

FOR LEASE

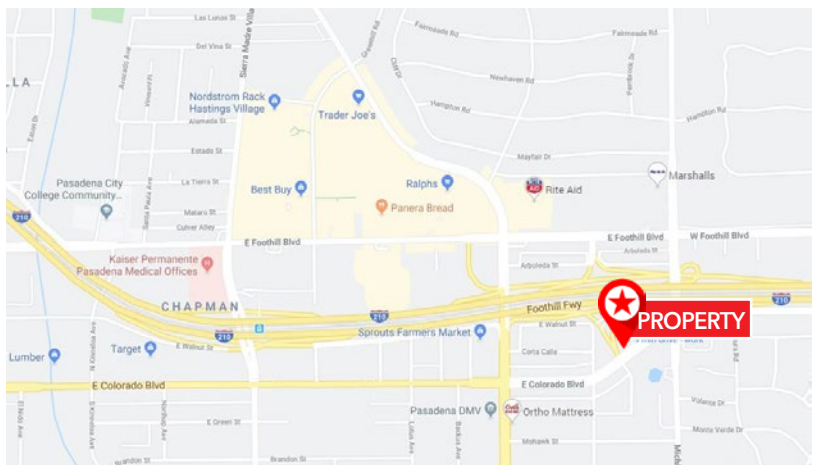


±833 SF CREATIVE OFFICE/RETAIL UNIT

3843 E. COLORADO BLVD. | PASADENA CA 91107

PROPERTY HIGHLIGHTS

- ▶ Unit 3843 is vanilla, move in ready
- ▶ Parking lot behind building for 9 cars (3 spots per unit)
- ▶ Additional all day street parking available on Colorado Blvd.
- ▶ Verified with city/county that Medical/Dental Use is OK
- ▶ High Visibility on Colorado Blvd.
- ▶ South of the 210 Freeway
- ▶ Less than a quarter mile from: Pasadena DMV, Staples, The Original Tops, DaVita Pasadena Foothills Dialysis, Rite Aid, Sprouts Farmers Market, Whole Foods Market



LEASE RATE

Rental Rate | \$2.00 PSF / NNN / Month



ELLIOTT GALLAHAN
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License ID#02038135

MAURICIO OLAIZ
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Lee & Associates-Pasadena
155 N. Lake Ave Suite 430
Pasadena, CA 91101
Corporate ID 02059558



AERIAL MAP
RETAIL AMENITIES NEARBY



2020 POPULATION		
12,922 1 MILE	144,378 3 MILES	435,916 5 MILES



2020 TOTAL HOUSEHOLDS		
4,643 1 MILE	53,317 3 MILES	156,875 5 MILES



2020 TOTAL EMPLOYEES		
8,705 1 MILE	63,241 3 MILES	216,438 5 MILES



2020 TOTAL BUSINESSES		
1,025 1 MILE	8,082 3 MILES	24,898 5 MILES

DEMOGRAPHICS



Street	Cross Street	Distance	Count Year	Count
E. Colorado Blvd.	E. Walut St.	0.09	2018	20,924



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RARE OPPORTUNITY . . . to lease a Retail/Office unit in a highly maintained stand alone building on Colorado Blvd. in the heart of East Pasadena's Colorado Blvd. Commercial Corridor.



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