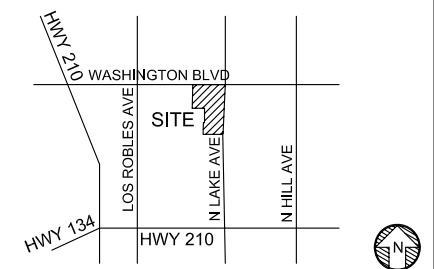


TENANT LEGEND

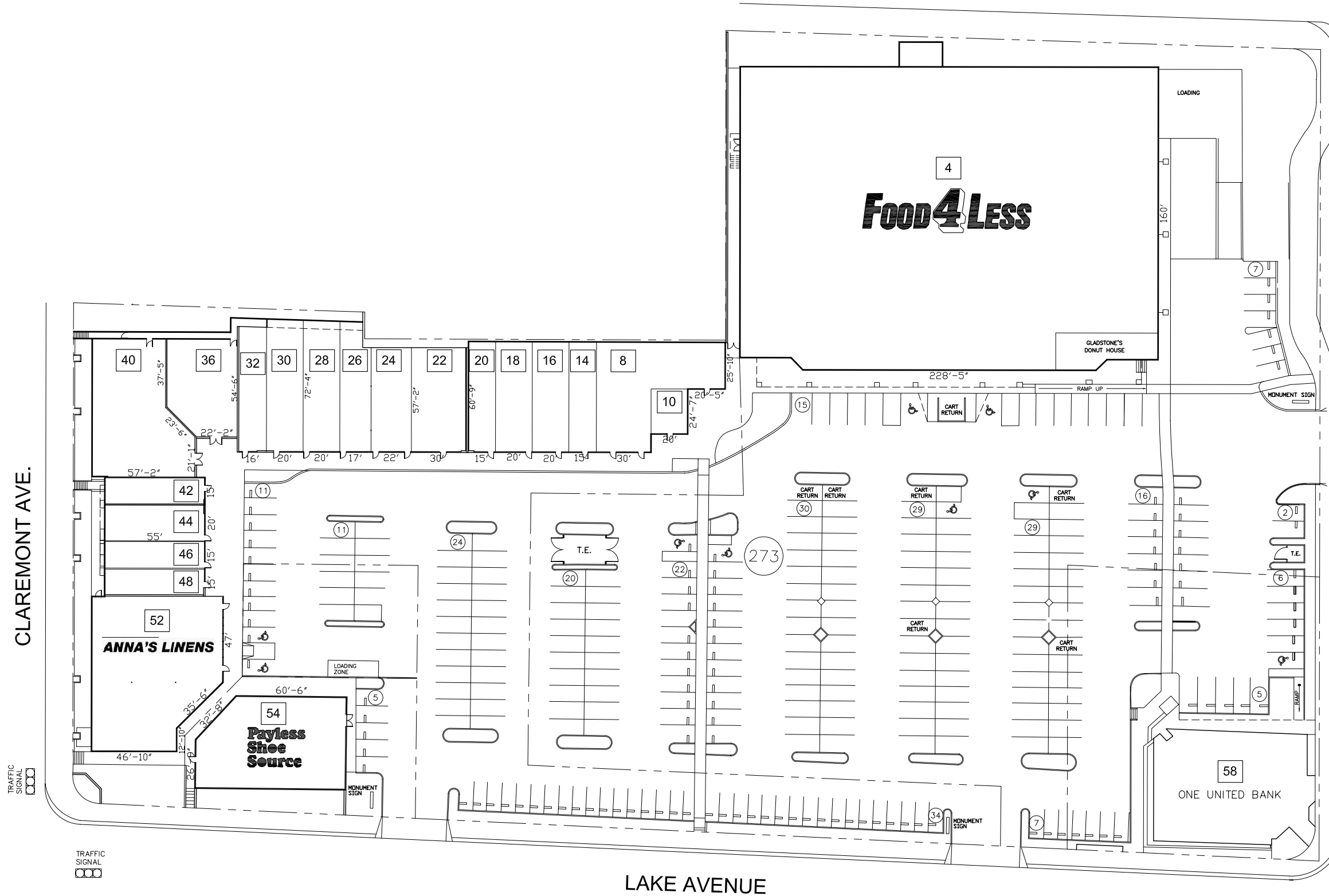
SUITE	TENANT	SF
4	FOOD 4 LESS	39,674 sf
8	RENT A CENTER	2803 sf
10	WATERIA	500 sf
14	SOUTHERN STATE INS	902 sf
16	Q VIDEO	1203 sf
18	MIRACLE CLEANERS	1204 sf
20	EXPERT NAILS	904 sf
22	SAVE PLUS	1970 sf
24	PIZZA HUT	1127 sf
26	VIP TOBACCO	1037 sf
28	PIACCI'S	1410 sf
30	SUBWAY	1412 sf
32	MAKI YAKI	1010 sf
36	TWO BOYS BEAUTY	2100 sf
40	STYLE 7	3601 sf
42	H & R BLOCK	825 sf
44	GAMESTOP	1100 sf
46	SALSA PICANTE	825 sf
48	KING WOK	825 sf
52	ANNA'S LINENS	5474 sf
54	PAYLESS SHOE SOURCE	3939 sf
58	ONE UNITED BANK	7000 sf



VICINITY MAP

TOTAL BUILDING SF:	80,845 SF
PARKING PROVIDED:	273 STALLS
PARKING RATIO:	3.38/1000 SF
TRAFFIC COUNTS:	46,121 ADT (2003)

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
2007 EST. POP.	43,085	181,701	374,657
2012 PROJ. POP.	46,176	193,773	397,217
AVG. HH. INCOME	62,529	83,228	91,218



WASHINGTON AVENUE

CLAREMONT AVE.

LAKE AVENUE

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NORTH LAKE SQUARE
 1241-1337 N. LAKE AVENUE PASADENA, CA 91104
SITE LEASE PLAN

WATT COMPANIES
 2716 OCEAN PARK BOULEVARD
 SANTA MONICA, CA 90405
 T. 310.314.2430

SCALE: 0' 30' 60'
 Nov. 10, 09

 SHEET 1 OF 1