

Avison Young Real Estate Brokers. Specialists in the Sales and Leasing of Commercial & Industrial Properties.

**Pleased to Offer, Two separate Lease or Purchase Opportunities:
1) For Tenants - Pasadena Office / Warehouse / R & D space or 2)
For Buyers - North Hollywood Signalized, Retail Building for
either Owner Users or 103 Unit Apartment Land Developers.**

**TWO SEPARATE REAL ESTATE OPPORTUNITIES. Exclusively
Listed For Lease or Sale by Avison Young:**



1) FOR LEASE: 880 N. FAIR OAKS AVE., PASADENA

For Tenants: 5,590 up to 10,000 sf of space for Office / Warehouse / R & D - Research and Development uses.

Features: Offices, kitchen, private restrooms, roll up door & open floor plan.

Location: Just north of Old Town, off the 201 & 134 freeways with convenient / excellent access to the San Gabriel Valley and greater Los Angeles.

2) FOR SALE: 7407 LANKERSHIM BLVD., NORTH HOLLYWOOD



OWNER USER RETAIL WITH EXCESS LAND

OR



103 UNIT APARTMENT DEVELOPMENT



Directly Across Street on Lankershim: Apartments to East



Valerio Street East: Apartments Across Street



Directly North on Lankershim Blvd: Next Door Apartments

For Buyers: Signalized, Up Front Owner User Retail to occupy with a business or Developer for a 103 Unit Apartment Development.

Improvements: 9,000 sf Building with Excess Land for Abundant Parking on 41,440 sf Land.

Potential Uses: Retail, Office, School, Church, Child Care, Home Occupation, Hotel or Apartments.

Extremely High Density Population: 41,000+ People in 1 Mile Radius.

Very High Renter vs. Owner Occupied: 66%.

Good Traffic Counts: 23,510+ Cars per day.

Please Do Not Disturb Occupants. A Confidentiality Agreement is required.

AVISON YOUNG REAL PROPERTY BROKERAGE SERVICES / BACKGROUND:

Real Estate Brokers / Agents based in Los Angeles County and focused on Southern California. Established in 1953, previously known as Ramsey-Shilling Commercial Real Estate Services. Pasadena Chamber of Commerce members for the past 17+ years. Commercial and Industrial Property - Sales & Leasing Brokerage Agency / Advisors.

Client Representation: Sellers, Landlords, Developers, Investors, Buyers & Tenants. Dispositions and Acquisitions of: Owner User and Income Properties, Development Land for New Ground Up Construction & Leasing of Buildings, suites & spaces.

Additional Real Estate Services: Real Property Valuation & Appraisal Advisory / Consulting. Loan Financing for Refinance or new Purchase Money loans. Also, Asset / Property Management.

Geographic Coverage: Tri Cities - 1) Pasadena 2) Glendale 3) Burbank, 4) San Gabriel and 5) San Fernando Valleys. Additionally, 4) Hollywood 5) Silver Lake 6) Echo Park 7) Downtown LA & 8) Mid-Wilshire / Koreatown.

All Uses: A) Soon to be available Buildings for Owner Users to purchase & occupy with their business B) Vacant Land for New Development or Renovation / Repositioning of Existing improvements: Apartments, Condominiums, Mixed Use or Hotels or C) Income Producing Investments with cash flow.

All Types: a) Retail - General, Restaurant & Nightclub b) Industrial - Warehouse, Light Manufacturing, R and D - Research & Development & Flex c) Office d) Medical / Healthcare & e) Multi-Family.

Look forward to discussing the above two opportunities. Also, the Sales or Leasing of your Real Estate. For details, please call:

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Avison Young – Southern California, Ltd. – LA North

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