

PASADENA

100% Leased

1260 N Lake Ave | Pasadena, CA



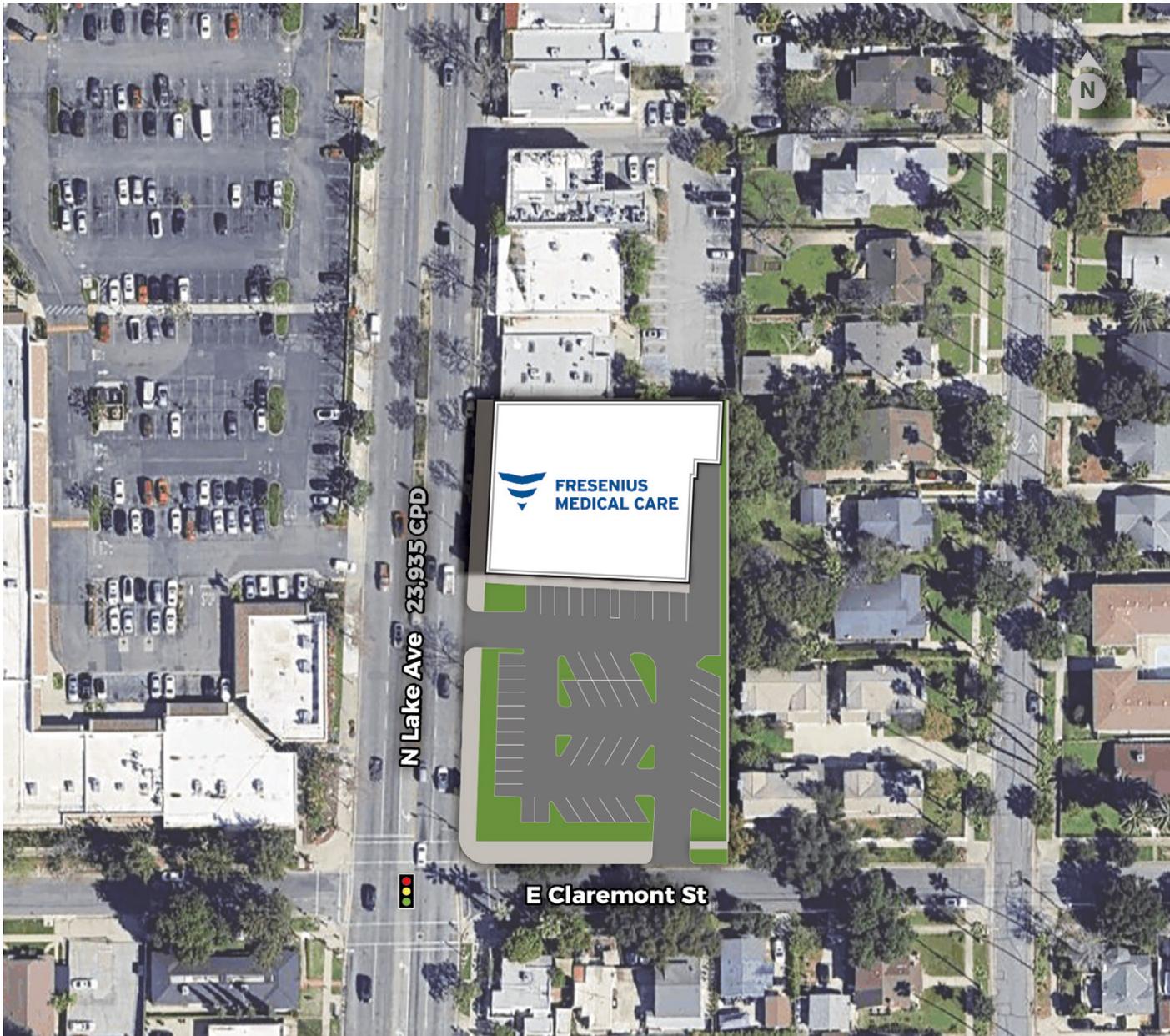
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SITE PLAN

PASADENA



#	TENANT
1260	Fresenius Medical Care

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www.redmountaingroupinc.com

RED MOUNTAIN
GROUP

AREA INFO

PASADENA



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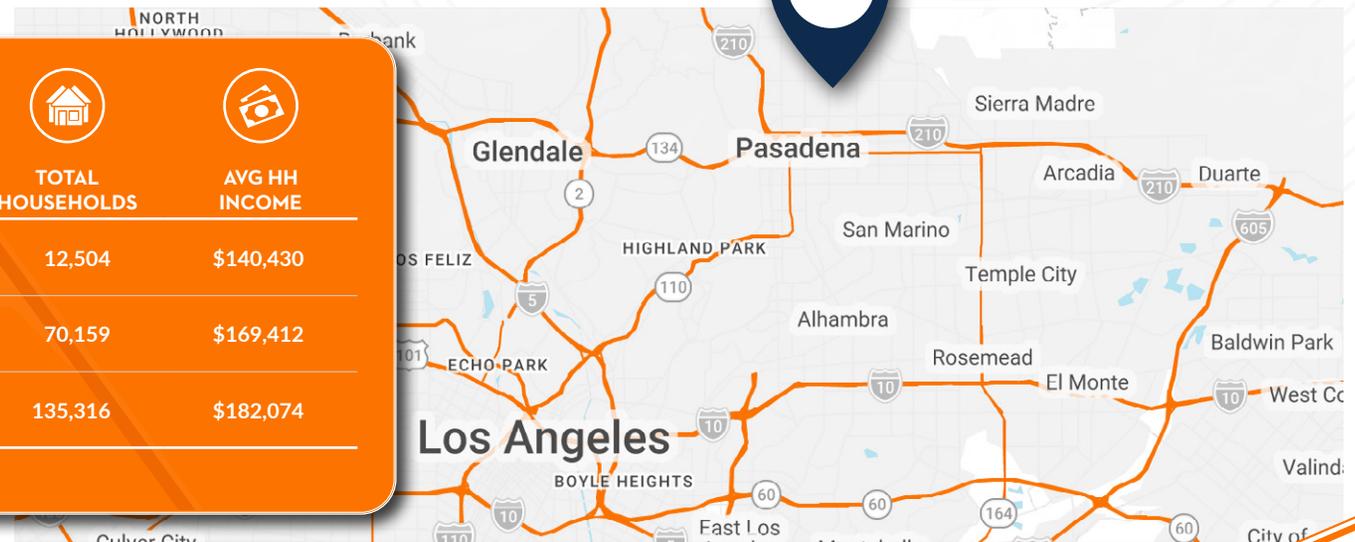
Within 10 minutes of the Rose Bowl Stadium and California Institute of Technology

Located at the highly trafficked intersection of Lake Avenue and Washington Boulevard

NEARBY TENANTS:



	 POPULATION	 DAYTIME POPULATION	 TOTAL HOUSEHOLDS	 AVG HH INCOME
1 Mile	33,262	17,134	12,504	\$140,430
3 Miles	172,825	146,257	70,159	\$169,412
5 Miles	346,583	254,579	135,316	\$182,074



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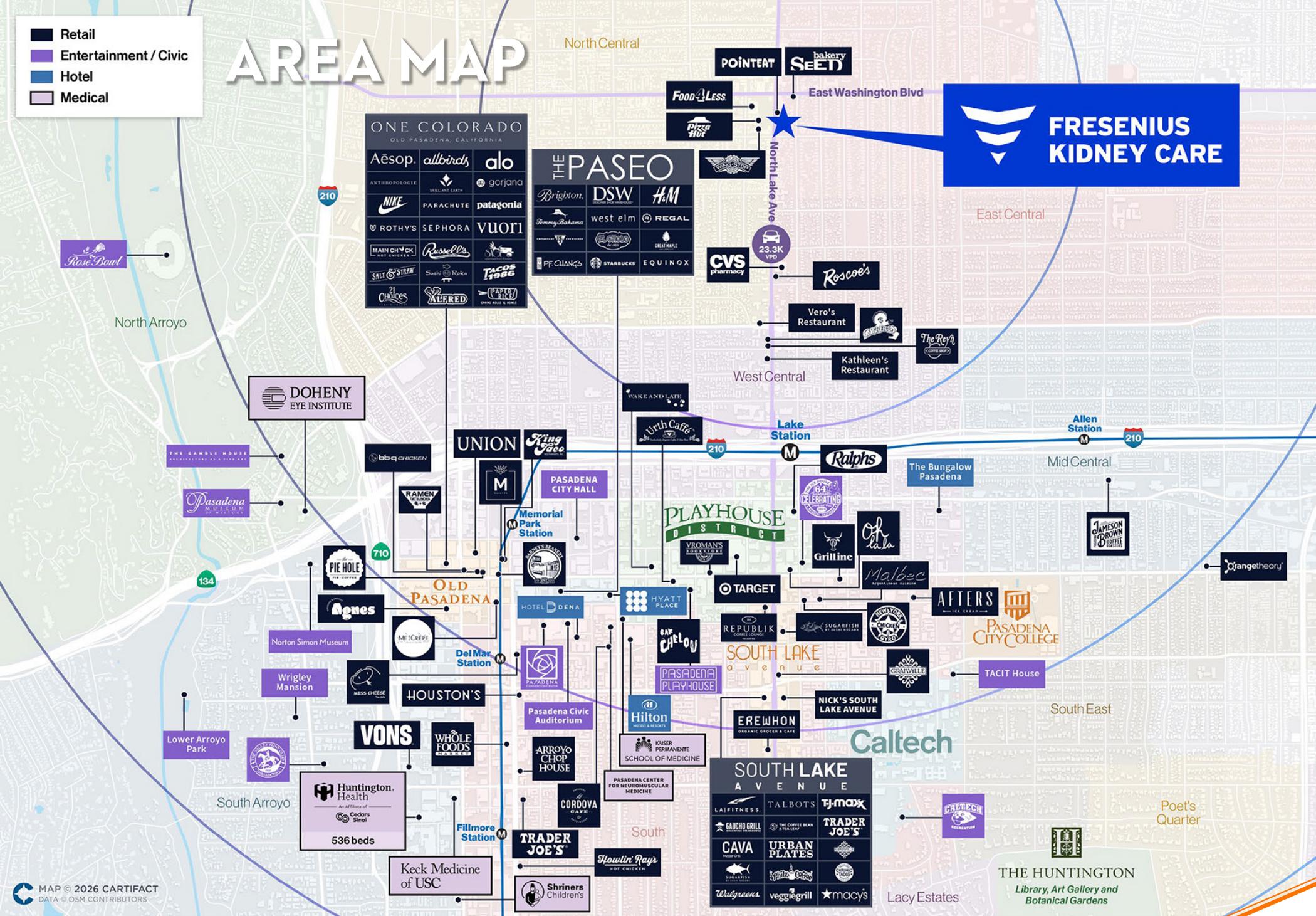

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RED MOUNTAIN
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AREA MAP

- Retail
- Entertainment / Civic
- Hotel
- Medical

**FRESENIUS
KIDNEY CARE**



MAP © 2026 CARTIFACT
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