

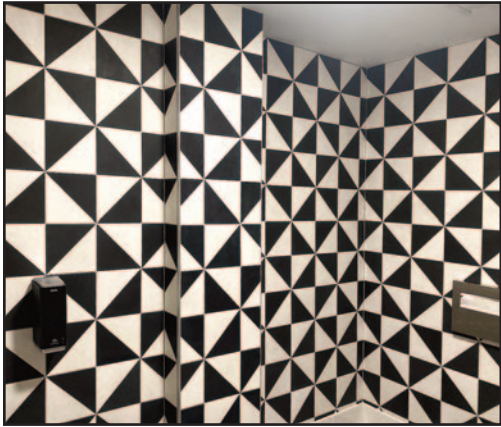
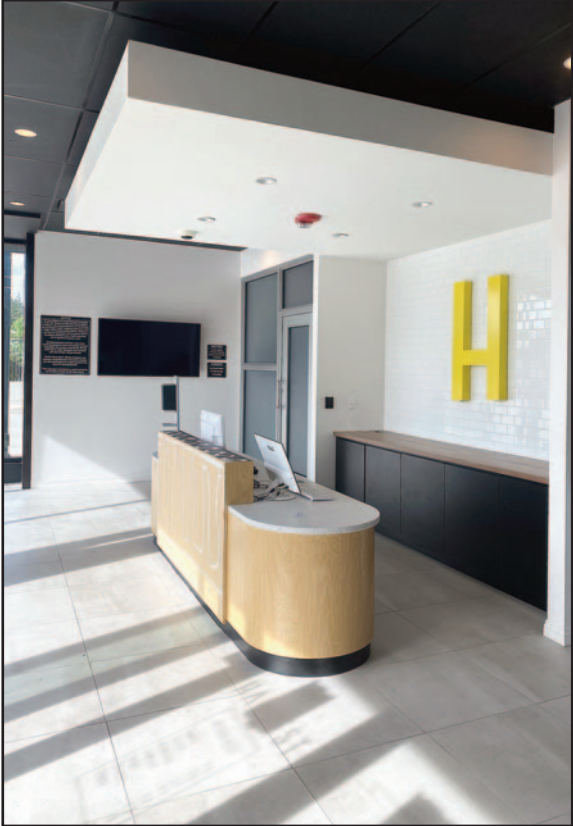
FOR LEASE

RARE CORNER RETAIL OPPORTUNITY AT...

169

WEST
COLORADO

Gateway
to
Old
Pasadena



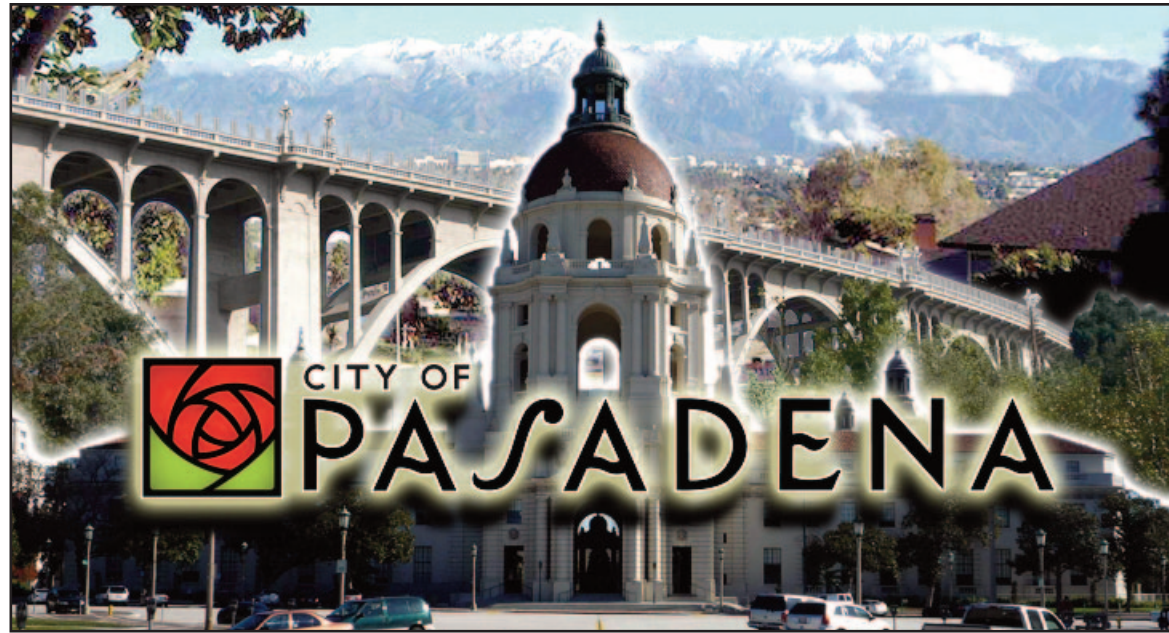
APPROXIMATELY 5,500 SF ON 1 LEVEL

EXCLUSIVE LISTING



HURST/HARRIGAN
ASSOCIATES

310.375.1821



Outside Magazine named Pasadena “one of the best cities in which to live in the United States.” *Sunset, Travel + Leisure, Food & Wine* and *National Geographic* feature Pasadena as a “highly desirable destination for shopping, entertainment and cultural amenities.”





Room&Board



HermanMiller

IN THE HEART OF
OLD PASADENA

- Tiffany & Co.
- Scotch & Soda
- HermanMiller
- Circa Lighting
- lululemon
- Zara
- Pottery Barn
- Urban Outfitters
- Restoration Hardware
- The Shade Store
- Allbirds
- Cheesecake Factory
- Apple
- Tesla
- Lather
- Lou & Grey
- Madewell
- Anthropologie
- LoveSac
- Lucid
- Intelligentsia Coffee
- Nike
- Room&Board
- True Food Kitchen



Tiffany & Co.



Lululemon



Madewell



Lucid



Zara



Apple



Anthropologie

Demographics/2022	1 Mile	3 Mile	5 Mile	15 Min Drive
Population	26,997	193,309	513,482	944,868
Average H.H. Income	\$108,400	\$120,804	\$116,951	\$116,951
Total H.H. Expenditure	\$442.5M	\$2.8B	\$7B	\$12.3B
College/1-4+ yrs	54%	48%	43%	25%

Source: CoStar/Loopnet-Claritas

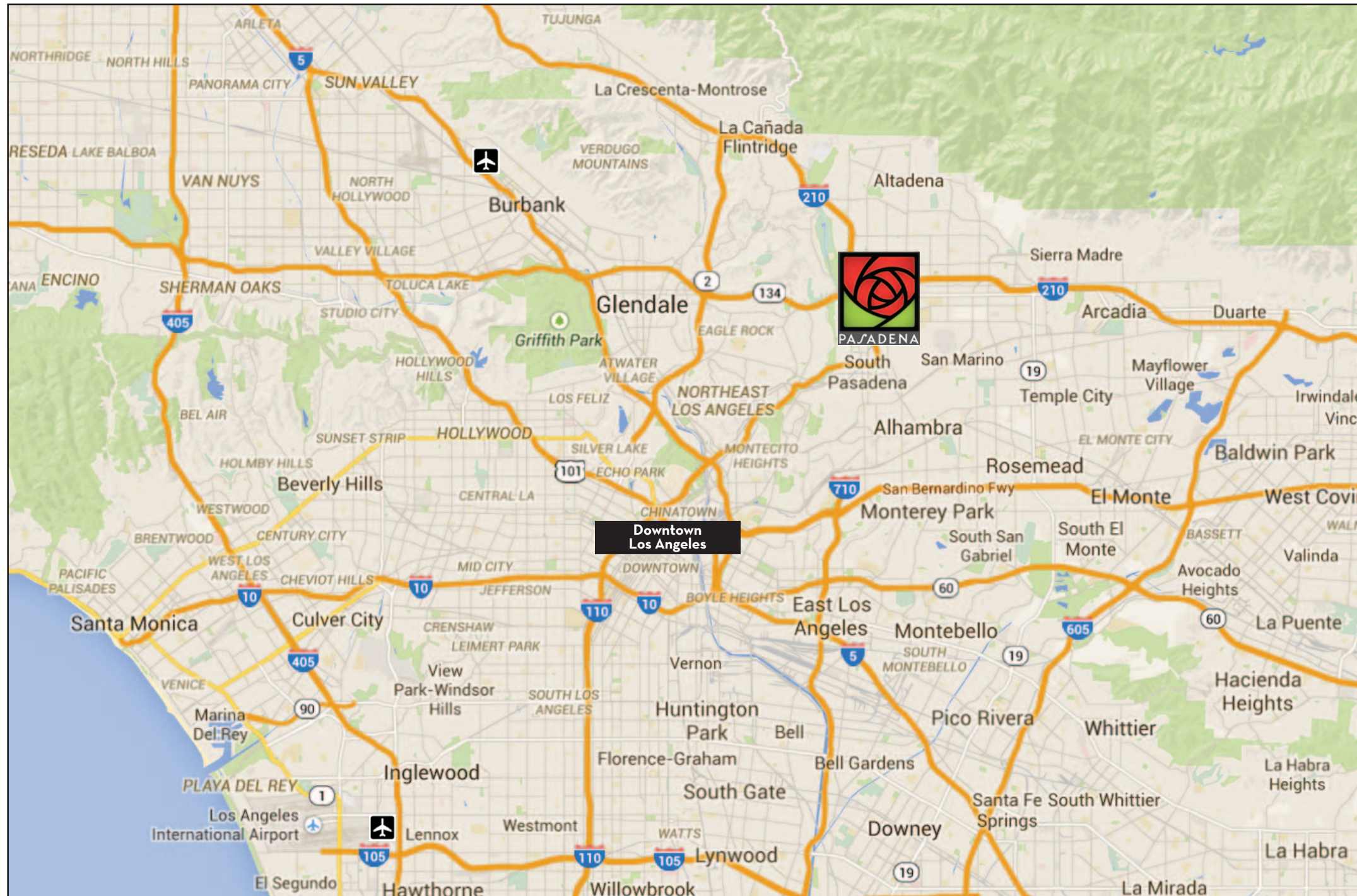


On average...

shoppers in Pasadena are:

- 244% more likely to buy luxury or foreign vehicles
- 214% more likely to use luxury beauty products such as Chanel and Dior
- Diners are 136% more likely to prefer gourmet, artful food
- Area amenities include:
 - 100,000 seat Rose Bowl
 - 2,100 hotel rooms
 - country clubs
 - culinary schools / 5 colleges
 - multiple concert venues and more!

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.



Pasadena is located just ten miles northeast of downtown Los Angeles at the base of the San Gabriel Foothills and is easily accessible via auto and the Metro's Gold Line light rail transit system. Pasadena is serviced by two airports located within 25 miles of the city with 1.8 million consumers supporting the trade area.



Adjacent to major parking structures throughout Old Pasadena... and... to the biggest names in retail.

Featuring a 97 out of 100 Walk Score - Walker's Paradise.

Traffic count of 35,000 cars per day. *

Pasadena is the 20th most prosperous city in the U.S.

RentCafe



Location: Corner of West Colorado Boulevard & Pasadena Avenue

Year Built: 1917 / 1930 / remodeled in 2004 / 2014

Floor Area: 5,500 contiguous square feet

Frontage: 50' on Colorado Boulevard / 110' depth

Ceiling Height: 12'-8" ceiling height with open trusses

Walls: Brick

Flooring: Concrete

Loading: Rear loading on Christiansen Alley

Restrooms: Handicapped private men's/women's restrooms

Electrical: 400 Amp - 3 Phase service

HVAC: New unit installed 2012

Roof: New roof 2014

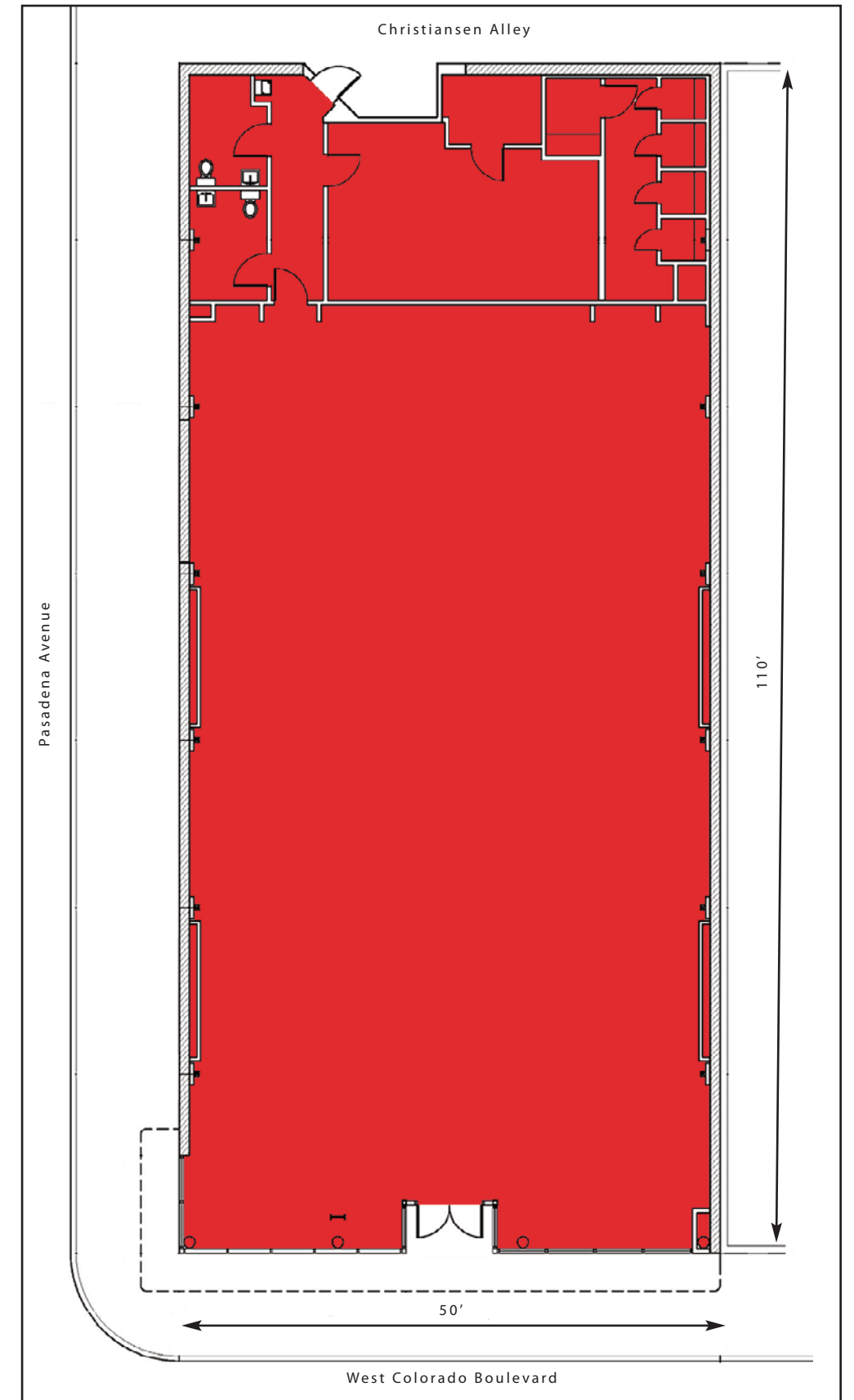
Signage: Signage available on the exterior of building and is subject to city approval

Sprinklers: None

Security: Alarm system installed

Parking: Public parking throughout the District (Parking credits available - see broker for details)

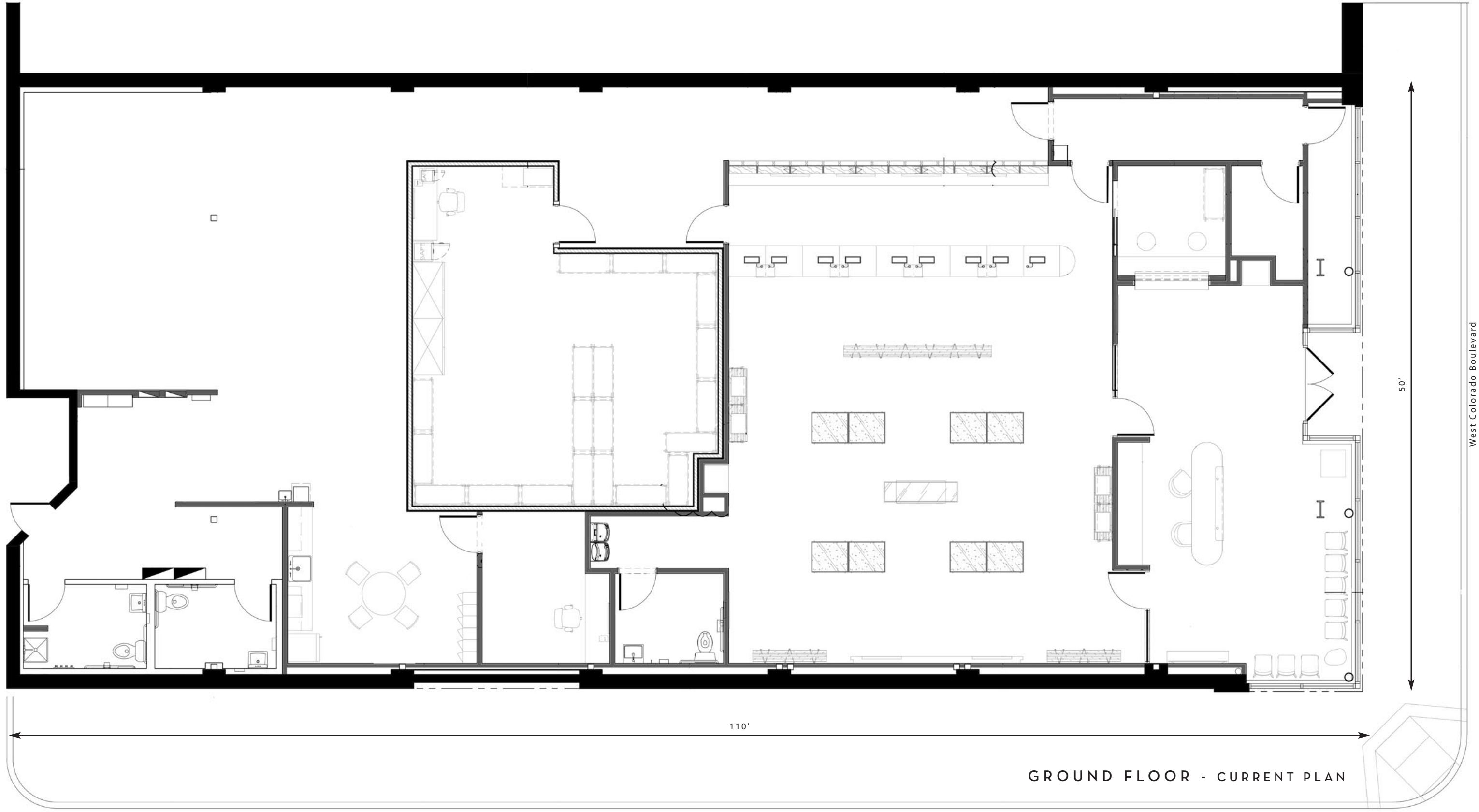
169
West Colorado Boulevard
BUILDING
DESCRIPTION



GROUND FLOOR - PREVIOUS PLAN

Christiansen Alley

West Colorado Boulevard



110'

50'

GROUND FLOOR - CURRENT PLAN

Pasadena Avenue



Exclusively listed by:

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01-17-23