



AVAILABLE FOR LEASE

105 WEST COLORADO

PASADENA, CALIFORNIA



Great Location: 1,795 square feet/one level



CULTURAL VIBRANCY, CHARM AND WEALTH

- "More restaurants per capita than Manhattan" - LA TIMES
- Pasadena's Downtown Walk Score - 96
- 1.8 million consumers in the retail trade area
- Annual Rose Parade generates 70 million viewers worldwide

AFFLUENT SUBURBAN BUYING POWER

- Established, educated and ambitious resident base

Demographics/2022	1 Mile	3 Mile	5 Mile
Population	27,645	195,632	520,315
Average H.H. Income	\$103,093	\$114,955	\$109,704
Total H.H. Expenditure	\$1.07B	\$6.36B	\$14.8B
College/1-4+ yrs	79%	74%	70%

Source: CoStar/Loopnet-Claritas



IRREPLACEABLE STRATEGIC LOCATION

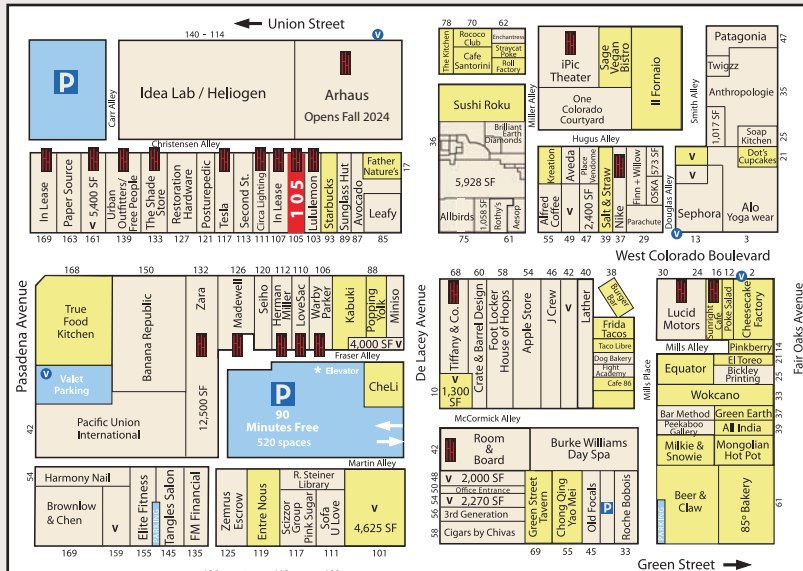
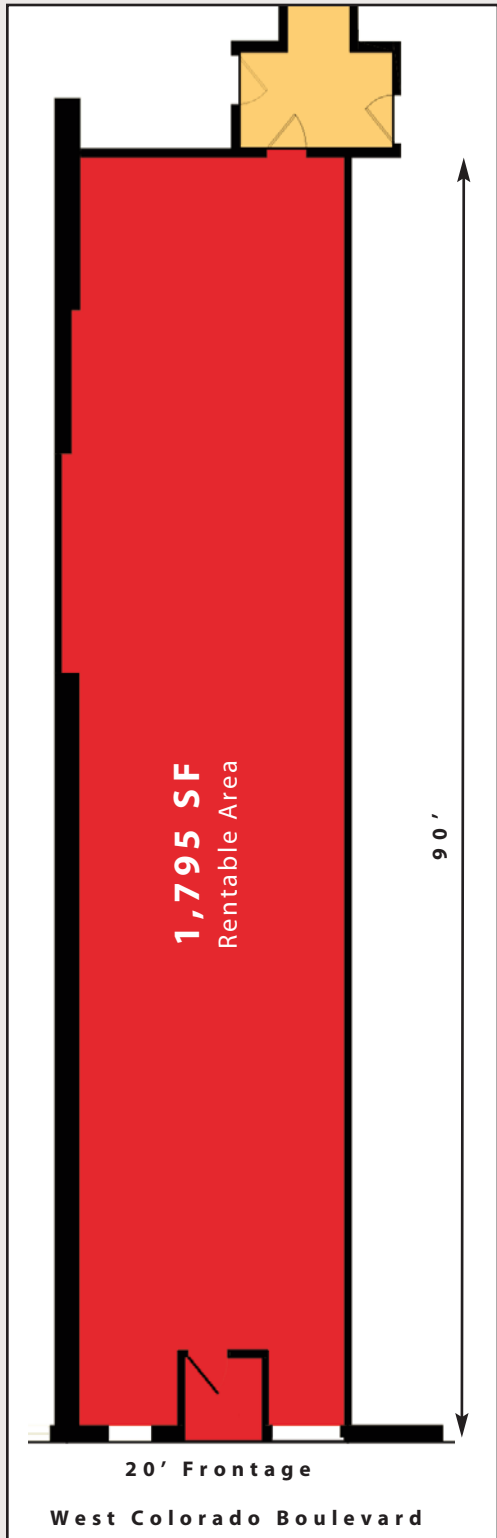
- Featuring 20 feet of Colorado Boulevard frontage - Rose Parade Route
- 8,000 public parking spaces throughout the district
- Prominently positioned just steps away from Tiffany, Apple, and New Lucid Showroom (2023)
- Other neighboring tenants include Lululemon, iPic Theater, Anthropologie, Urban Outfitters, Tesla, Sephora, Herman Miller, Warby Parker, Crate & Barrel, True Food Kitchen, Madewell, Circa Lighting, Restoration Hardware



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for leasing information:

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Tours by appointment only

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05.10.23

REAL ESTATE BROKER LICENSE NUMBER: 01032917

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Pasadena supports some of the strongest psychographic profiles in the nation. In addition to being well educated, well employed, well informed, well established and very ambitious, Pasadena consumers seek out quality high end products and experiences.

- Area amenities include:
- fitness clubs
 - an aquatics center
 - golf courses
 - cinemas
 - museums
 - multiple concert venues and more!
 - 100,000 seat Rose Bowl
 - 2,100 hotel rooms
 - country clubs
 - culinary schools
 - 5 colleges



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