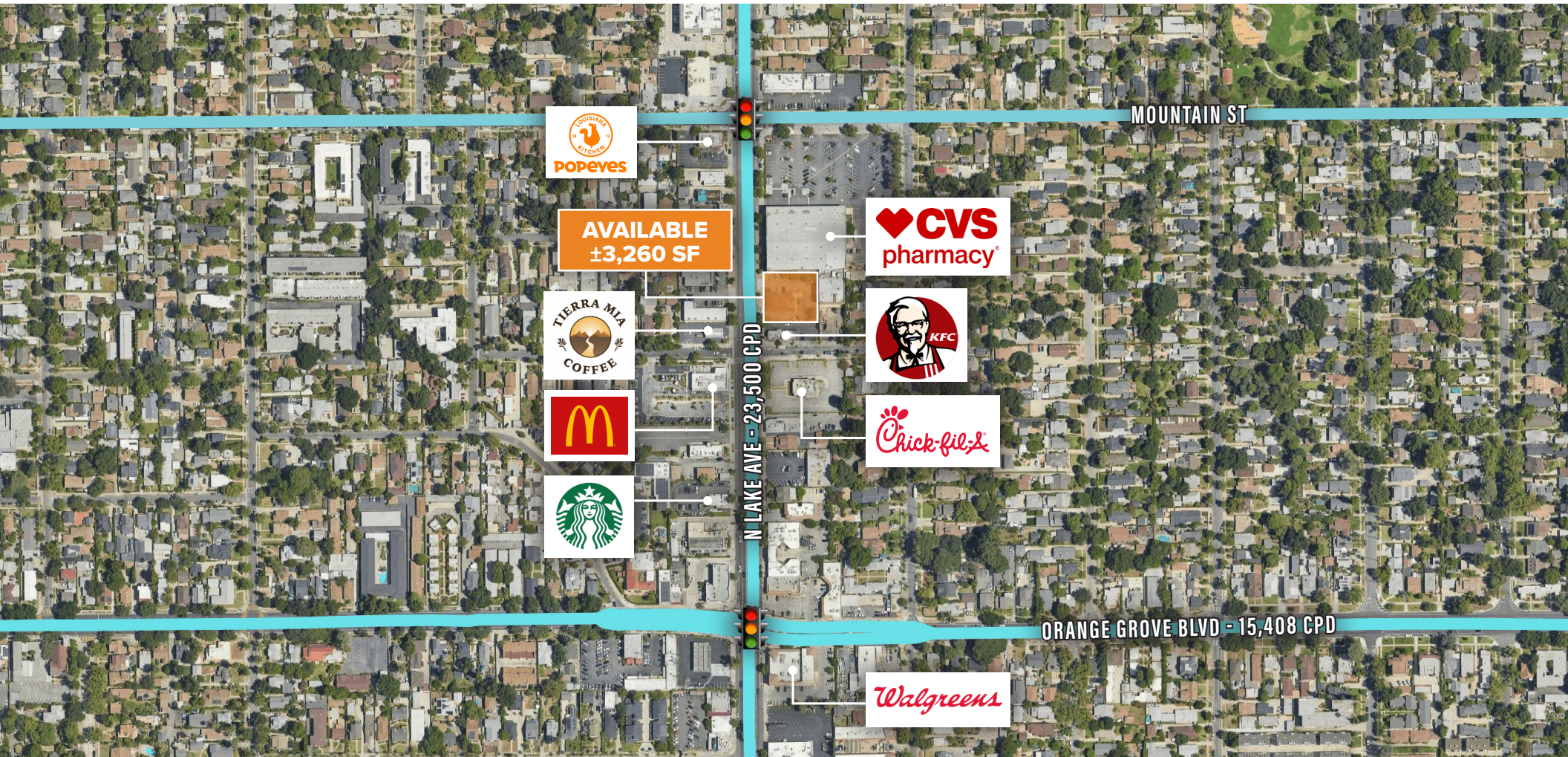


FOR SALE OR LEASE

SECOND-GENERATION RESTAURANT

830 N Lake Ave | Pasadena, CA

beta.



For leasing, please contact:

VANESSA ZHANG | Lic. 01921274
c 424 293 3696 e Vanessa.Zhang@BetaAgency.com

RICHARD RIZIKA | Lic. 01044064
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PROPERTY HIGHLIGHTS

- **±3,260 SF** freestanding building with **39 parking spaces**
- Prime location with **prominent signage** along the heavily trafficked Lake Ave
- Within 1 mile, there are 3 schools servicing over **1,000 students**
- 0.5 miles away from the **210 Freeway**



POPULATION

1 mile	2 mile	3 mile
40,610	120,569	179,242



AVG. HOUSEHOLD INCOME

1 mile	2 mile	3 mile
\$123,294	\$147,304	\$174,209



DAYTIME POPULATION

1 mile	2 mile	3 mile
25,776	108,348	154,146

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830 N Lake | Pasadena, CA



Space Details

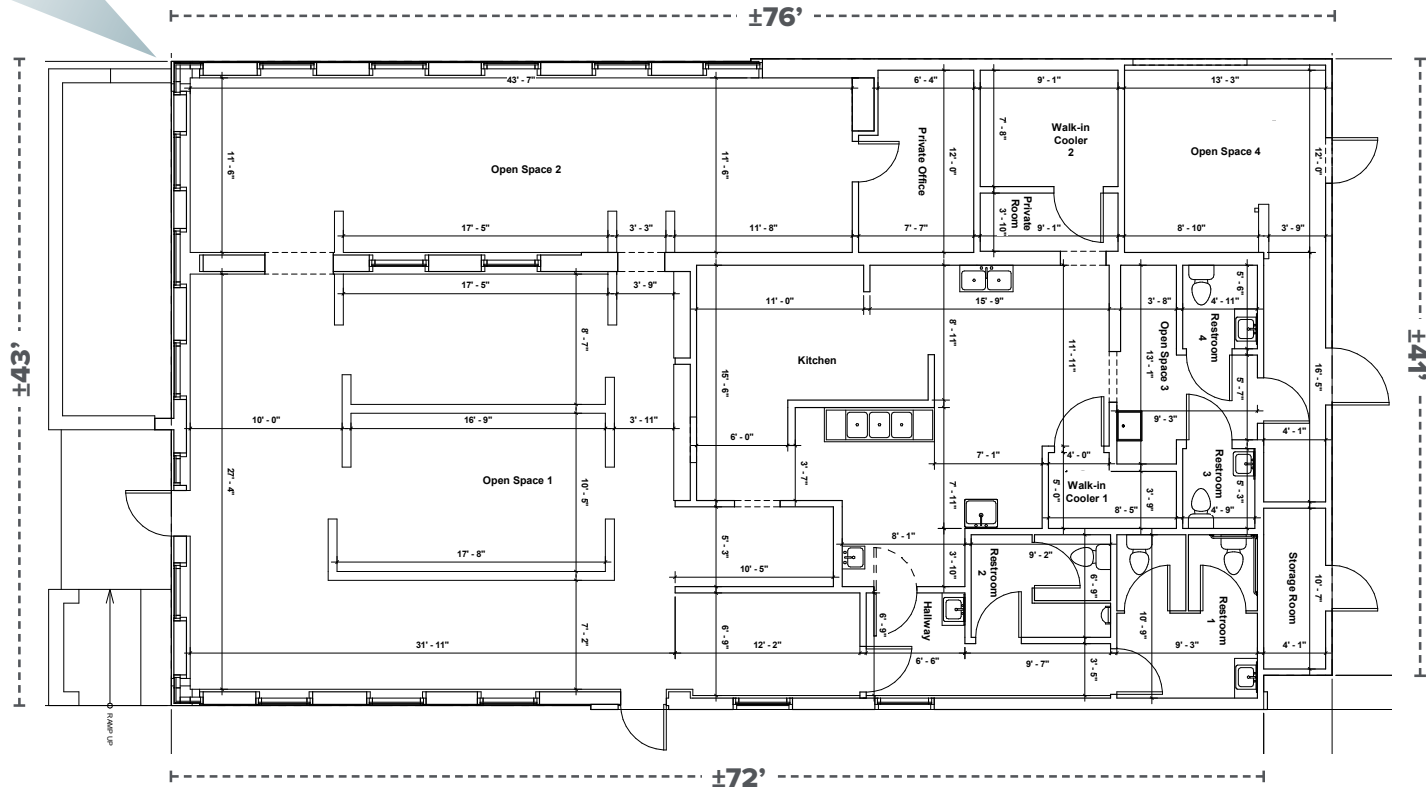
- Electrical: 2 panels at 400 amps and 200 amps, 120/240
- Gas: 1.5 inches
- Water: 1 inch



[CLICK HERE](#)

AVAILABLE
±3,260 SF

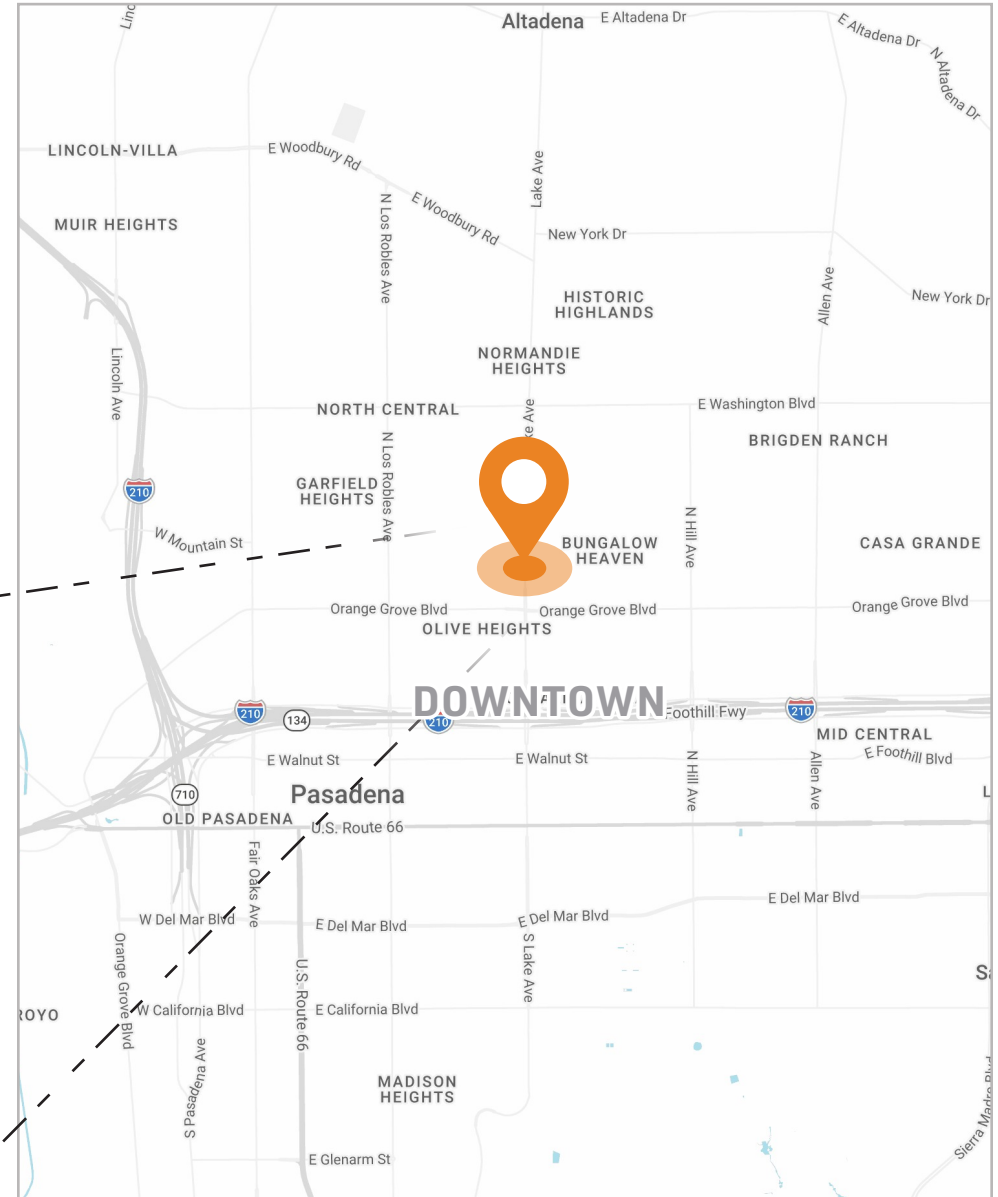
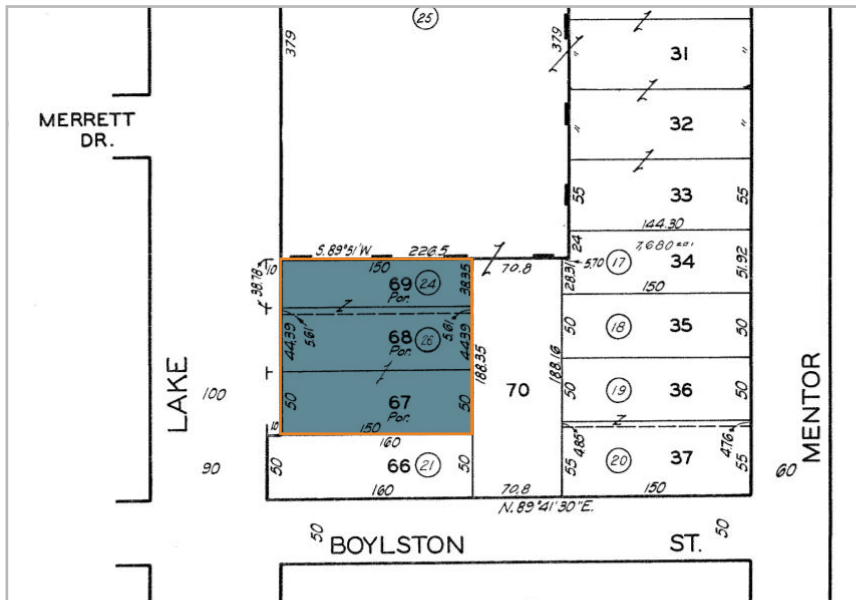
N LAKE AVE | 23,500 CPD



| Property Overview

830 N Lake | Pasadena, CA

Address	830 N Lake Ave, Pasadena, CA, 91104
Total Building Area	3,260 SF
Lot Size	14,178 SF
Year Built	1970
Property Type	Second-Generation Restaurant
Zoning	PSC
Traffic Count:	N Lake Ave: 23,500 CPD Orange Grove Blvd: 15,408 CPD
APN	5732-001-024, 5732-001-026



Area Overview

830 N Lake | Pasadena, CA

Trade Area Highlights

- Trade area features over 174,450 residents, a daytime population of 151,887 and an average household income over \$161,105 within a 3-mile radius.
- Located 0.5 miles northeast of Old Town Pasadena—attracting over 5 million visitors annually.
- Other major traffic drivers in the area include: Pasadena City College with over 25,000 students and the Rose Bowl Stadium, a world-class venue hosting major sporting events, concerts, and festivals throughout the year.

Rose Bowl Stadium
599,836 spectators (2023)

Old Town Pasadena
5 million visitors (annually)

Pasadena City College
25,034 students

311,663 CPD

1 mi

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