

FOR
LEASE

RETAIL
BUILDING

OLD
PASADENA



CONTACT

JODI SHOEMAKE, Principal
626.240.2780 • jshoemake@lee-associates.com
DRE#01833063

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL SPACE FOR LEASE

OLD PASADENA ON WORLD-FAMOUS ROSE PARADE ROUTE

36 E. COLORADO BLVD.
PASADENA, CA 91105

PROPERTY HIGHLIGHTS

- ▶ High Street Retail on Colorado Boulevard's famous Rose Parade Route
- ▶ Old Pasadena's Historic Entertainment District surrounded by 8,000 parking spaces in public garages with 90 minutes free parking
- ▶ Neighboring tenants include Apple, Tesla, Tiffany & Co., Nike, Sephora, Crate & Barrel, Zara
- ▶ Architecturally significant exterior and interior with brick walls and high ceilings
- ▶ Large Basement available, approximately 2,500 SF

SEPHORA **Crate&Barrel**



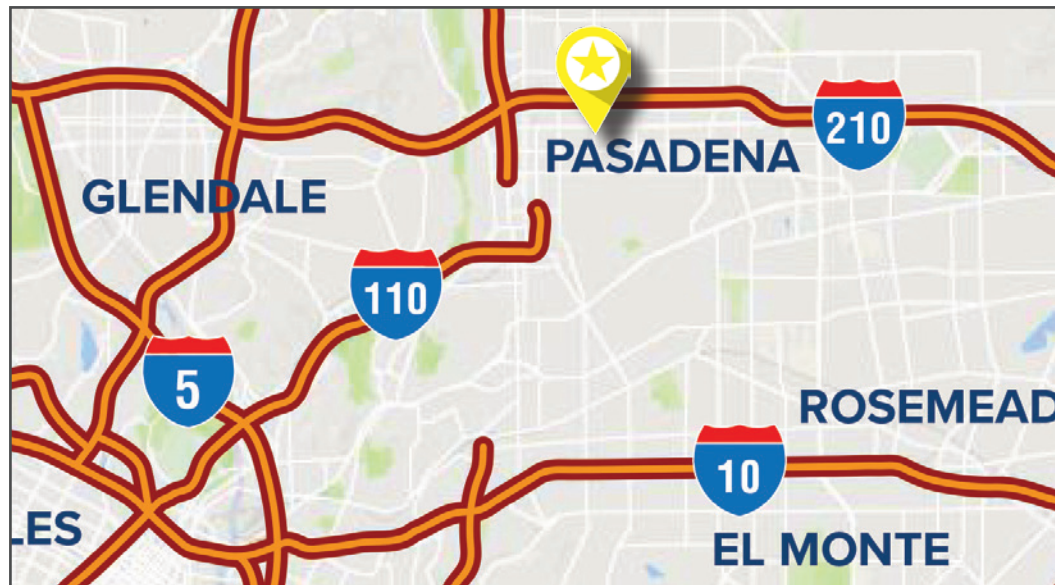
TESLA

NikeStore



TIFFANY & Co.

ZARA



AVAILABILITY

GROUND FLOOR	±2,500 RSF
RENTAL RATE	\$7.50 PSF / NNN / Month
LOT SIZE	±7,405 SF
YEAR BUILT	1900

RETAIL SPACE FOR LEASE

OLD PASADENA ON WORLD-FAMOUS ROSE PARADE ROUTE

36 E. COLORADO BLVD.
PASADENA, CA 91105

PROPERTY PHOTOS



RETAIL SPACE FOR LEASE

OLD PASADENA ON WORLD-FAMOUS ROSE PARADE ROUTE

36 E. COLORADO BLVD.
PASADENA, CA 91105

AREA LOCATION

Central location in Old Pasadena on E. Colorado Blvd. between Fair Oaks Avenue and Raymond Avenue



RETAIL SPACE FOR LEASE

OLD PASADENA ON WORLD-FAMOUS ROSE PARADE ROUTE

36 E. COLORADO BLVD.
PASADENA, CA 91105

OLD PASADENA BUSINESS DISTRICT



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.

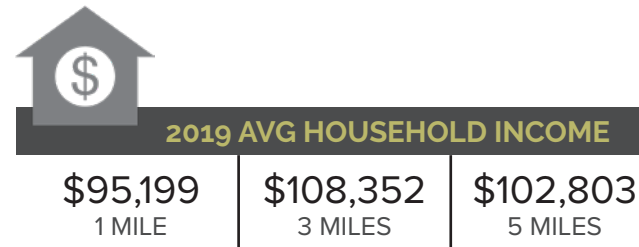
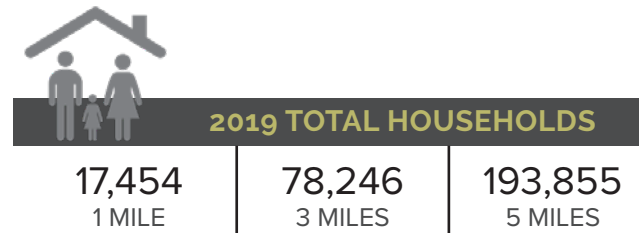
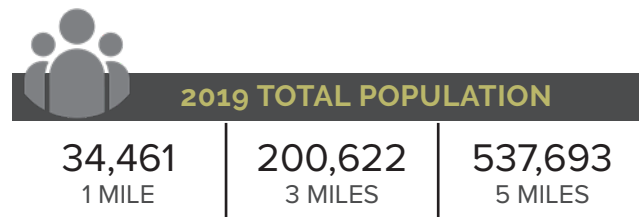
Old Pasadena is one of the most popular high street retail districts in Southern California receiving lots of foot traffic by both locals and visitors. The metro gold line stops at a nearby park allowing easy commute for both consumers and workers entering the area. Tucked away in the upper levels of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

RETAIL SPACE FOR LEASE

OLD PASADENA ON WORLD-FAMOUS ROSE PARADE ROUTE

36 E. COLORADO BLVD.
PASADENA, CA 91105

DEMOGRAPHICS & TRAFFIC COUNT




TRAFFIC COUNT

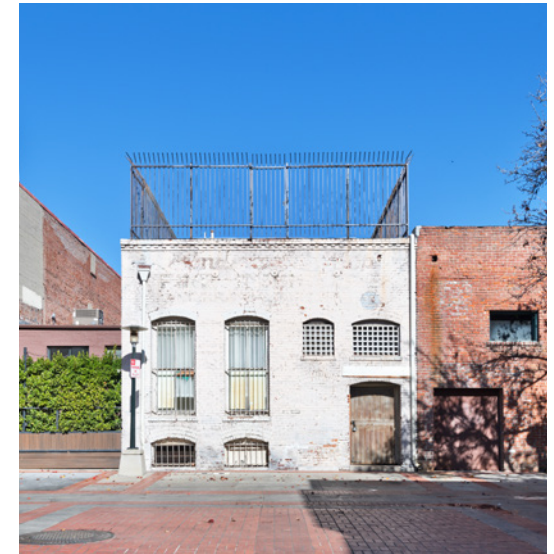
Collection St	Cross St	Dist.	Year	Count
E Colorado Blvd	S Raymond Ave	0.03	2018	21,670



Walker's Paradise



Biker's Paradise



RETAIL SPACE FOR LEASE

36 E. COLORADO BLVD., PASADENA, CA 91105

.....
OLD PASADENA ON WORLD-FAMOUS ROSE PARADE ROUTE

CONTACT



JODI SHOEMAKE
Principal
626.240.2780
jshoemake@lee-associates.com
DRE# 01833063



COMMERCIAL REAL ESTATE SERVICES
PASADENA

