



**RESTAURANT AVAILABLE  
FOR LEASE  
DO NOT DISTURB TENANT**

# 25 EAST COLORADO

PASADENA, CALIFORNIA



**Great Location: 9,610 square feet/two levels plus over 1,000 SF of outdoor dining**



### 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

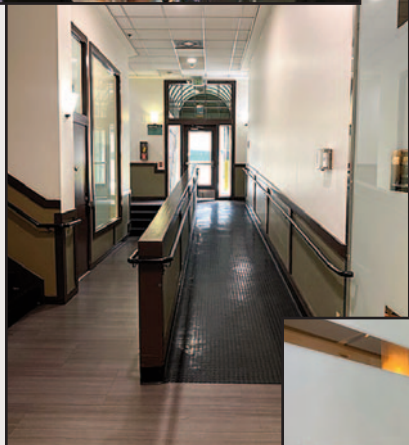
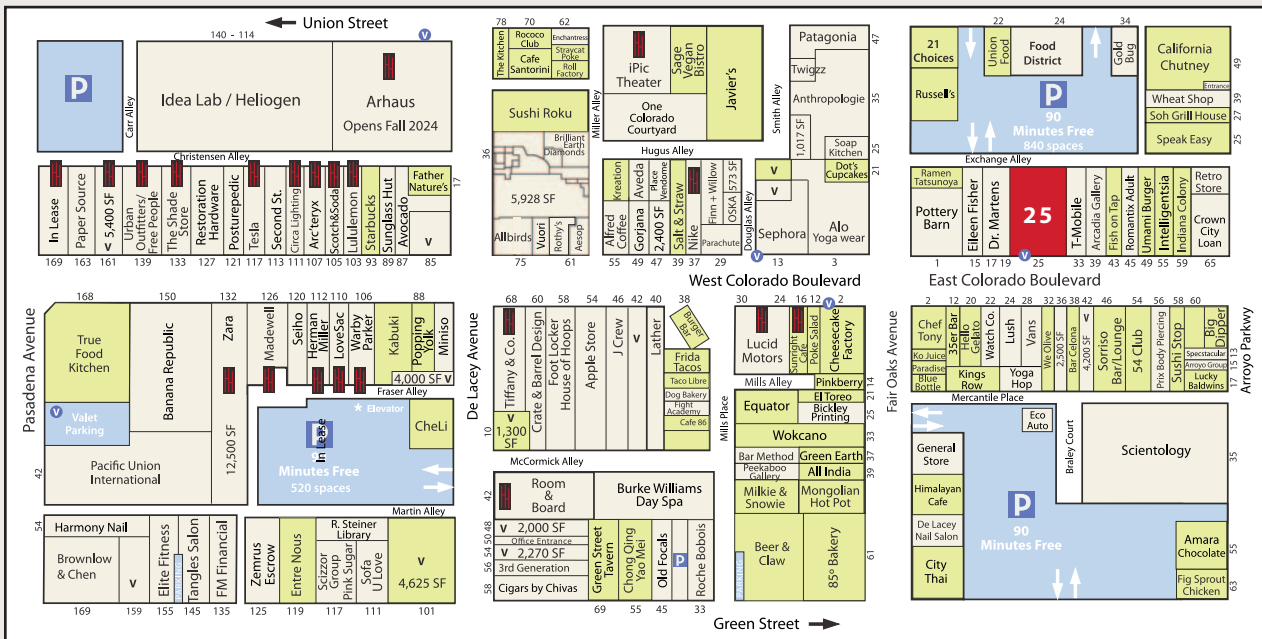
- Featuring 70 feet of Colorado Boulevard frontage - Rose Parade Route
- 8,000 public parking spaces throughout the district
- Prominently positioned just steps away from Tiffany, Apple, and New Lucid Showroom (2023)
- Other neighboring tenants include Lululemon, iPic Theater, Anthropologie, Urban Outfitters, Tesla, Sephora, Herman Miller, Warby Parker, Dr. Martens, Crate & Barrel, True Food Kitchen, Madewell, Circa Lighting, Restoration Hardware



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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

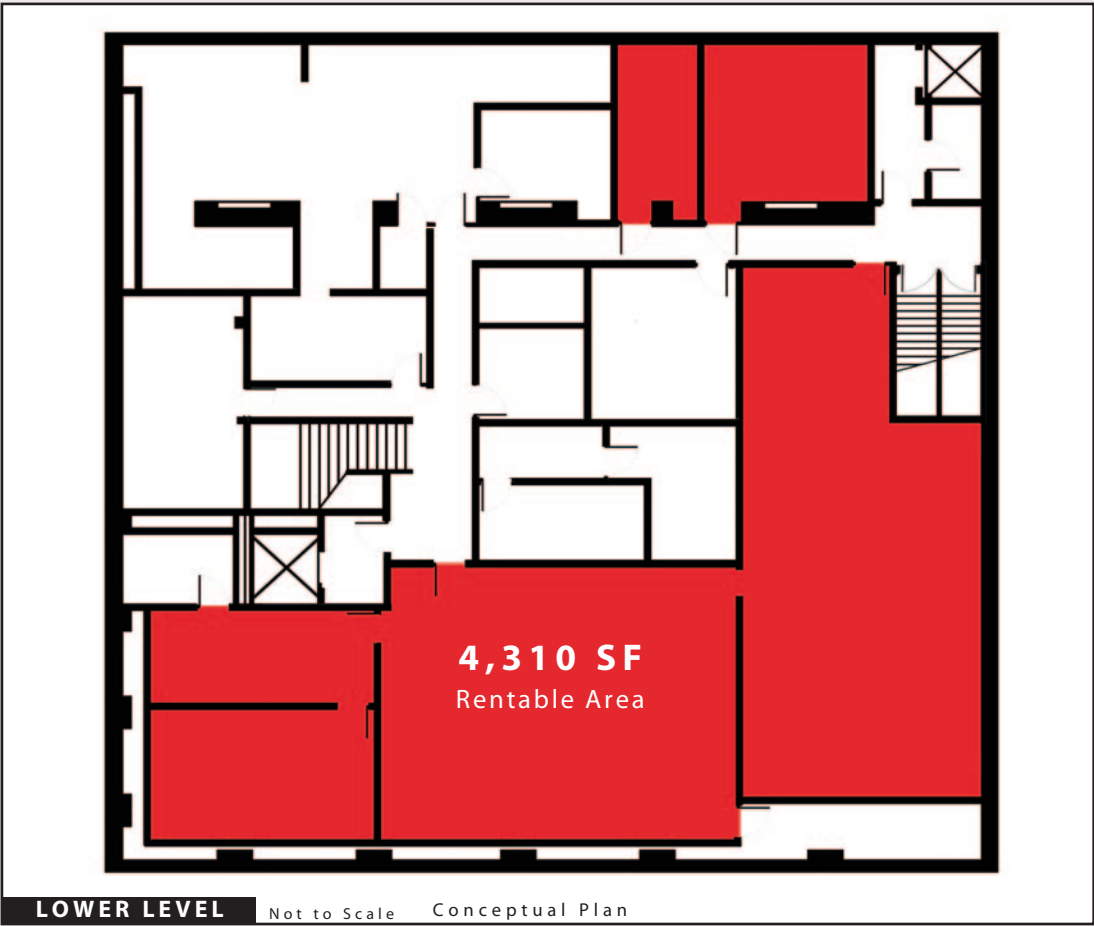
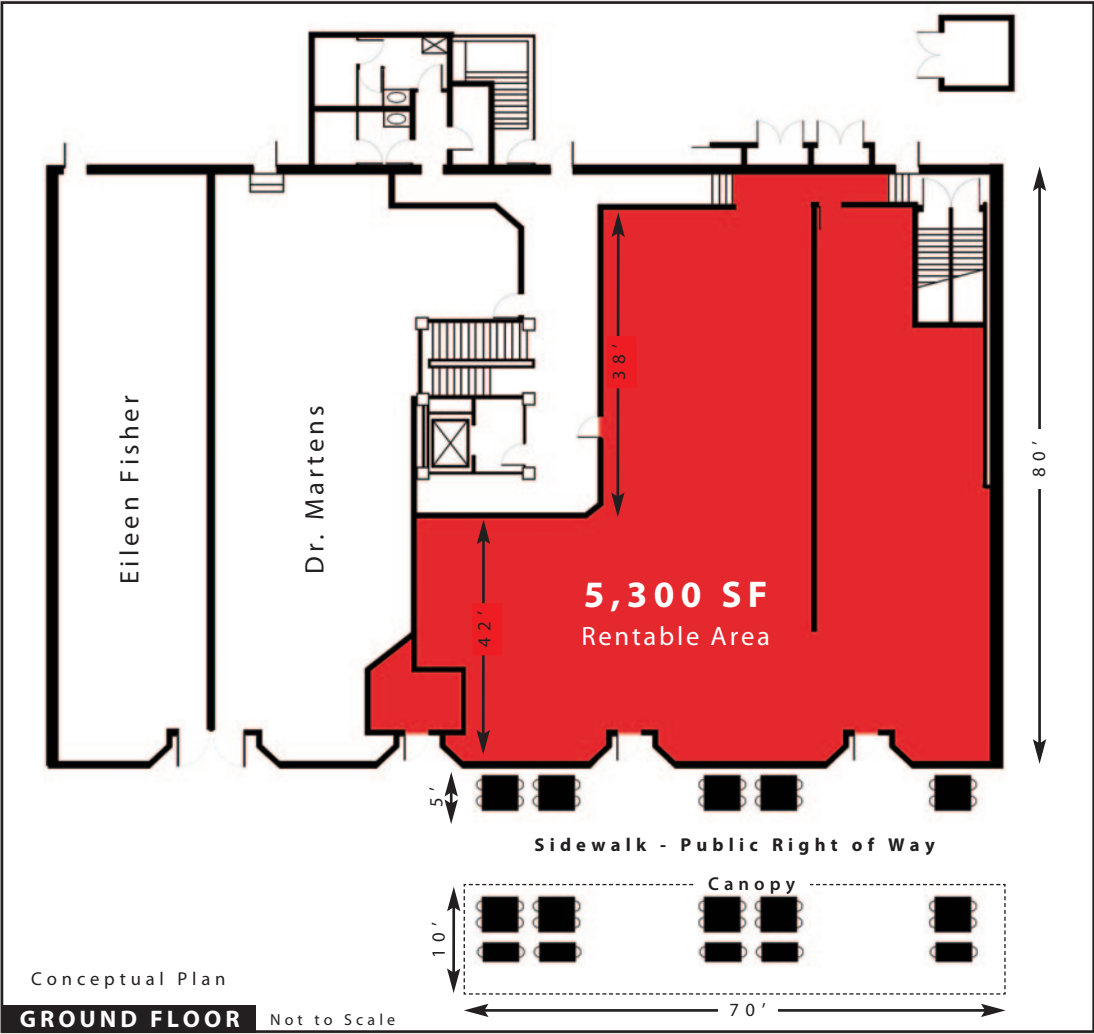
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05.19.23

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



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