

RETAIL & CAFE SPACE SHOPS @ VROMAN'S PASEO

686 E. Union Street
Pasadena CA 91101

the
ANDALUCIA

Playhouse
Village

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DESTINATION RETAIL & CAFE SPACE IN NEW MIXED-USE PROJECT

PROPERTY HIGHLIGHTS

- Destination retail or cafe space with common area patio space located at the Andalusia, a 117-unit luxury apartment community one block from Colorado Blvd.
- The Retail Shops at Vroman's Courtyard and Entertainment Plaza are adjacent to the 7-screen Laemmle Theater and Pasadena's famous Vroman's Bookstore
- On site, subterranean parking in the Andalusia designated for retail tenants
- Located in the historic Pasadena Playhouse Village, the city of Pasadena's hub of Arts & Culture with over 804 residential units and approximately 375,000 SF of commercial development under construction or proposed
- Only twelve miles from Downtown LA, the City of Pasadena's rich history, cultural museums, fine dining, shopping and entertainment draw an average of 15,000-20,000 visitors on weekends, which is enhanced by the increase in ridership on the MTA's Gold Line



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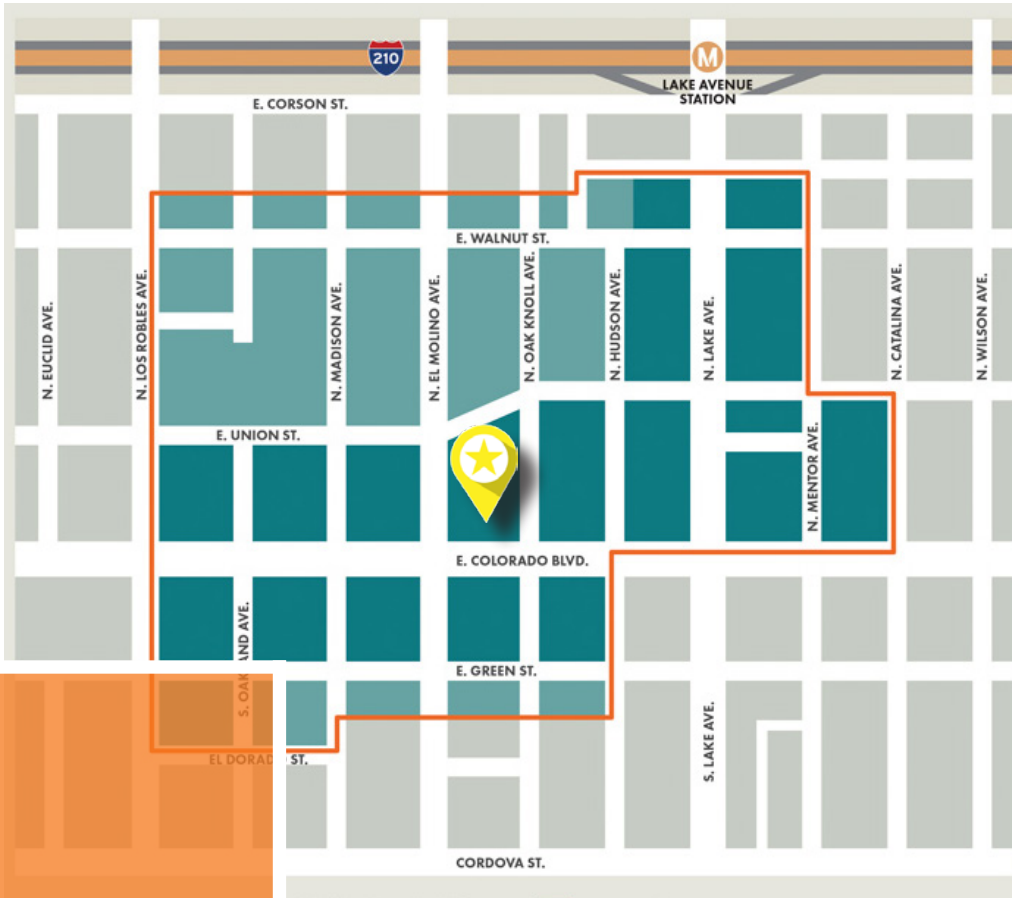
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LOCATION OVERVIEW

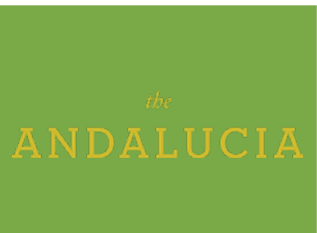
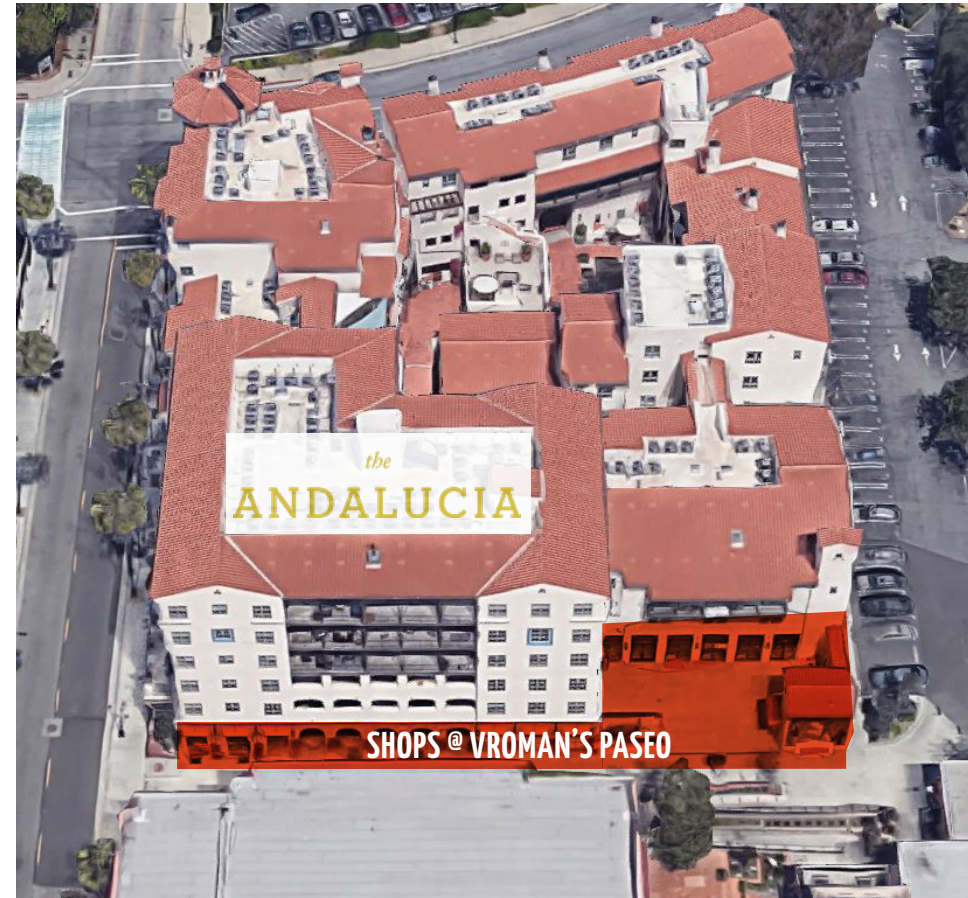
Located in the historic Pasadena Playhouse Village, the retail shops and cafe at Andalucia offer a unique opportunity to lease space in a newly constructed luxury mixed-use property, adjacent to the seven screen Laemmle Theatre and Pasadena's famous Vroman's Bookstore.

PASADENA PLAYHOUSE VILLAGE MAP



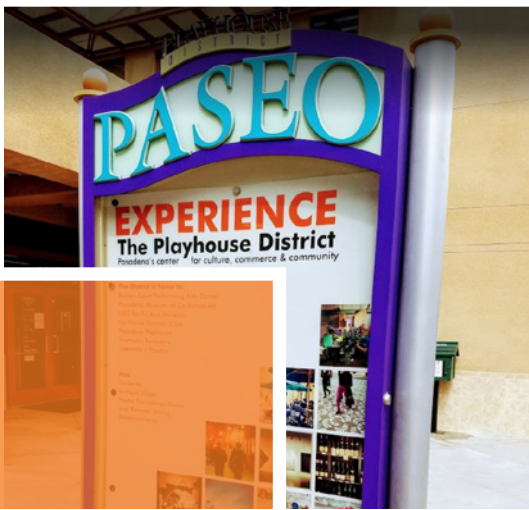
AVAILABILITIES

UNIT	LEASE RATE/MO	TYPE	SIZE (SF)
160	\$3.25 NNN	Cafe / Retail (w/ common patio)	1,220
165	\$3.25 NNN	Retail	1,227



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DEMOGRAPHICS

2019 Total Population



1 Mile	3 Miles	5 Miles
45,294	195,606	512,777

2019 Total Households



1 Mile	3 Miles	5 Miles
21,525	76,622	184,510

2019 Average Household Income



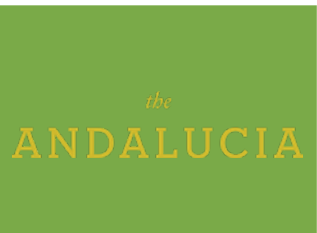
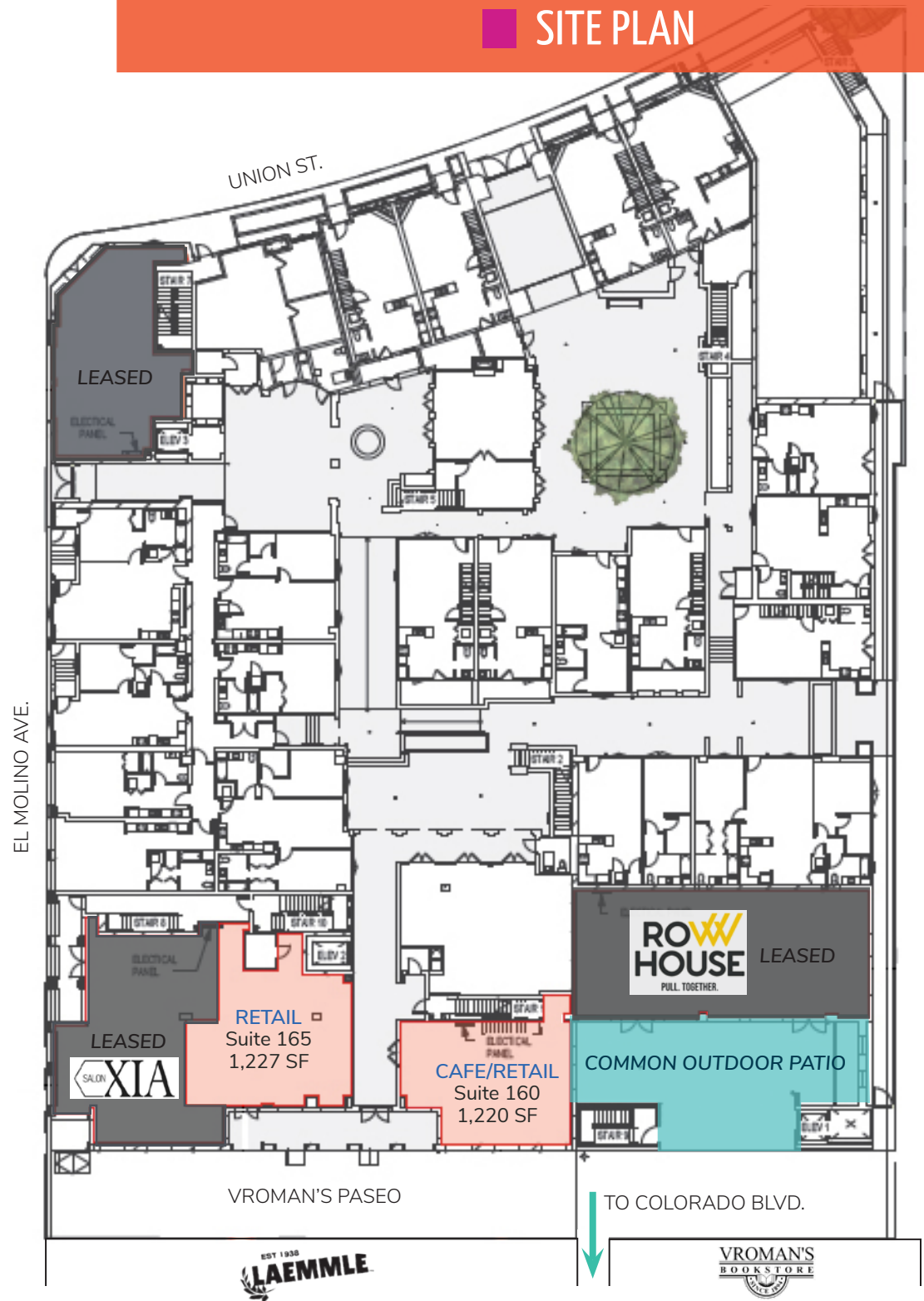
1 Mile	3 Miles	5 Miles
\$89,411	\$112,730	\$103,290

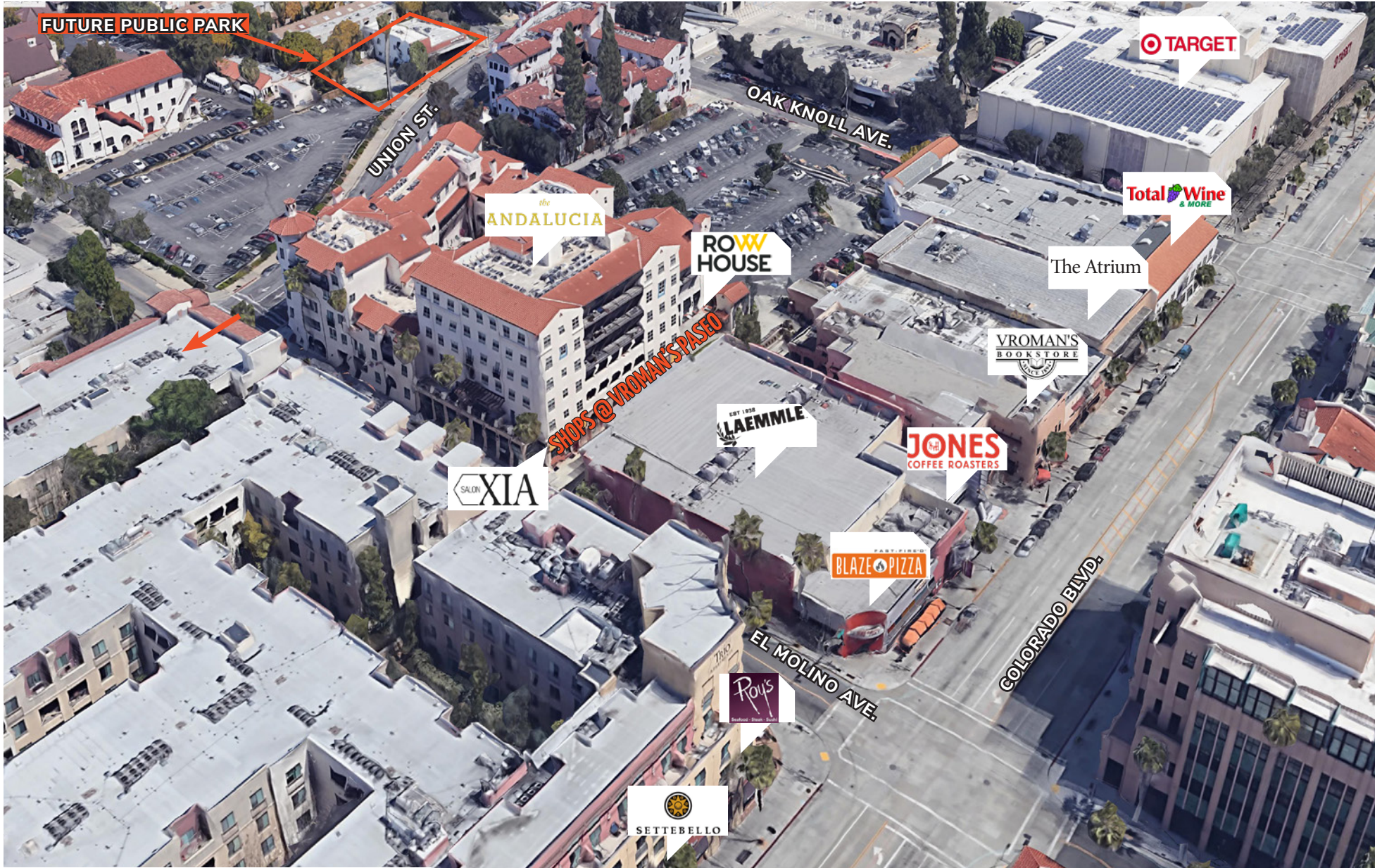
Traffic Counts

Street	Cross Street	Distance	Count Year	Count
Colorado Blvd.	Lake Ave.	0.03	2018	23,157
Colorado Blvd.	Hudson Ave.	0.03	2018	23,784

Source: CoStar

SITE PLAN





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