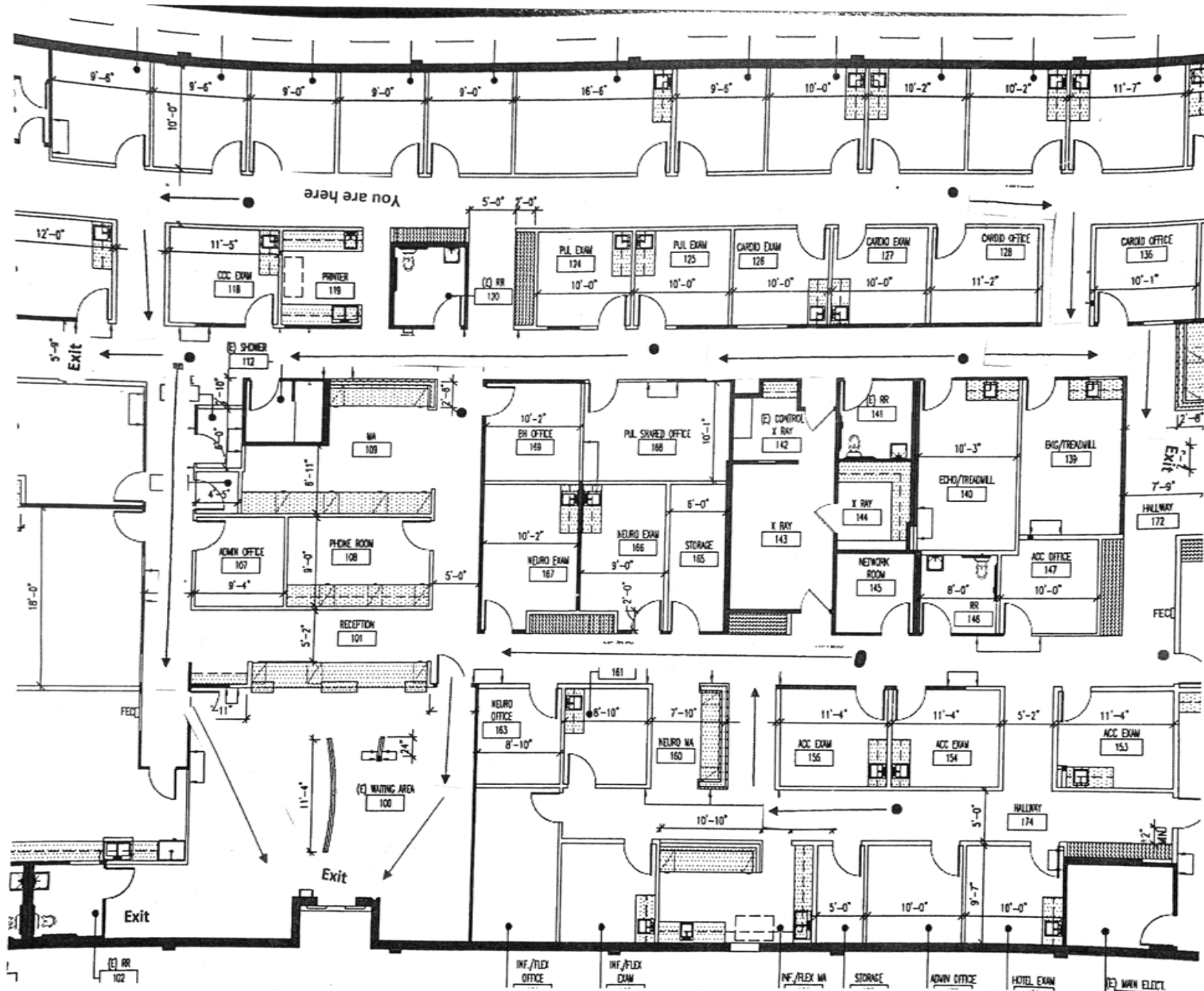
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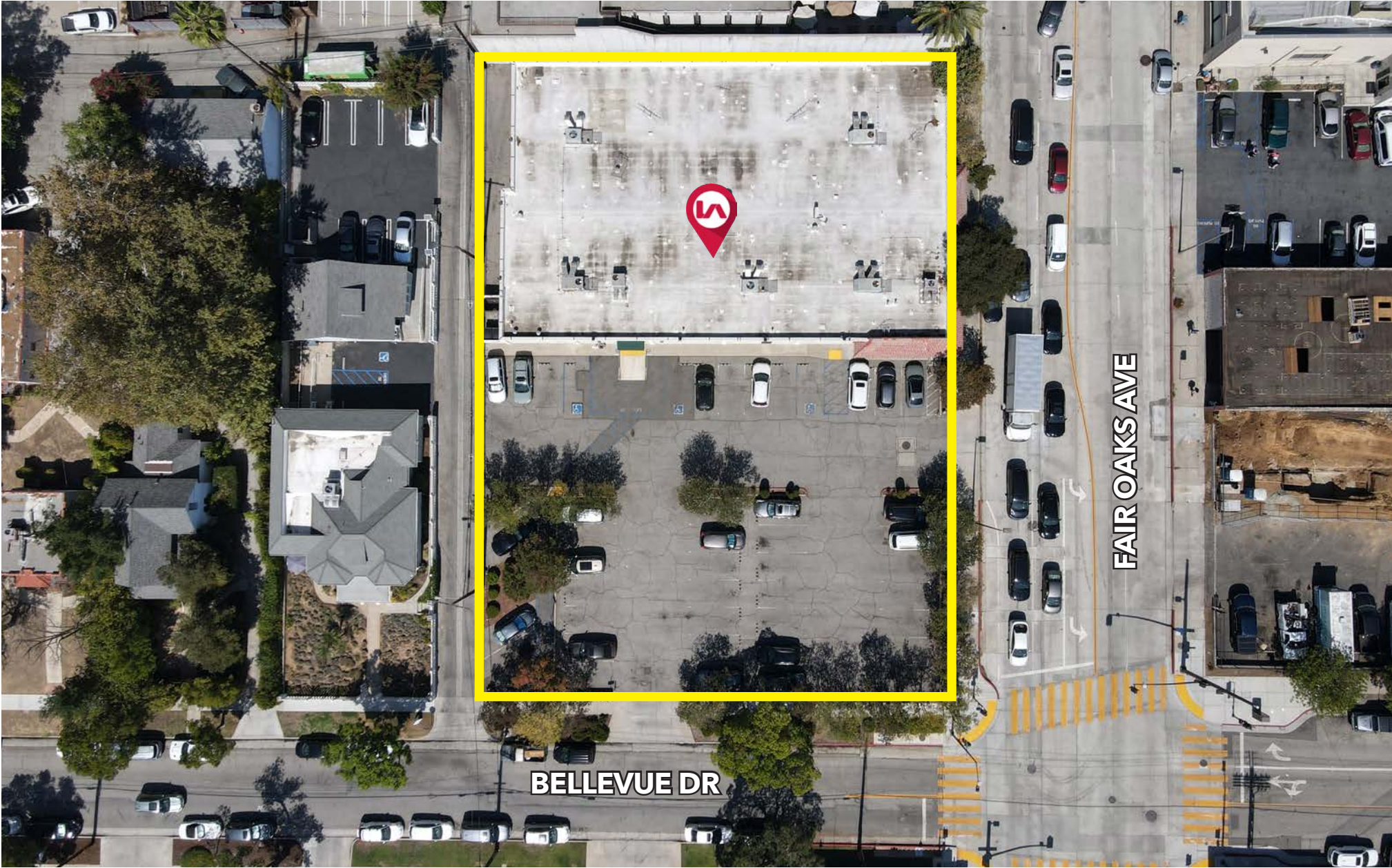
FLOOR PLAN

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AERIAL OVERVIEW

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BELLEVUE DR

FAIR OAKS AVE

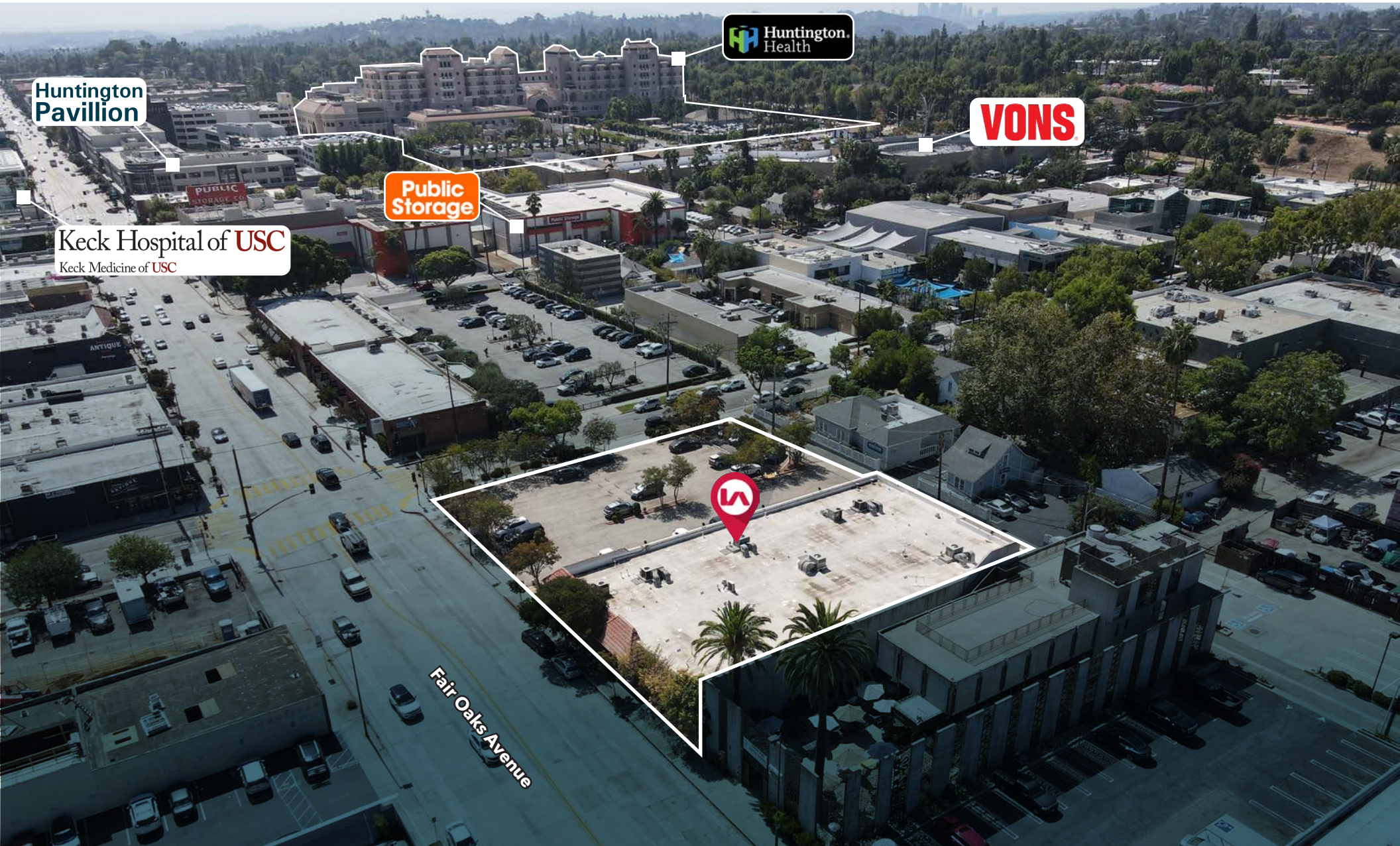


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CRITICAL MEDICAL SITES

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AMENITIES MAP

393 - 401 S Fair Oaks Ave
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PASADENA CITY HALL

Playhouse Village
In the heart of Pasadena

VROMAN'S BOOKSTORE
BLAZE PIZZA
UrthCaffé
LANDMARK THEATRES
AC HOTELS MARIOTT
TARGET
TÉPITO COFFEE
SETTERBELLO

SOUTH LAKE AVENUE

Apple
URBAN OUTFITTERS
BANANA REPUBLIC
TIFFANY & Co.
ANTHROPOLOGIE
LUIGI POTTERY BARN
The Cheesecake Factory

HAVEN
@ DEL MAR STATION

METRO GOLD LINE
FOOTHILL EXTENSION

THE ARBOUR
TJ-MAXX
NICK'S SOUTH LAKE AVENUE
EREWON
ROSS DRESS FOR LESS
TRADER JOE'S
macy's

9
modul

WHOLE FOODS MARKET
HOUSTON'S HOWLIN'
Lucky B's
ARROYO CHOP HOUSE

Fair Oaks Avenue

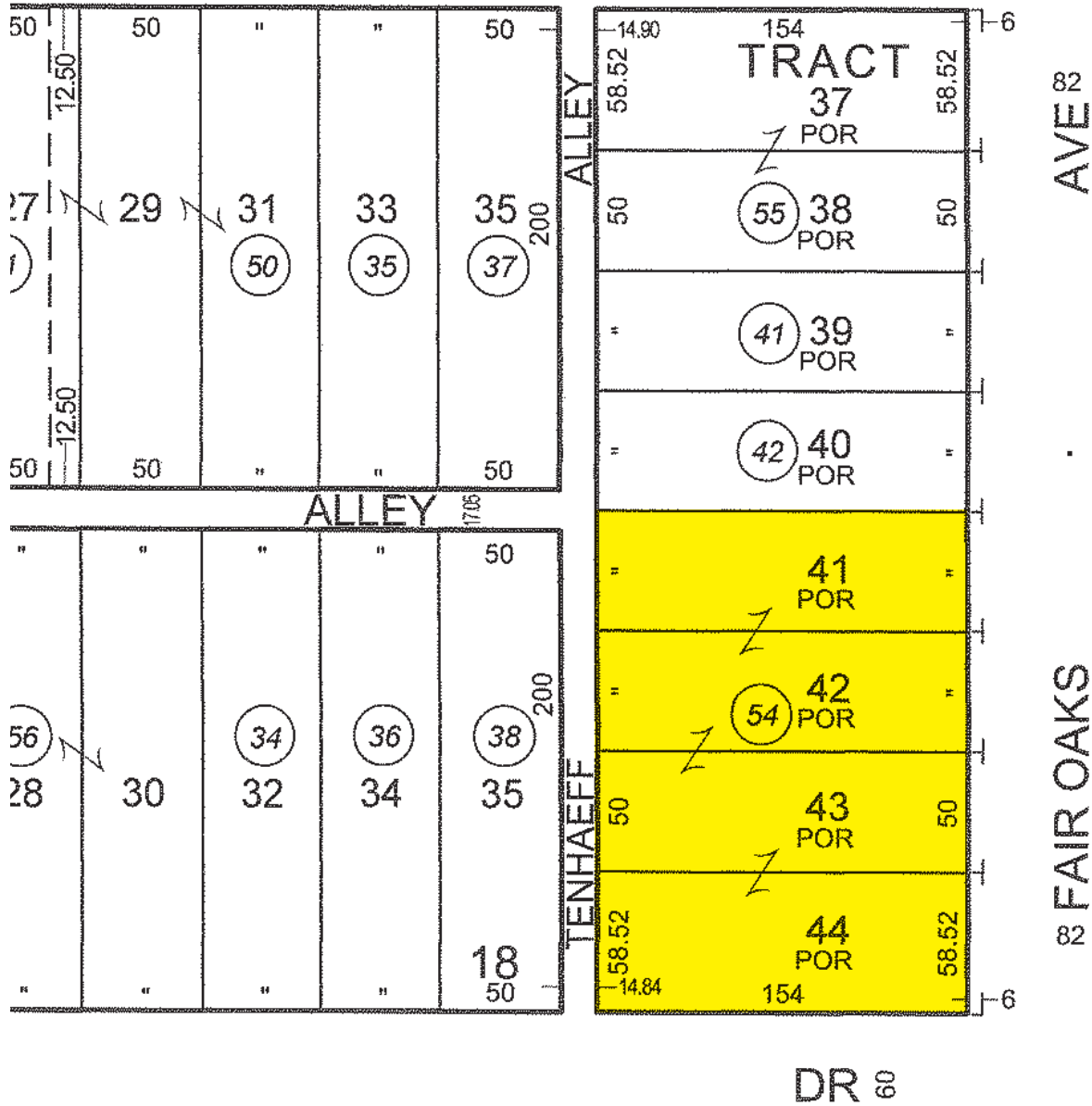


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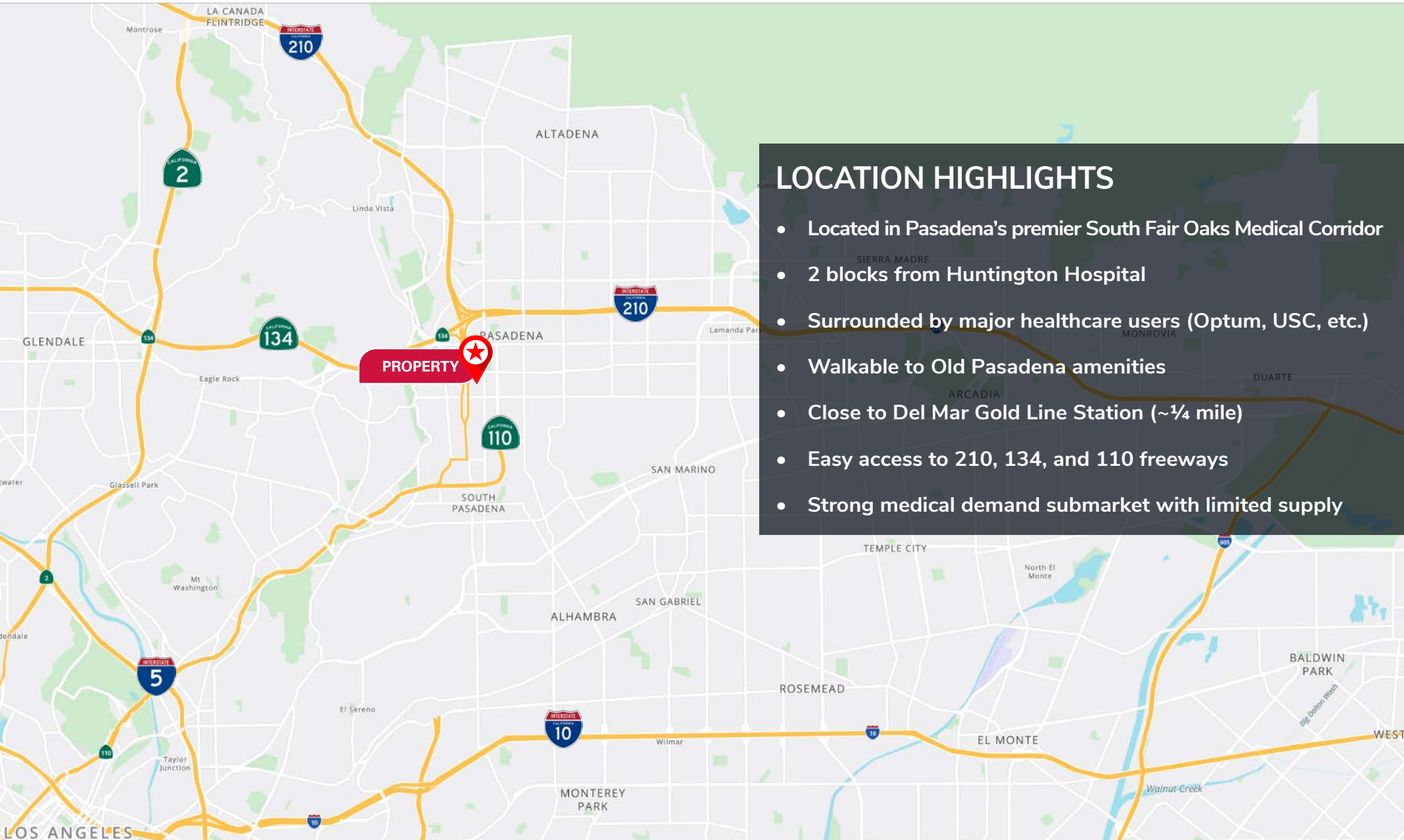
PARCEL MAP

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LOCATION HIGHLIGHTS

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LOCATION HIGHLIGHTS

- Located in Pasadena's premier South Fair Oaks Medical Corridor
- 2 blocks from Huntington Hospital
- Surrounded by major healthcare users (Optum, USC, etc.)
- Walkable to Old Pasadena amenities
- Close to Del Mar Gold Line Station (~¼ mile)
- Easy access to 210, 134, and 110 freeways
- Strong medical demand submarket with limited supply



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.



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