

# 40

WEST  
COLORADO  
BLVD.

OLD PASADENA, CA 91105

RETAIL  
FOR LEASE

fresh

fresh

fresh

40

our kombucha-powered d  
For smooth, luminous skin



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Exclusively Listed By:

**NAI**Capital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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## PROPERTY DETAILS

### Square Feet

± 968 SF ground floor retail

### Lease Rate

\$13.00 PSF / Mo NNN (\$1.20)

- Term: 5 years + Option(s)
- Available September 1, 2021
- High ceilings
- Fully improved
- Sprinklered

## LOCATED IN THE HEART OF OLD PASADENA

- Old Pasadena is nationally known as a premier retail and walking destination in the U.S. drawing 15,000 to 20,000 people on weekends
- 22 nationally registered blocks of beautiful historic Art Deco, Mission Revival and Victorian architecture
- More than 200 specialty boutiques and exclusive national retailers
- More than 100 upscale restaurants, cozy bistros and outdoor cafes
- Pedestrian-friendly streets, unique alleyways, 2 historic parks and convenient parking
- Premier destination for world-class shopping, dining, arts and entertainment
- Museums, galleries, live music and late-night fun



# STRONG RETAIL LOCATION

- Located on Colorado Blvd. between Fair Oaks Ave. and DeLacey Ave. and directly across the street from One Colorado Shopping Center
- #1 walking street in the San Gabriel and San Fernando Valleys with a Walk Score of 98/100, i.e. Walker's Paradise and a Biker's Score of 96/100, i.e. Biker's Paradise
- Situated on the Rose Parade Route which brings millions of people to Old Pasadena and is broadcast worldwide in more than 100 international countries and territories



# RETAILER MAP





## HIGH INCOME AND GROWTH DEMOGRAPHICS

- A Dense Infill, Urban Location with over 196,679 people in a 3-mile radius with an affluent Average Household Income exceeding \$128,248
- 43,694 total employees in a 1-mile radius and 107,159 in a 3-mile radius
- Approximately 3,967 total businesses in a 1-mile radius and 12,741 in a 3-mile radius
- Highly educated population with 56.6% of residents within 1 mile with a bachelor's degree or higher and 6.8 million square feet of Class A office that draws employers to Pasadena
- Pasadena top employers are NASA Jet Propulsion Laboratory, Kaiser Permanente, Huntington Hospital, Caltech, Art Center College of Design, Western Asset Management, East West Bank, Raytheon, Bluebeam Software, Parsons, and Pasadena City College
- Over 2,727 residential units in Old Pasadena with an average sales price of \$809,853 i.e. \$642.92/SF



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	30,765	196,679	522,346
Median Age:	36.8	36.8	39.6
Average HH Income:	\$97,462	\$128,248	\$122,774
Daytime Employment:	43,694	107,159	200,938
% College Graduates:	56.6%	50.8%	45.6%

- In a one-mile radius the population of young people aged 19 or under represents 17% of the population. The workforce population of adults aged 20 to 64 is the largest group at 67.1% of the population. Retirement-aged adults 65+ make up the smallest group at 15.9%.
- Traffic count in 2021 shows 19,381 Cars Per Day (CPD) eastbound & westbound on Colorado Blvd. in front of the property. Fair Oaks Ave. sees 24,431 CPD combined north/south. Together, these streets total 43,812 CPD.



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W COLORADO BLVD



## PARKING & PUBLIC TRANSPORTATION

- The Metro Gold Line connects Pasadena to Downtown Los Angeles, San Fernando Valley, San Gabriel Valley, Santa Monica/West Side, the South Bay, Downtown Long Beach and East Los Angeles from 4:00am to midnight daily and 2:00am Friday and Saturday nights
- Located only 2 blocks from the Metro Gold Line Stations at Del Mar Station and Memorial Park Station with over 1,150,000 riders arriving in Old Pasadena in a given year
- Old Pasadena offers more than 8,000 parking spaces in various public and private parking structures, surface lots and on-street parking. Curbside parking meters are free before 11:00am every day and on holidays and \$1.25/hour thereafter
- Three Park & Walk garages offer the first 90 minutes free at the De Lacey, Marriott and Schoolhouse Parking Facilities
- Download the free PassportParking app to pay for your metered parking. Receive reminders and avoid parking tickets. You can even extend your parking sessions from your phone

## SERVICES OF OLD PASADENA MANAGEMENT DISTRICT

- Recognized by their bright-yellow shirts, the Ambassador Guides are here to assist visitors to Old Pasadena by giving directions and answering questions
- \$2M raised annually for services within Old Pasadena
- Daily sidewalk pressure washing – most streets and alleyways are cleaned once per week
- A sophisticated marketing team dedicated to promoting Old Pasadena with Signature Events such as BoldPas: A day of Art and Play in Old Pasadena, Day of the Dead, Jackalope Art Fair, Old Pasadena Summer Cinema, Old Pasadena Holidays, Small Business Saturday, Yappy Hour



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# FOR LEASE

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