



161 WEST COLORADO

PASADENA, CALIFORNIA



Conceptual Rendering

Available: Three new retail spaces approximately 1,800 SF each / Demising wall flexible



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	26,997	193,309	513,482
Average H.H. Income	\$108,400	\$120,804	\$116,951
Total H.H. Expenditure	\$422.5M	\$2.8B	\$7B
College/1-4+ yrs	54%	48%	43%

Source: CoStar/Loopnet-Claritas

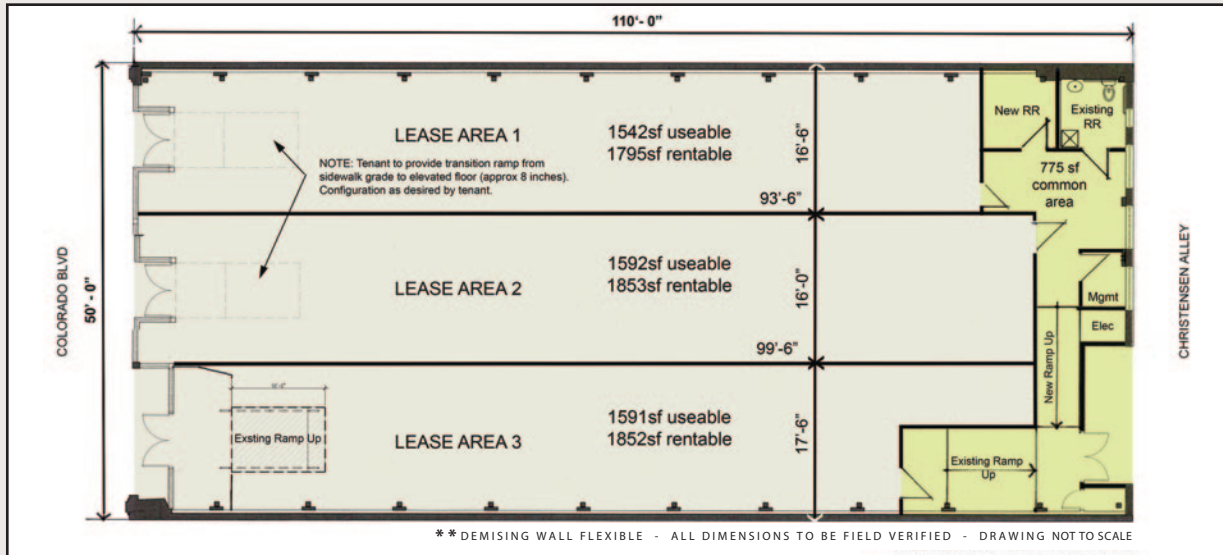
IRREPLACEABLE STRATEGIC LOCATION

- Beautiful historic building with open bow truss ceiling
- Featuring 50 feet of Colorado Boulevard frontage
- 8,000 public parking spaces throughout the district
- Prominently positioned just steps away from Tesla, Tiffany and Apple
- Other neighboring tenants include Lululemon, iPic Theater, Anthropologie, Urban Outfitters, Sephora, Cheesecake Factory, Warby Parker, Crate & Barrel, Herman Miller, True Food Kitchen, Madewell

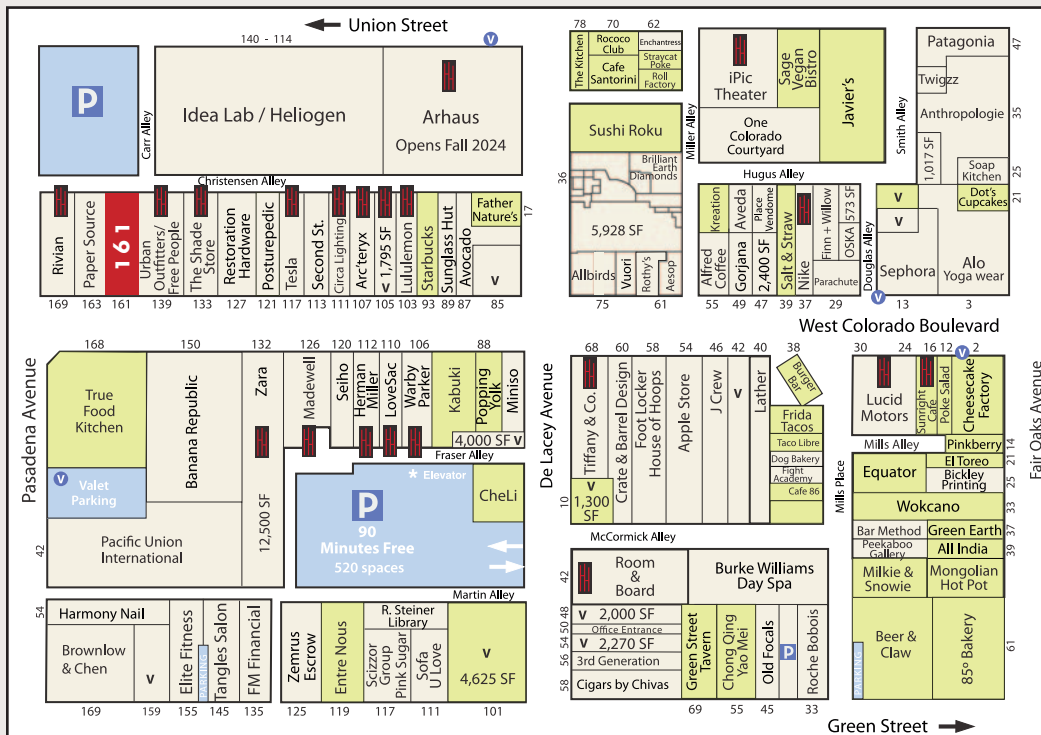


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PASADENA



Ground Floor Plan - Three retail spaces approximately 1,800 SF each



for leasing information:

Pat S. Hurst
310.375.1821

Tours by appointment only



HURST/HARRIGAN
ASSOCIATES

436 Calle Mayor
Second Floor
Redondo Beach
California 90277

T 310.375.1821

F 310.375.8641

psh@hurstharrigan.co

11.09.23

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
- museums
- an aquatics center
- country clubs
- golf courses
- culinary schools
- cinemas
- multiple concert venues and more!



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