

OLD PASADENA RETAIL/SHOW ROOM FOR LEASE

127 W COLORADO BLVD
PASADENA, CA 91103



Hoss MacVaugh

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PRICING

6,375 SQFT @ \$8.50/SF NNN

PROPERTY HIGHLIGHTS

- Open floor plan with hardwood flooring, large windows, 16' ceilings and a skylight
- Back stockroom with restroom and stairs leading to attic and basement
- Additional storage in basement
- Attic offers 6' if ceilings removed
- Front rooms are great for display or small showrooms
- Great street visibility with high walkability score
- Available February 1, 2022



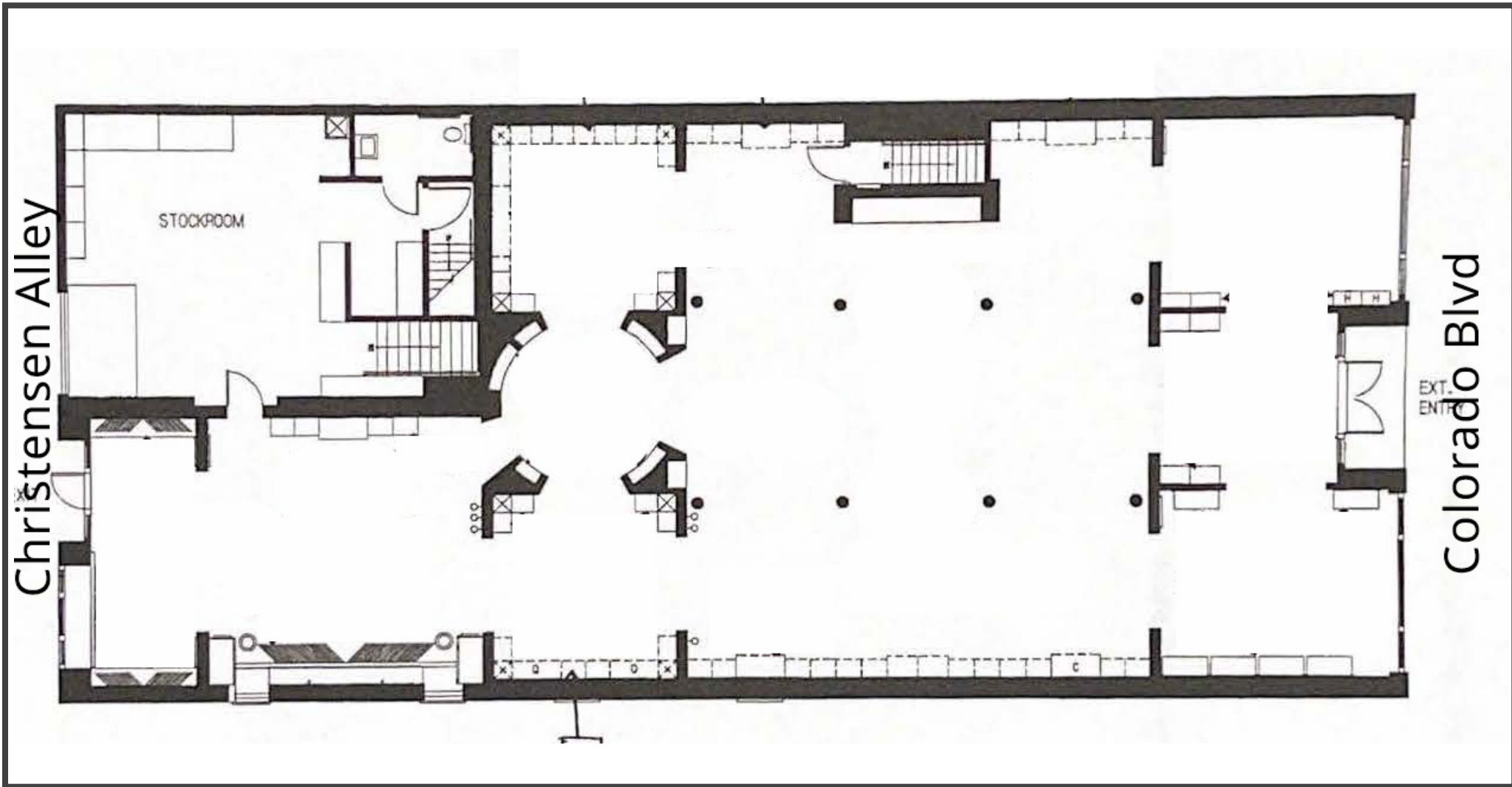
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Floor Plan



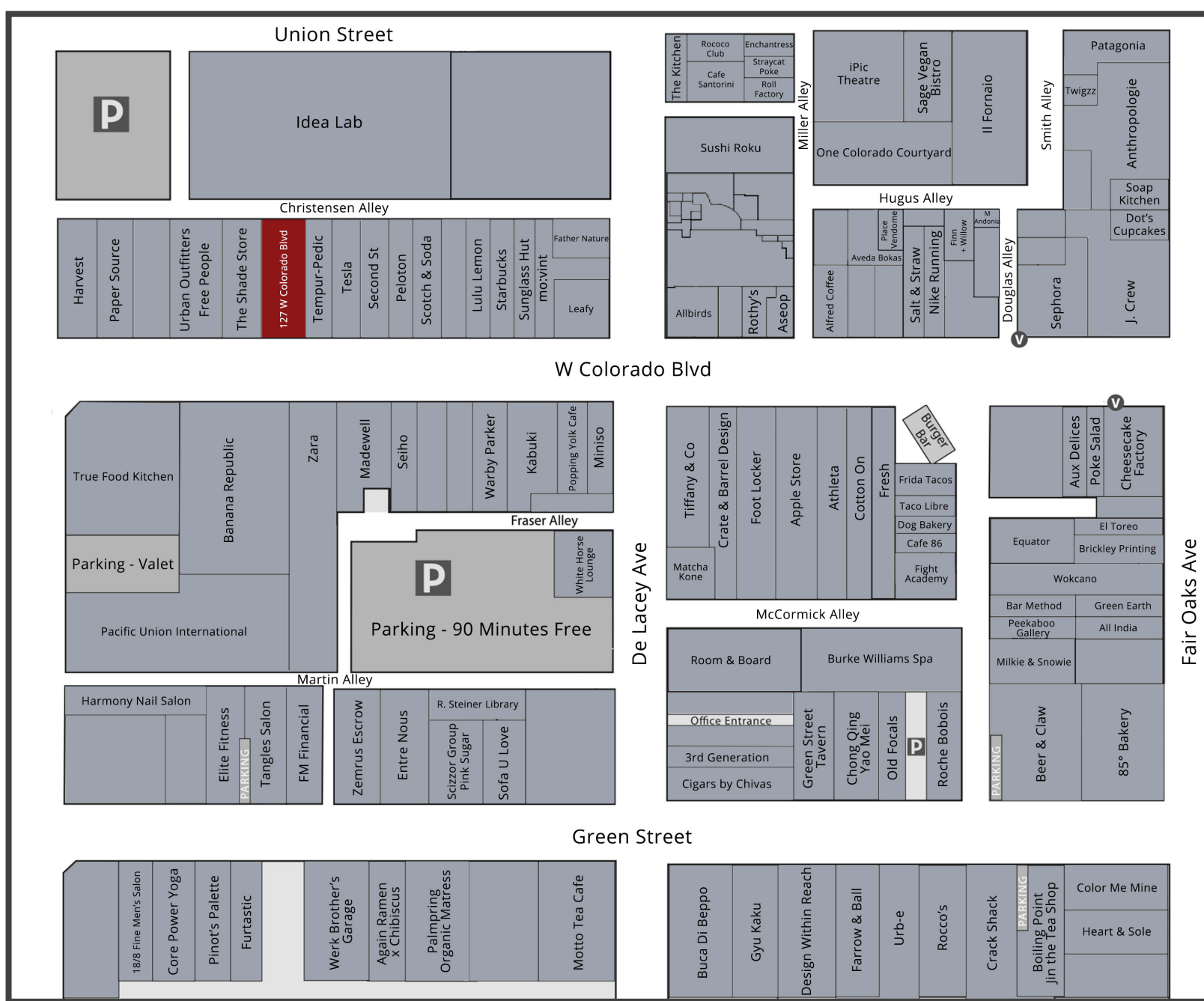
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Old Pasadena Map



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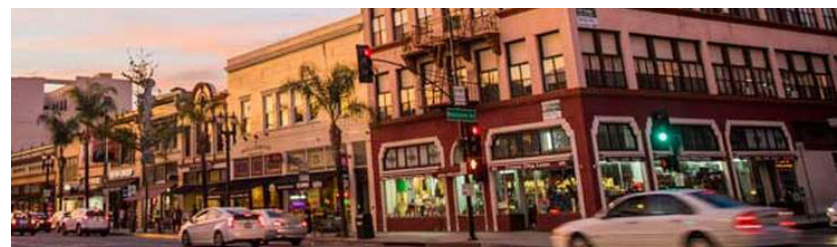
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CITY INFO

- Old 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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