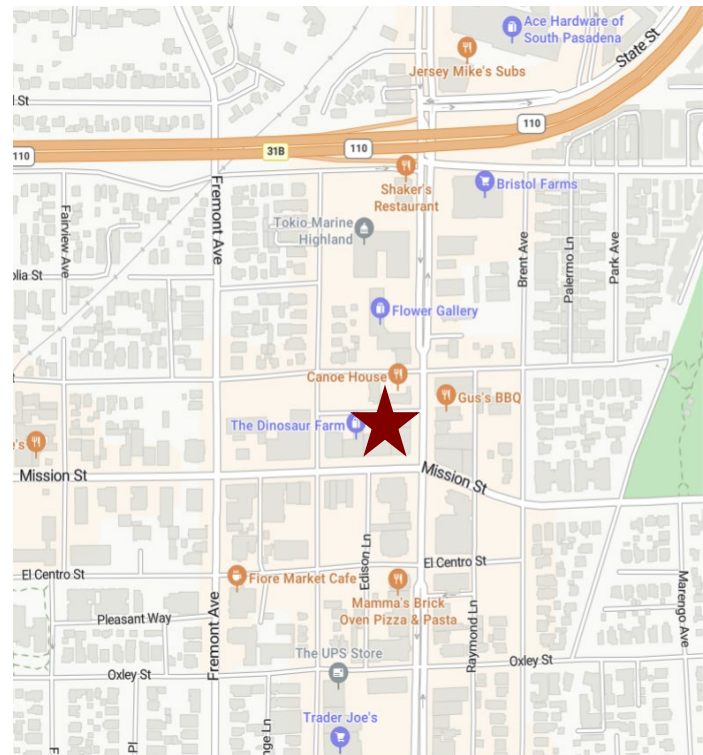


PRIME SOUTH PASADENA OFFICE/RETAIL FOR LEASE



815 FAIR OAKS BOULEVARD, SOUTH PASADENA

- AVAILABLE** Approximately 1,075 sq. ft.
Open space with office, storage area and rear exit.
- LEASE RATE** \$2,750.00 per month.
Tenant pays for its own utilities, interior janitorial, and liability insurance including plate glass insurance. Landlord to pay taxes and insurance in a base year.
- PARKING** Public parking in City parking lot in rear of the buildings off of Mound Street.
- AVAILABLE** December 15, 2025.
- AMENITIES**
- * Near corner of Fair Oaks Boulevard and Mission Street.
 - * Heavy pedestrian traffic.
 - * Walking distance to Starbucks, Chipotle, Gus's BBQ, Canoe House, and Fair Oaks Pharmacy.
 - * Excellent signage and visibility.
 - * Ideal for professional services including insurance, real estate, homecare, accounting, architect or engineering uses.



For more Information, Contact:

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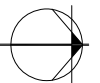
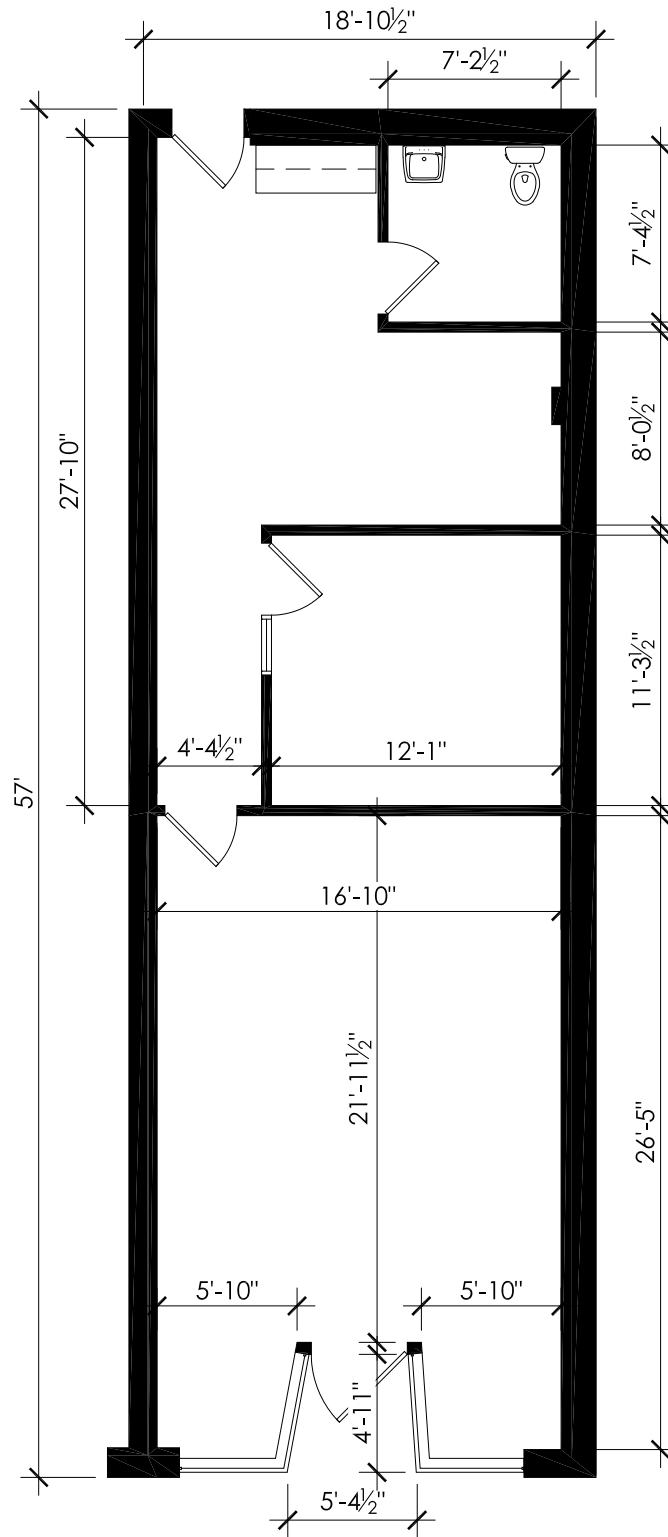
(626) 795-2255

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APPOINTMENT WITH BROKER.**

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FOR LEASE





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815 FAIR OAKS BLVD.
SOUTH PASADENA, CA 91030

Project 25-043

AS-BUILT

AB.2

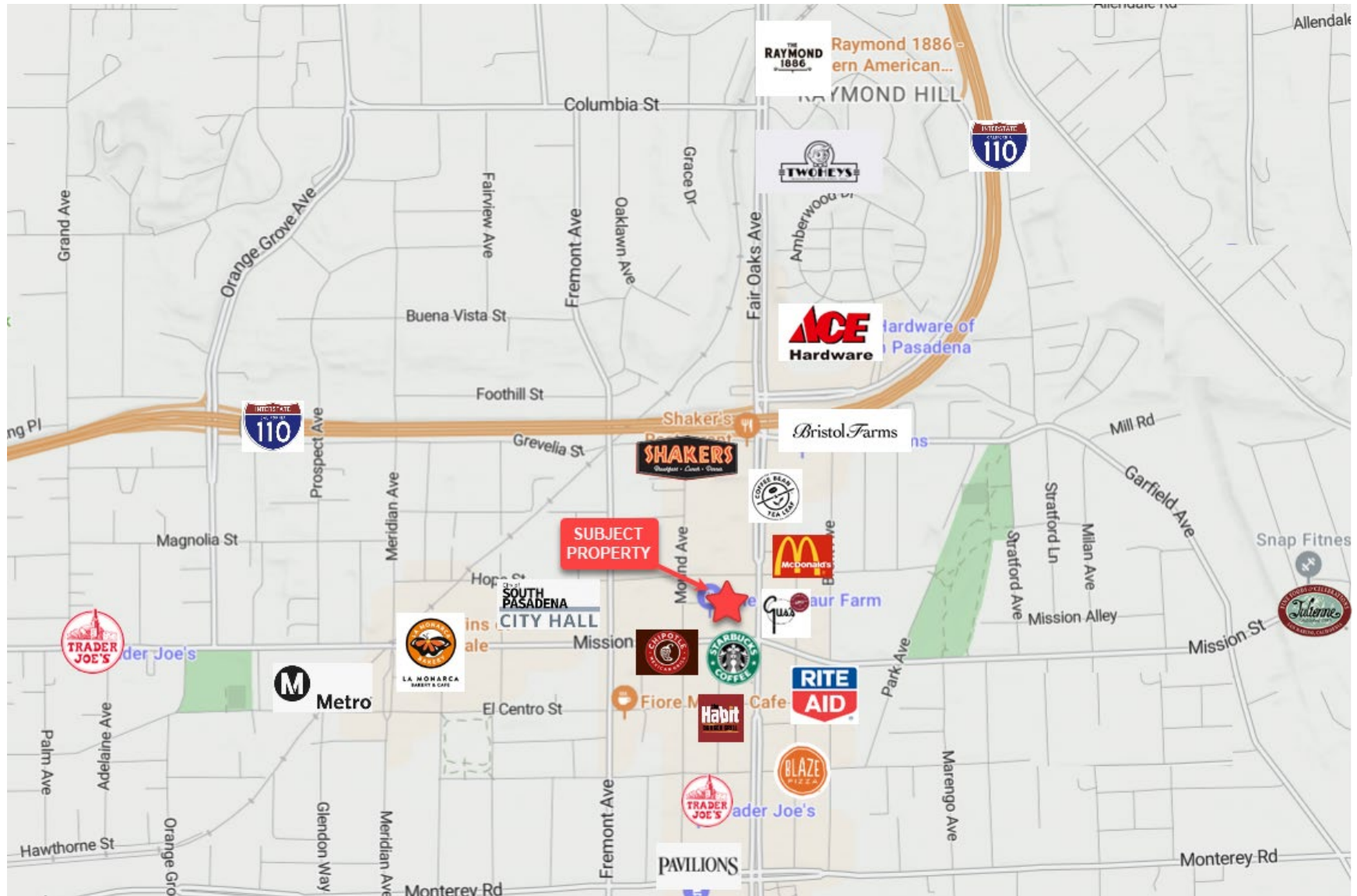
Date: 11.26.25

1/8" = 1'-0"

815 FAIR OAKS AVENUE



AMENITY MAP



AERIAL VIEW

