



International, Inc.
BUSINESS
PROPERTIES

R&D Office Space For Lease

1 West Mountain Street, Pasadena, CA 91103



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 1,891 +/- Sq. Ft. Available;
- GLA: 21,436 +/- Sq. Ft. with 48 on-grade parking spaces.

DEMOGRAPHICS Source : CoStar (2021)	1-MILE	3-MILE	5-MILE
Population	36,850	174,452	418,710
Average HH Income	\$77,992	\$115,761	\$117,137

For more information, please contact
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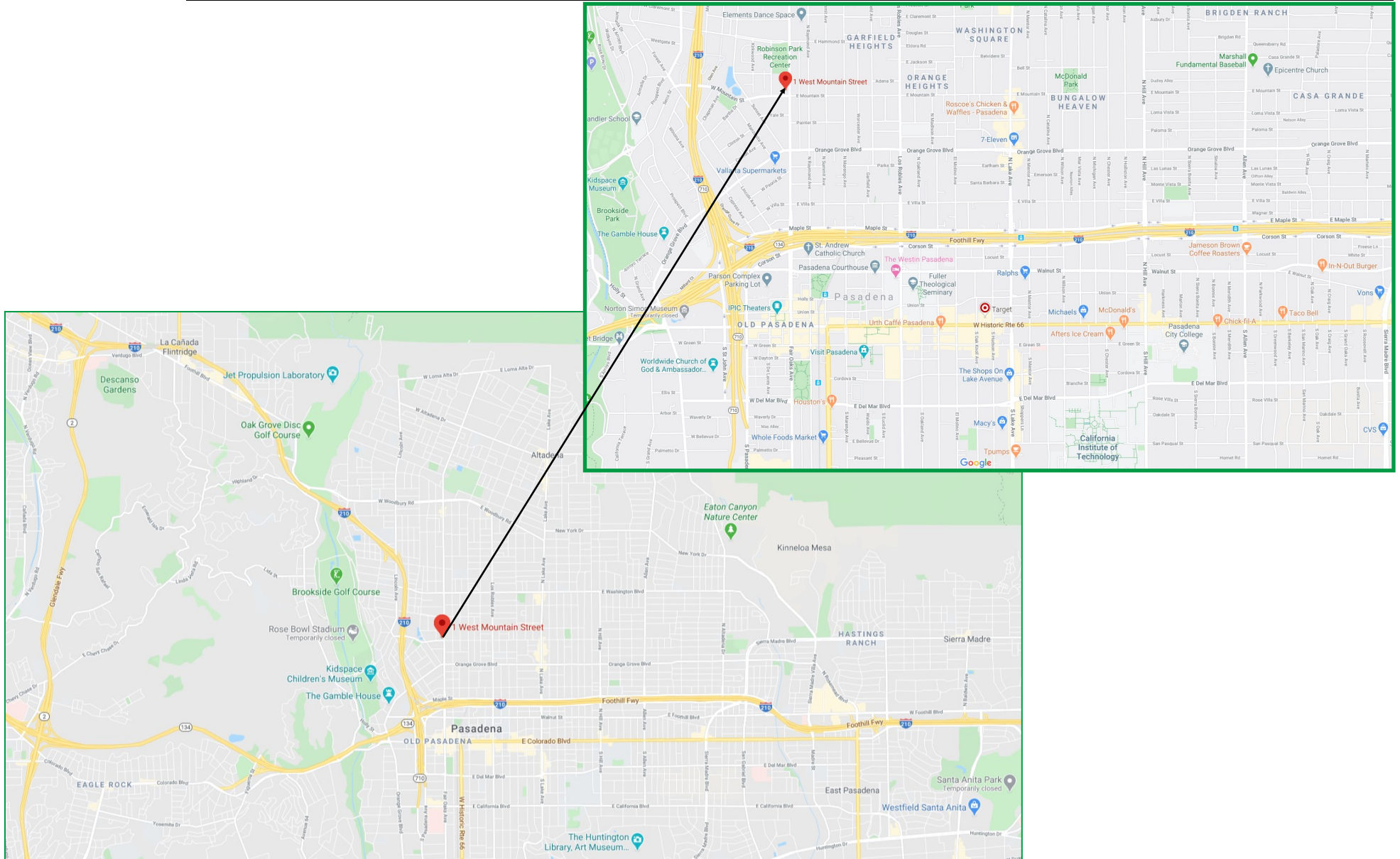
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Demographic Summary Report

Bldg A 1 W Mountain St, Pasadena, CA 91103

Building Type: **Flex**
 RBA: **13,900 SF**
 Typical Floor: **13,900 SF**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Mo: -



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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1/5/2021