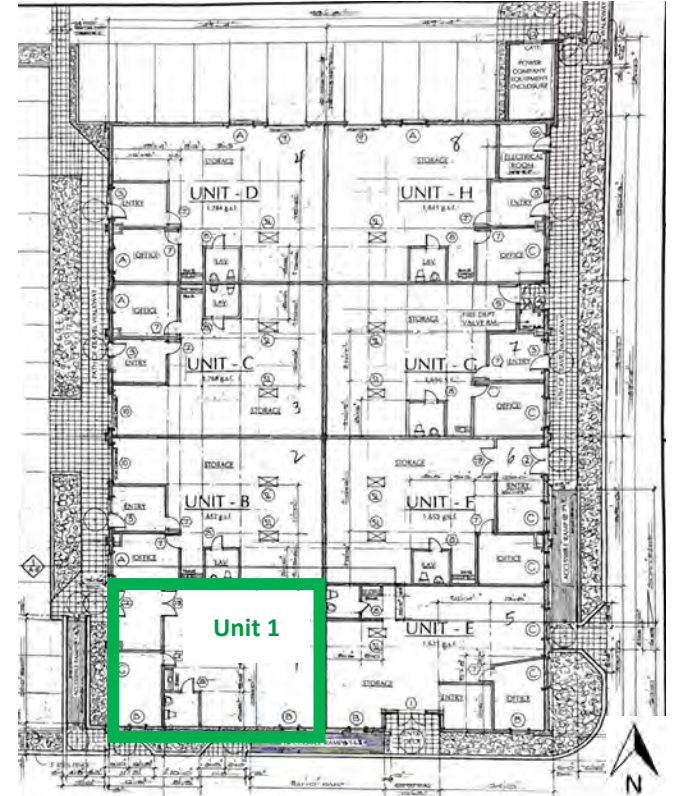




R&D Office Space For Lease

1 West Mountain Street, Pasadena, CA 91103



Fair Oaks Avenue

Mountain Street

FEATURES:

- NWC of Fair Oaks Avenue and Mountain Street;
- Conveniently located near JPL, Lake Avenue retailers and eateries;
- Convenient access to the 210 FWY via Mountain Street;
- Great for Research and Development or General Office;
- All units have roll up doors;
- Approximately 1,721 +/- Sq. Ft. Available;
- GLA: 21,436 +/- Sq. Ft. with 48 on-grade parking spaces.

For more information, please contact
BP International, Inc.

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DRE# 00980137
patsyma@bpinternational.net

Justin Chan
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DEMOGRAPHICS Source : CoStar (2020)	1-MILE	3-MILE	5-MILE
Population	36,691	174,452	418,710
Average HH Income	\$77,992	\$115,761	\$117,137

650 W. Duarte Rd., #1088, Arcadia, CA 91007
Tel: 626-821-3448 Fax: 626-821-9099
www.BPInternational.net

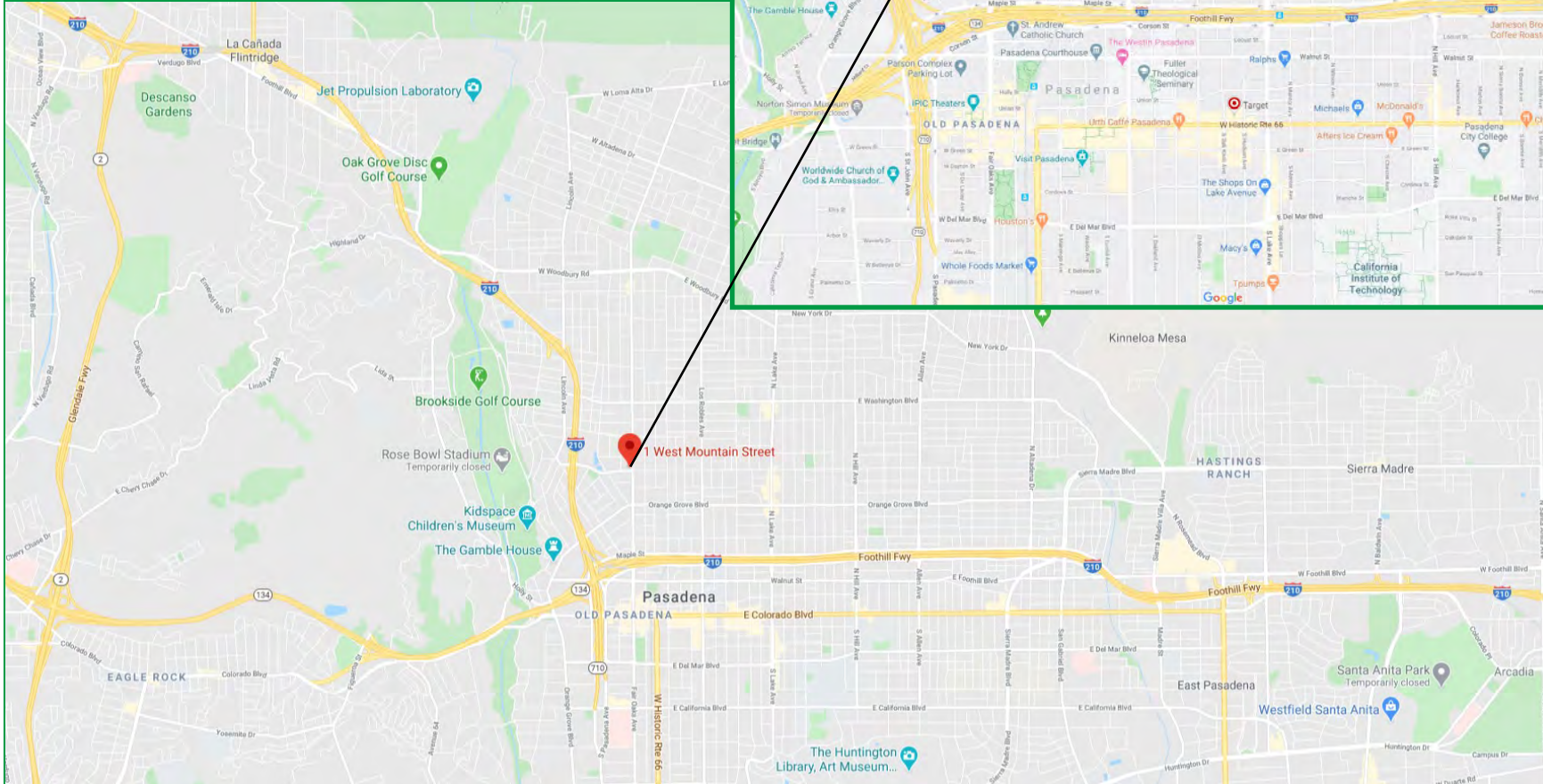
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International, Inc.
BUSINESS
PROPERTIES

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Demographic Summary Report

Bldg A 1 W Mountain St, Pasadena, CA 91103

Building Type: **Class C Office** Total Available: **0 SF**
 Class: **C** % Leased: **100%**
 RBA: **13,900 SF** Rent/SF/Yr: **-**
 Typical Floor: **13,900 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	36,691	174,277	417,779
2020 Estimate	36,850	174,452	418,710
2010 Census	36,884	171,538	414,449
Growth 2020 - 2025	-0.43%	-0.10%	-0.22%
Growth 2010 - 2020	-0.09%	1.70%	1.03%
2020 Population by Hispanic Origin	22,150	59,979	150,809
2020 Population	36,850	174,452	418,710
White	25,278 68.60%	115,251 66.06%	269,798 64.44%
Black	6,591 17.89%	23,460 13.45%	30,628 7.31%
Am. Indian & Alaskan	703 1.91%	2,078 1.19%	4,876 1.16%
Asian	3,092 8.39%	26,377 15.12%	97,453 23.27%
Hawaiian & Pacific Island	66 0.18%	342 0.20%	740 0.18%
Other	1,120 3.04%	6,944 3.98%	15,216 3.63%
U.S. Armed Forces	1	44	99
Households			
2025 Projection	11,804	67,555	153,555
2020 Estimate	11,869	67,666	154,044
2010 Census	11,975	66,828	153,363
Growth 2020 - 2025	-0.55%	-0.16%	-0.32%
Growth 2010 - 2020	-0.89%	1.25%	0.44%
Owner Occupied	3,454 29.10%	32,609 48.19%	80,213 52.07%
Renter Occupied	8,415 70.90%	35,057 51.81%	73,832 47.93%
2020 Households by HH Income	11,869	67,668	154,044
Income: <\$25,000	3,269 27.54%	10,661 15.75%	23,146 15.03%
Income: \$25,000 - \$50,000	2,092 17.63%	8,552 12.64%	21,736 14.11%
Income: \$50,000 - \$75,000	1,960 16.51%	10,177 15.04%	22,881 14.85%
Income: \$75,000 - \$100,000	1,467 12.36%	8,846 13.07%	18,405 11.95%
Income: \$100,000 - \$125,000	1,084 9.13%	6,880 10.17%	16,121 10.47%
Income: \$125,000 - \$150,000	596 5.02%	4,983 7.36%	11,001 7.14%
Income: \$150,000 - \$200,000	623 5.25%	6,949 10.27%	15,397 10.00%
Income: \$200,000+	778 6.55%	10,620 15.69%	25,357 16.46%
2020 Avg Household Income	\$77,992	\$115,761	\$117,137
2020 Med Household Income	\$57,575	\$87,559	\$87,576



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7/21/2020