

THE SOLBERG BUILDING



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA



FOR LEASE

85-87 W. Colorado Blvd.
Pasadena, CA 91103

THE MOST PRESTIGIOUS SIGNALIZED CORNER RETAIL SPACE IN OLD PASADENA

FOR LEASE

85-87 W. COLORADO BLVD. • PASADENA, CA

Up to ±3,409 SF • PRIME RETAIL SPACE



KEY FEATURES

Space is located at the NWC of West Colorado Boulevard and DeLacey—the heart of Old Pasadena

Spaces May Be Combined for a Total of 3,409 SF

Column Free Space with clear span, bow truss ceilings

Space Accessible from both Colorado and DeLacey

Highest Pedestrian Count in Pasadena

Nationally recognized Historic Main Street Retail

1,000,000 square foot collective retail footprint

EXCLUSIVELY LISTED BY



COLLEEN CAREY

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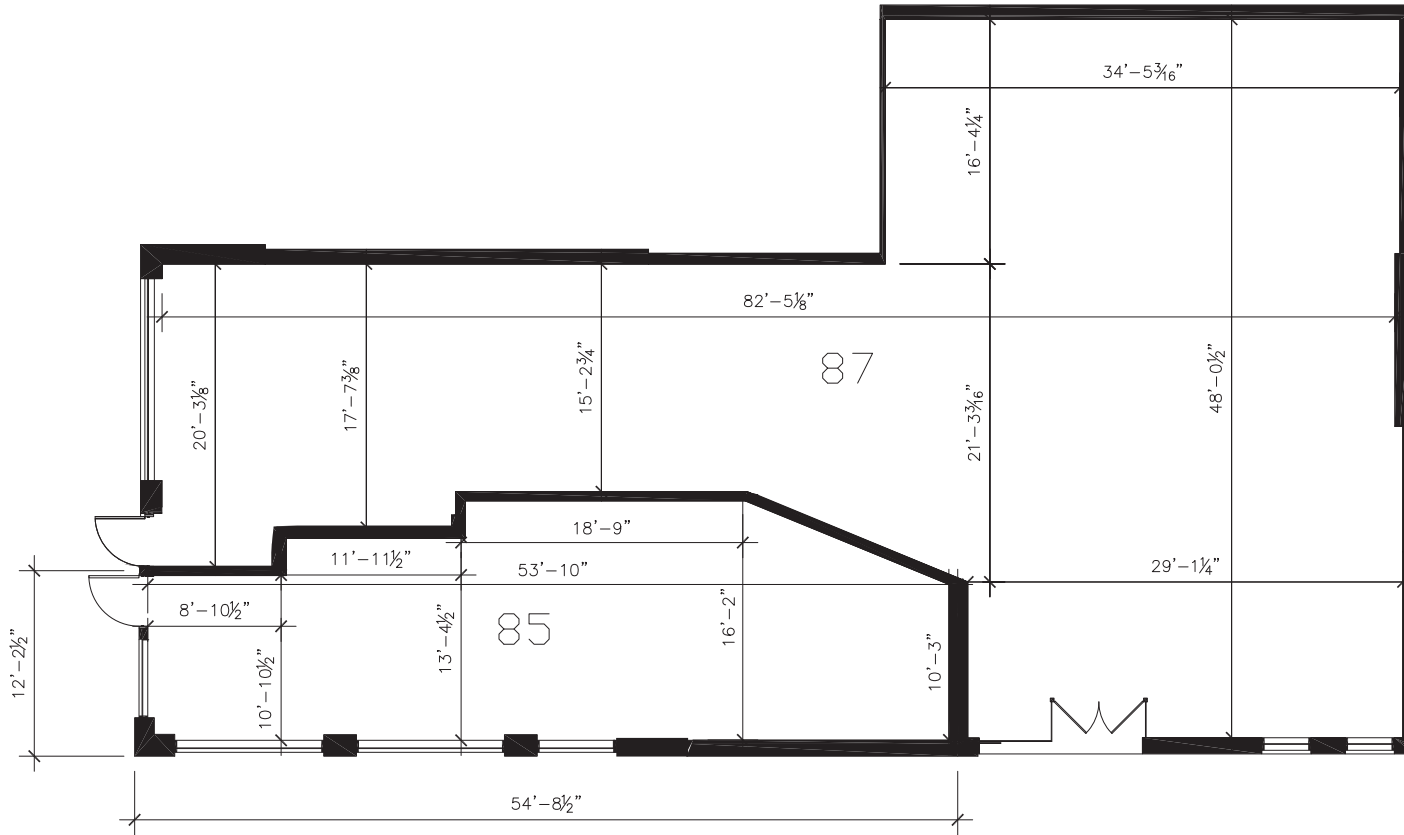
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FLOOR PLANS

**85 W. Colorado Blvd
±825 RSF**

**87 W. Colorado Blvd
±2,584 RSF**

**Combined
±3,409 RSF**



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OLD PASADENA LOCATION



85-87 W. Colorado Blvd.

Old Pasadena Directory Map

- Dining, Nightlife, Snacks, Coffee, & Tea
 - Health, Beauty, & Spa
 - Cultural, Community, & Specialty Services
 - Apparel & Accessories
 - Home, Gifts, & Specialty Retail
- P&W** Park & Walk Garages (First 90 Minutes Free)
 - P** Public Parking
 - V** Valet Stand
 - M** Metro Gold Line Station
 - ATM** ATM

Updated Dec 2019. Map Not To Scale

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PASADENA LOCATION



CITY OF PASADENA

Located approximately ten miles from downtown Los Angeles and 25 miles inland from the Pacific Ocean, the city of Pasadena is the sixth-largest city in Los Angeles County, and serves as the main cultural center of the San Gabriel Valley.



OLD PASADENA

Old Pasadena encompasses an eclectic, historic district spanning 22 blocks and featuring more than 300 businesses. Visitors can find premiere shopping, world-class dining, entertainment and activities for all ages, convenient parking, and pedestrian-friendly streets and historic alleys that are perfect for meandering and discovering the authentic character of Old Pasadena.

Old Pasadena showcases a rich patina of nearly 150 years of development, change, and the care of many stakeholders. Today, the historic streets and alleyways, rustic brick façades, and architectural accents of Pasadena's original business district create an authentic streetscape of open-air eateries, specialty boutiques, galleries, theaters, and much more—a skillful blend of old and new that has reclaimed the heritage of Pasadena's early downtown charm.

The area is managed by The Old Pasadena Management District (OPMD), a non-profit business organization that creatively plans, manages and develops Old Pasadena as a unique, authentic and vibrant downtown experience.

Old Pasadena is one of the most popular high street retail districts in Southern California receiving lots of foot traffic by both locals and visitors. The metro gold line stops at a nearby park allowing easy commute for both consumers and workers entering the area. Tucked away in the upper levels of numerous historic buildings are a variety of commercial business and living spaces allowing one to fully enjoy the Old Pasadena District.

INDUSTRIES

While Pasadena is synonymous with the Tournament of Roses Parade and the Rose Bowl game, it is also home to dozens of renowned technology companies, including NASA's Jet Propulsion Laboratory, which is managed by the California Institute of Technology.

Home to a mix of public and private research interests, Pasadena has emerged as one of California's most innovative technology areas. In recent years, the City of Pasadena has increased efforts to encourage the growth of local technology companies through tax incentives and waivers and the creation of enterprise zones.

AMENITIES

Pasadena is rich with amenities of local, national, and international stature. From the Pasadena Museum of California Art to the Norton Simon, to educational institutions such as Caltech and Art Center College of Design, doing business in the City of Pasadena is rewarding on many levels of commercial traffic in the City.

NEARBY ATTRACTIONS

World Famous Rose Bowl

There aren't many communities with their own football stadium, and there are fewer with such stature as Pasadena's Rose Bowl. Hosting the annual Rose Bowl Game - Granddaddy of Them All (R), the regular BCS - Bowl Championship Series, international sporting events and concerts from artists like U2 to Jay-Z and Justin Timberlake, the Rose Bowl is a major generator of commercial traffic in the City.

Art Center College of Design

Located in the San Rafael Hills, the internationally recognized Art Center College of Design is a leader in exploring the digital and new-media frontier. An independent, nonprofit four-year college, Art Center offers degrees in Advertising, Graphic Design, Illustration, Photography, Product Design, Transportation Design, Fine Art, Design, New Media and Critical Theory. The college was founded in 1930 and has an enrollment of 1,200 full-time students.

Jet Propulsion Laboratory (JPL)

Pasadena is home to many scientific and cultural institutions, including NASA's JPL and Caltech. The Jet Propulsion Laboratory is a federally funded research and development center and NASA field center. Founded in the 1930s, JPL is currently owned by NASA and managed by the nearby California Institute of Technology (Caltech) for NASA. The laboratory's primary function is the construction and operation of planetary robotic spacecraft, though it also conducts Earth-orbit and astronomy missions. It is also responsible for operating NASA's Deep Space Network.

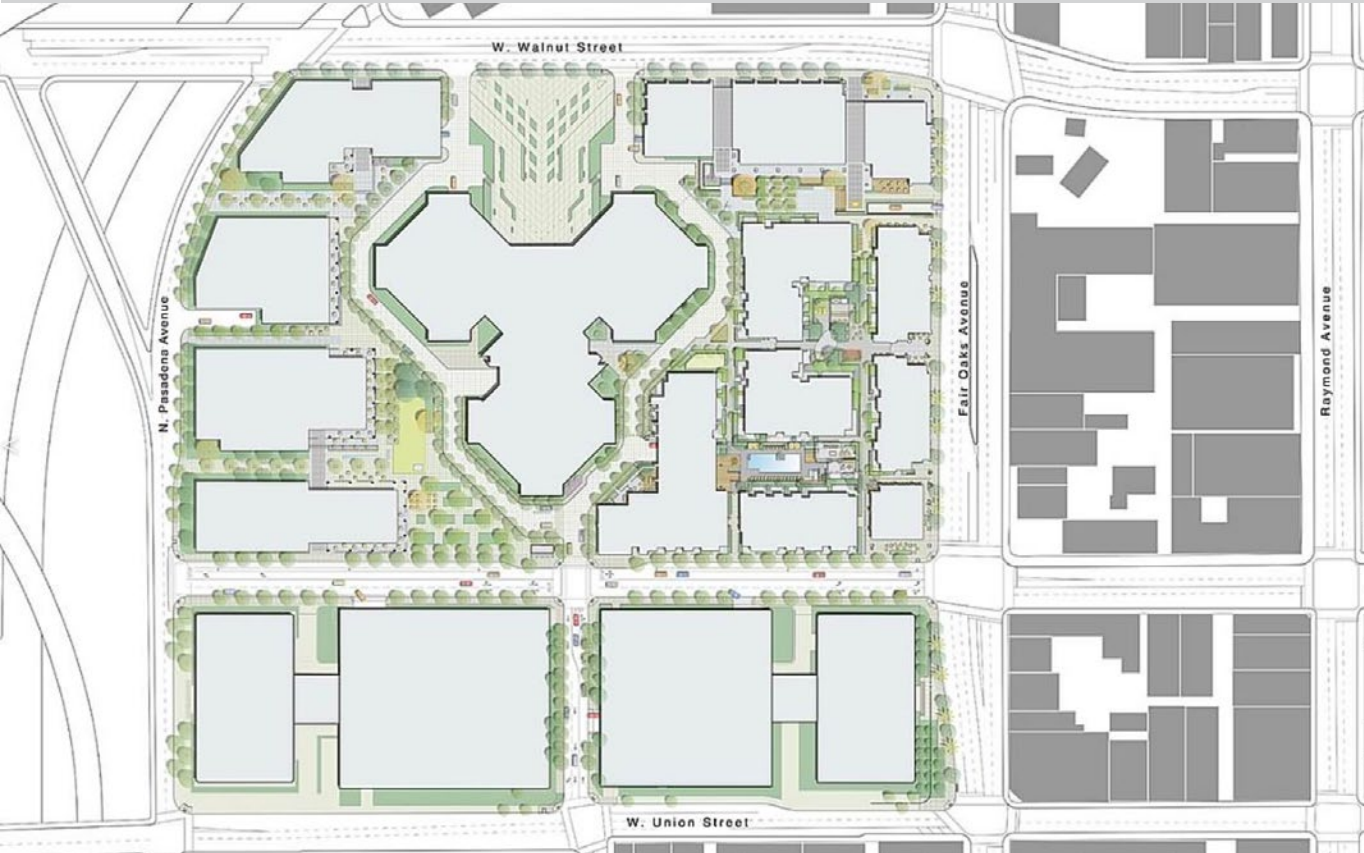


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100 WEST WALNUT PROJECT



The 100 West Walnut Project under construction one block north on DeLacey provides a modern, mixed-use extension of historic Old Pasadena. The Project is a 6.4-acre site which upon completion will include new structures offering 400 residential units, 210,000 square feet of new commercial office space, and 17,500 square feet of retail and dining, each with a distinct exterior expression. Shaded arcades, networked alleyways, paseos, and residential stoops connect the mixed-use development with the existing DeLacey Street funneling daytime employees, residents and shoppers down North DeLacey street. Project completion is scheduled for 2025.

DEMOGRAPHICS



2020 TOTAL POPULATION

29,322
1 MILE

195,925
3 MILES

518,180
5 MILES



2020 TOTAL HOUSEHOLDS

14,244
1 MILE

75,437
3 MILES

185,860
5 MILES



2020 AVG HOUSEHOLD INCOME

\$101,156
1 MILE

\$114,917
3 MILES

\$109,825
5 MILES

**WALK
SCORE**



Source: CoStar