

MACVAUGH & CO

Commercial Real Estate Services

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OFFICE BUILDING FOR LEASE



132 E. COLORADO BLVD.
PASADENA, CA 91105

FREE STANDING BUILDING, IDEAL FOR OFFICE OR RETAIL

LOCATED ON THE SW CORNER OF ARROYO PKWY &
COLORADO BLVD.

2006 AVG. DAILY TRAFFIC COUNT: 20,023
2006 POPULATION WITHIN 5 MILE RADIUS: 549,236
2006 CONSUMER SPENDING WITH IN 5 MI. RADIUS: \$8,676,779

AVAILABLE JULY 1, 2010

GROUND FLOOR: APPROX. 6,000 SQ.FT.
MEZZANINE: APPROX. 1,200 SQ.FT.
BASEMENT: APPROX. 5,000 SQ.FT,

BUILDING SIZE: APPROX. 12,200 SQ.FT.
RENTAL RATE: \$50,000 PER MONTH