



**FOR LEASE**  
AVAILABLE FEBRUARY 1, 2023  
DO NOT DISTURB TENANT

# 107 WEST COLORADO

PASADENA, CALIFORNIA



Great Location: 3,044 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 25 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, Cheesecake Factory, Warby Parker, Crate & Barrel, True Food Kitchen, Scotch&Soda, Madewell, Circa Lighting, Restoration Hardware



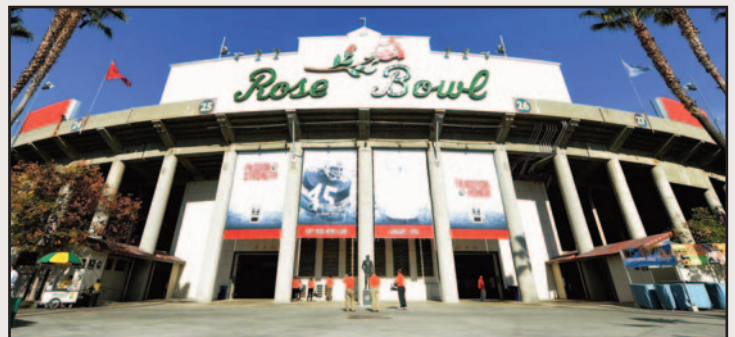




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Pasadena supports some of the strongest psychographic profiles in the nation. In addition to being well educated, well employed, well informed, well established and very ambitious, Pasadena consumers seek out quality high end products and experiences.

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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