

TROPHY HARD CORNER LOCATION AVAILABLE

85 E COLORADO BLVD

FOR LEASE FOR LEASE FOR LEASE FOR LEASE FOR LEASE FOR LEASE FOR LEASE FOR LEASE



// PASADENA, CALIFORNIA

THE PROJECT.



Nestled at the foothills of the San Gabriel Mountains, Pasadena boasts a small-town charm yet exudes global spirit and style. The city is renowned for its world-class shopping, dining, and cultural attractions. Pasadena's proximity to public transportation hubs and major freeways ensure easy access for both residents and visitors, further enhancing its appeal as a leading retail destination in Southern California.

85 E Colorado Boulevard, built in 1920, is situated in the historical district of Old Town. The project is located on the hard corner of E Colorado Blvd and N Raymond Ave and is surrounded by Pasadena's premier retailers.

Rose Bowl Parade:

- » 800,000 people per year at the parade
- » Rose Bowl Stadium Projected operating revenues are \$33.7M (2022)

Office/Daytime:

- » Total: 8,555,726 SF
- » Old Pasadena (walking distance): 1,410,000 SF

Universities:

- » Cal Tech and 4 other colleges located in Pasadena
- » Total students: 26,285

Residential:

- » 400 new apartments recently completed

THE NEIGHBORHOOD.



LOCATION IMAGES.

**TROPHY HARD CORNER
RETAIL/RESTAURANT SPACE
AVAILABLE FOR LEASE**
1,448-3,458 SF



85 E COLORADO BLVD

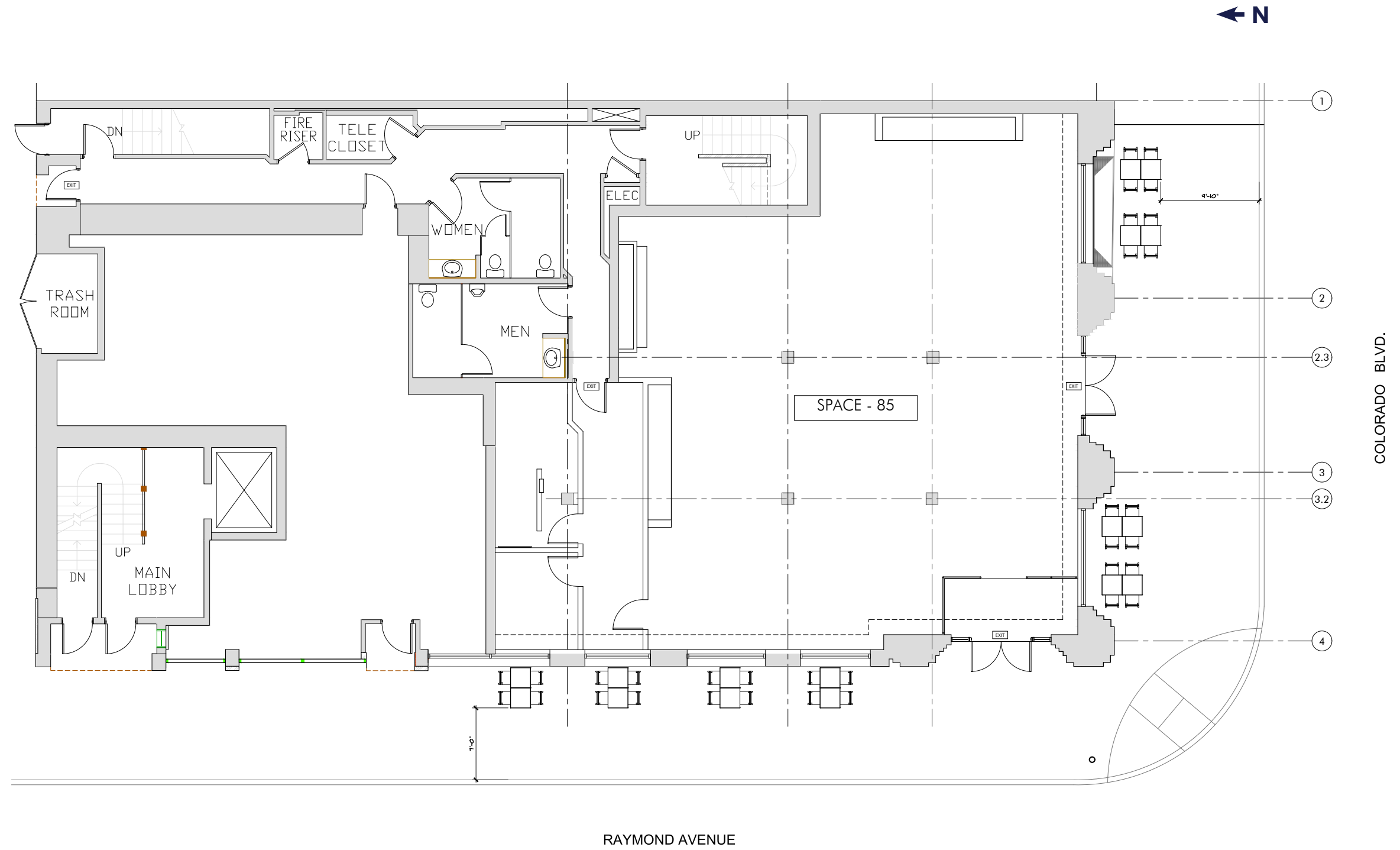


FLOOR PLAN.

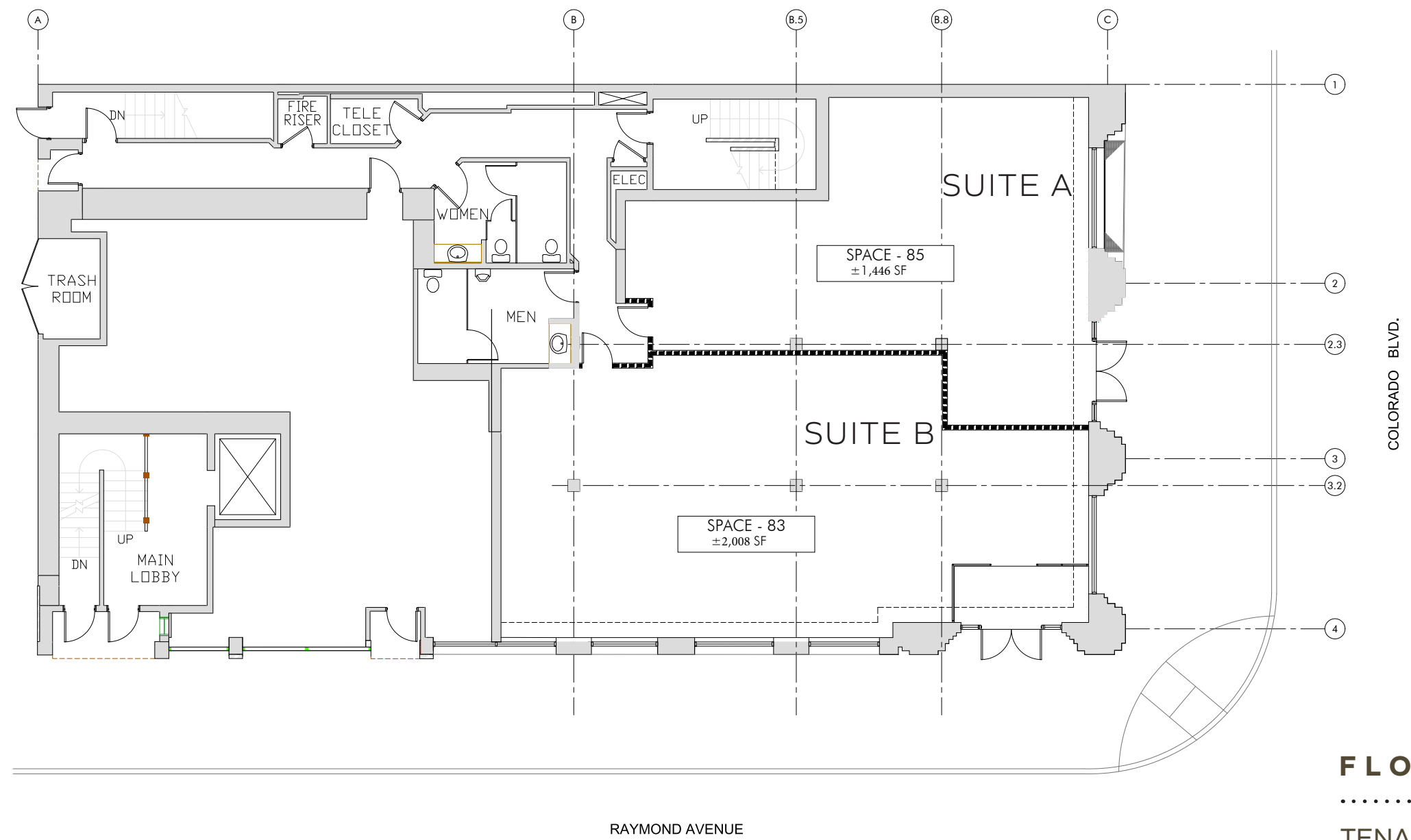
85 E COLORADO BLVD

**ENTIRE
SPACE**

.....
3,458 SF



FLOOR PLAN · TWO TENANT SCENARIO OPTION A

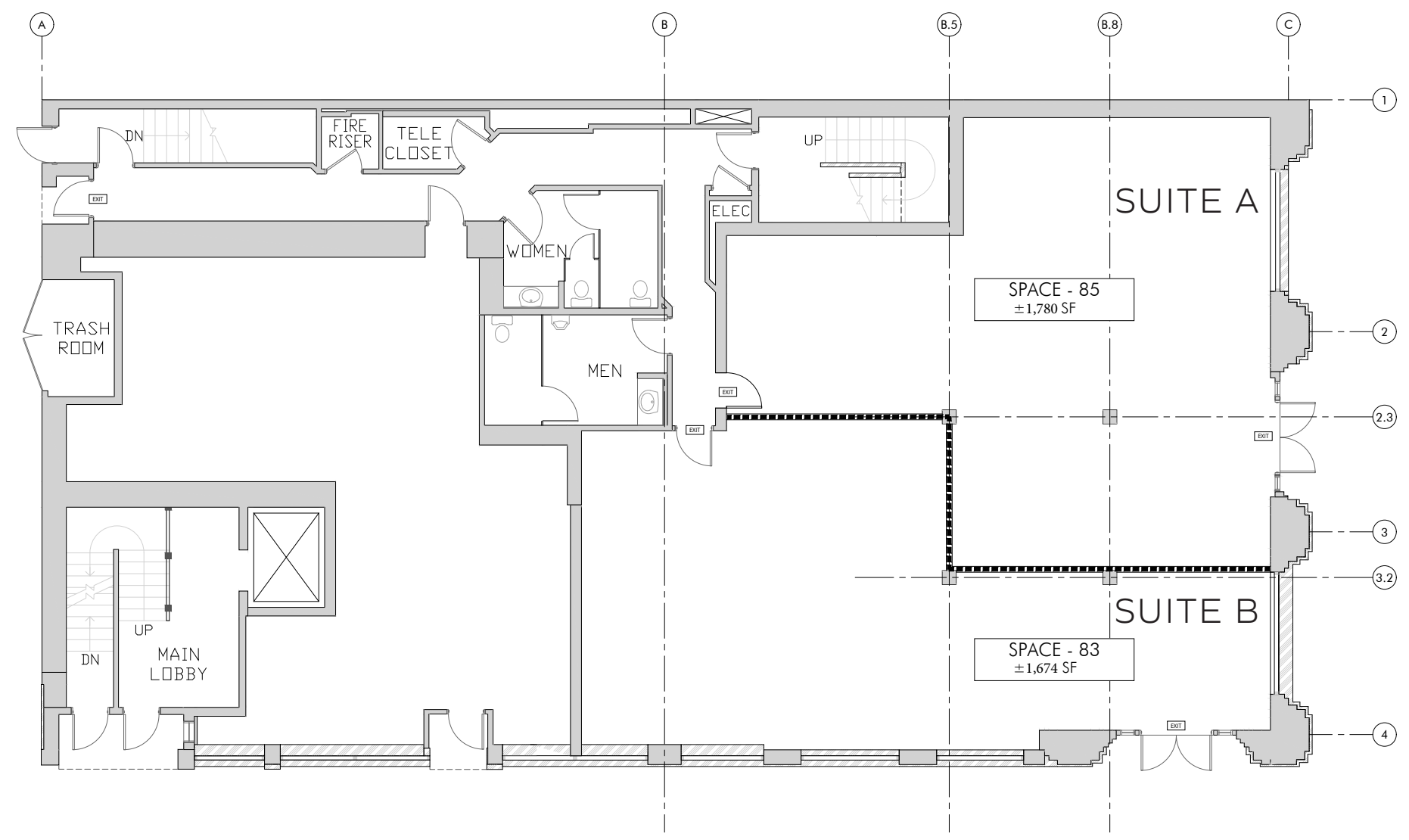


FLOOR AREA

 TENANT A: 1,446 SF
 TENANT B: 2,008 SF

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

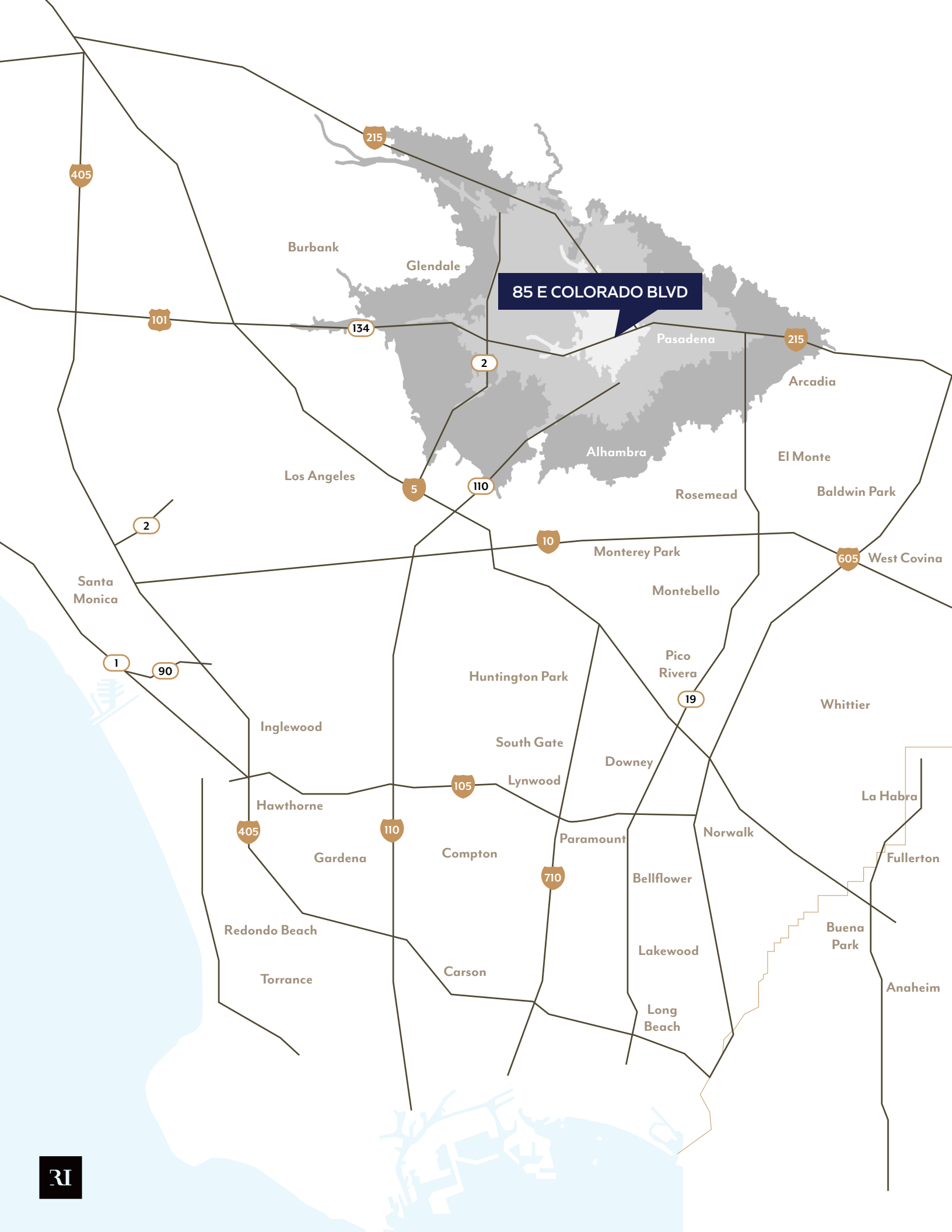
FLOOR PLAN · TWO TENANT SCENARIO OPTION B



FLOOR AREA

 TENANT A: 1,780 SF
 TENANT B: 1,674 SF

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



// PASADENA, CA

AREA DEMOGRAPHICS.

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	44,172	251,906	789,677
Average Household Income	\$122,874	\$148,849	\$134,748
Total Households	21,463	100,253	300,879
Daytime Population	112,542	310,009	850,295
Median Age	36.9	40.2	40.8

184K+

daytime employees within ten minutes

\$149K

average household income within a 10 min. drive time

1.5M

people in the primary trade area with over 555,630 households making over \$81,696 per year

56%

of the population in the immediate trade area has earned a bachelor's degree or higher

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

85 E COLORADO BLVD

PASADENA, CALIFORNIA



NATALIE WARD

949.945.6281
nward@retailinsite.net

CHRIS HODGMAN

949.284.0223
chodgman@retailinsite.net

RETAIL INSITE

120 S Sierra Ave, Suite 110
Solana Beach, CA 92075
Lic #01206760