



110 WEST COLORADO

Old Pasadena, California



Great Location: 1,850 square feet / one level



THE MARKET

- New tenants include Tiffany, Kenneth Cole and H&M
- Recognized internationally, nationally and locally for its success
- One of the West Coast's hottest shopping and dining districts
- Over 5,000 new residential units in development

THE BUYING POWER

| Demographics/2006 | 1 Mile | 3 Mile | 5 Mile |
|---------------------|----------|----------|----------|
| Population | 30,000 | 205,000 | 576,000 |
| Average H.H. Income | \$63,000 | \$82,000 | \$78,000 |
| College/1-4 yrs | 68% | 65% | 61% |
| Average Age | 38 | 37 | 37 |

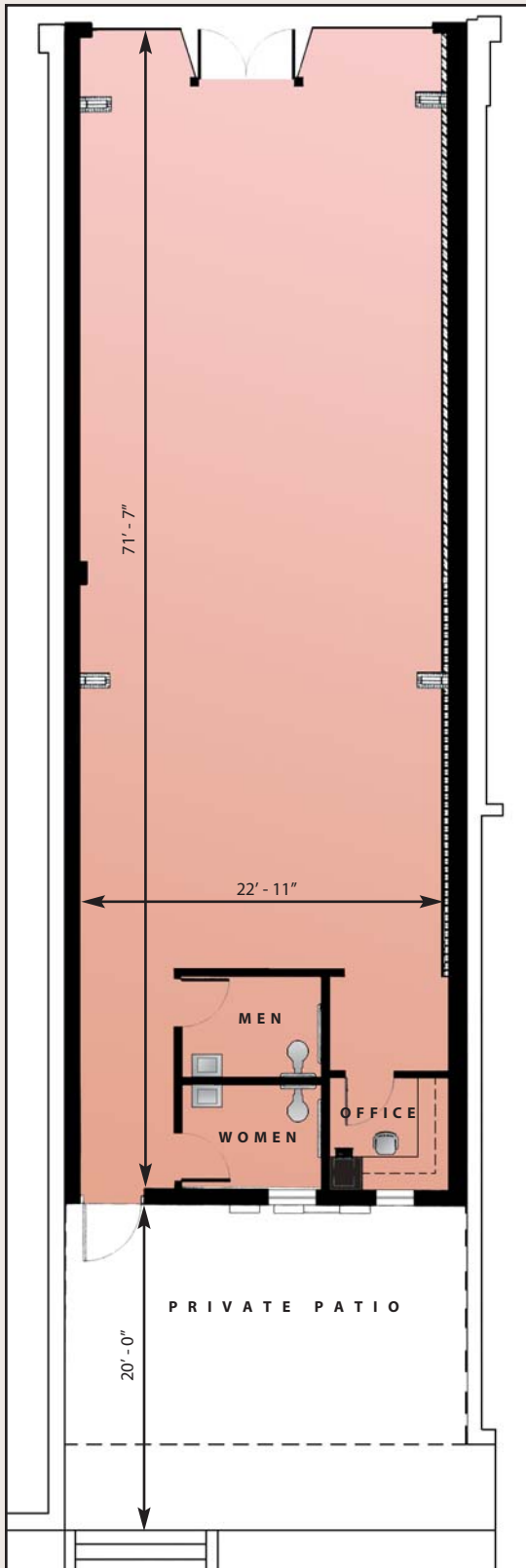
THE OPPORTUNITY

- 1,850 square feet on a single level
- Adjacent to city parking structure
- Other tenants include Abercrombie & Fitch, Le Pain Quotidien, Crate & Barrel, Pottery Barn, Banana Republic, Restoration Hardware, Barnes & Noble, J. Crew, Apple Store, Armani A/X, Place Vendome, Sophea Parros, fitzsu society

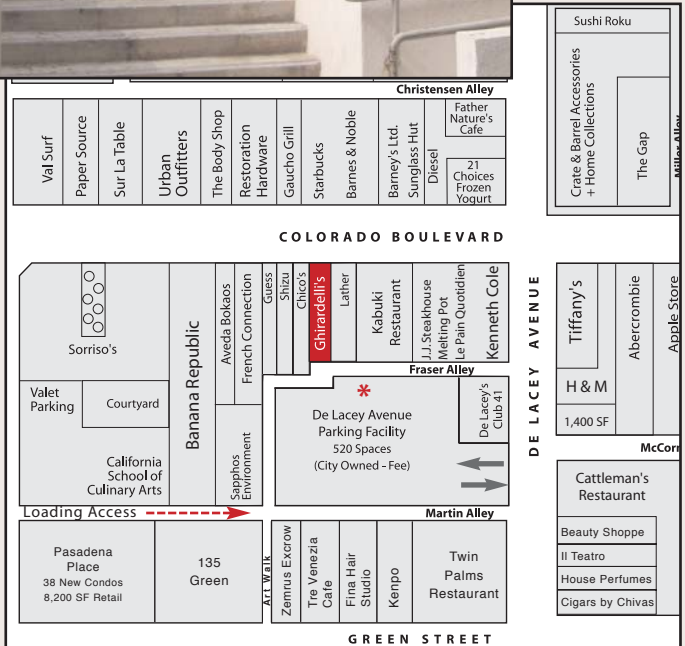


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GROUND FLOOR PLAN
1,850 square feet



* Passenger Elevator

Map not to scale

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