

CREATIVE OFFICE FOR LEASE

101 S MADISON AVE
PASADENA, CA 91101



Hoss MacVaugh

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PRICING

- 2,272 SQFT @ \$2.50/SF NNN

PROPERTY HIGHLIGHTS

- Currently built-out as a salon on the second floor of 101 S Madison Ave
- Beautiful finishes and recently renovated
- Open floorplan with high ceilings, sky light, newly finished laminant flooring and exposed wood-truss ceilings
- Front and rear entrances, both with patios
- Reception area, storage, and private restroom
- Kitchenette/break area
- Stair (at front and rear entrance) and elevator served (at rear entrance)
- Private parking lot at back as well as street parking



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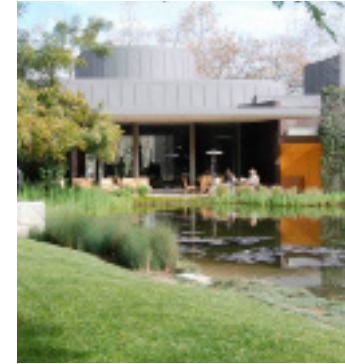
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CITY INFO

- Pasadena is one of the West Coast's most vibrant walkable destinations
- Pasadena as a city has cultural, institutional and entertainment resources unlike any other city
- Deeply rooted with history, architecture and art with the Norton Simon Museum, City Hall and hundreds of historically significant buildings
- Higher restaurant density than New York City
- Colorado Blvd and surrounding streets are filled with hundreds of restaurant and shopping opportunities
- Walk score of 96
- Easy commute with freeways and Metro Line stations

DEMOGRAPHICS

- 200k population | 110k employees | \$122k avg. household income all within a 3-mile radius
- The seasonal population reaches it's peak during Rose Bowl games/concerts and over New Year's Eve/Day
- Ranked as one of the top walking and retail locations in the United States
- 32k cars/day



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