FREE-STANDING RETAIL FOR LEASE

1101 E WALNUT ST| PASADENA, CA | 91106

Hoss MacVaugh

Office: 626.583.8400 | **Cell:** 626.255.2308 | **Email:** Hoss@MacVaugh.com

MacVaugh & Co. | 119 E Union St, Suite D, Pasadena, CA 91103 | www.MacVaugh.com

The information contained herein has been obtained from sources deemed to be reliable. While we have no reason to doubt its accuracy we do not guarantee to and assume any liability for any inaccuracies and/or omissions. Terms and conditions are subject to change. BRe license #02138664

SUITE INFORMATION

35 E UNION ST | PASADENA, CA | 91106

(626) 583-8400 | info@macvaugh.com
MacVaugh&Co
Visit our website at www.macvaugh.com

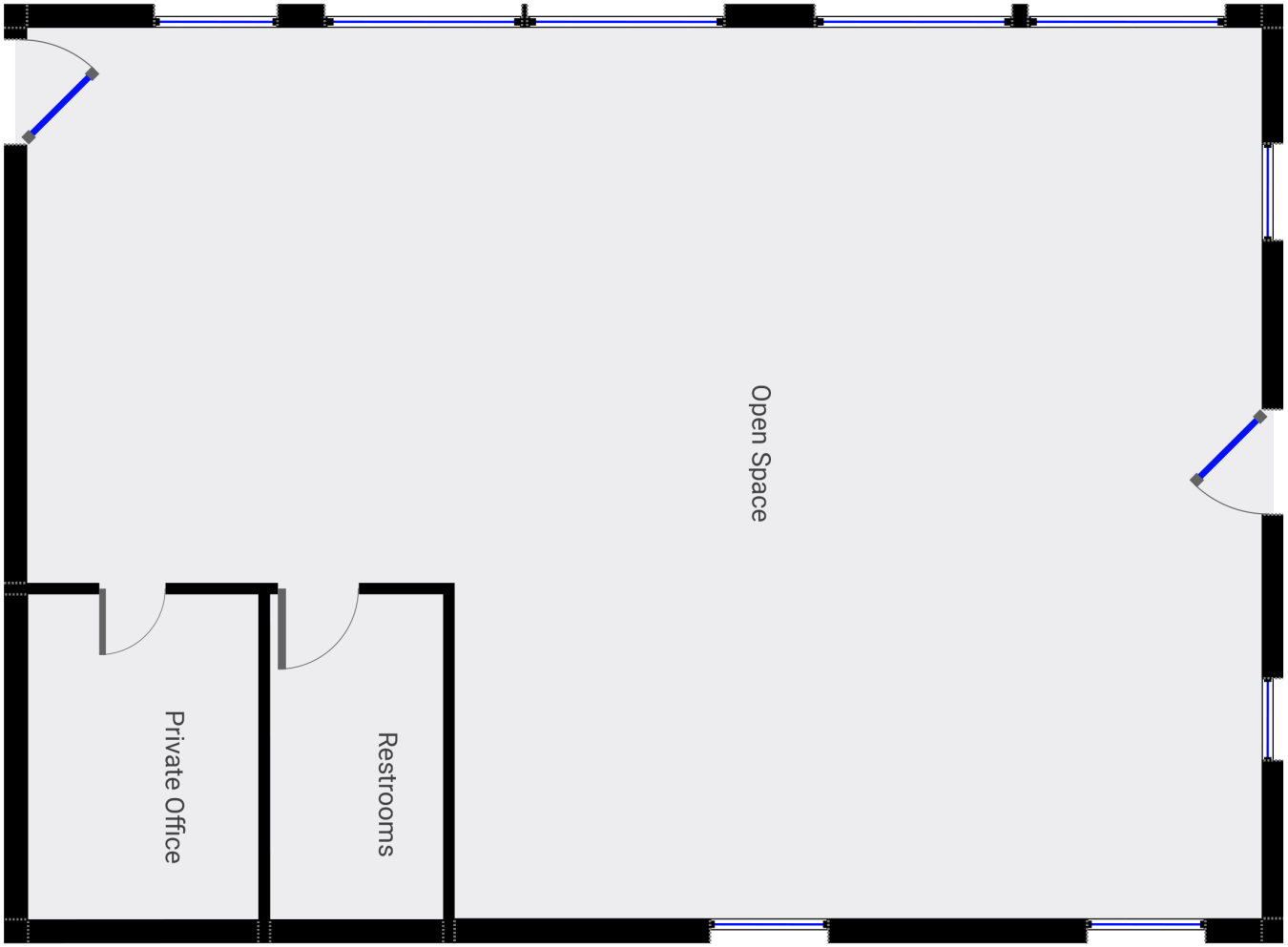
PRICING | 1,281 SQFT @ $3.50/SF NNN

PROPERTY HIGHLIGHTS

- Free-standing corner retail building
- Open layout with private office and a restroom
- Fully carpeted, floor-to-ceiling windows and decorative fire place
- Great street visibility
- Neighbors include: Tom's Burgers, Porsche Service, Alda Medical Group and Pearson Construction
- **Available immediately**

1101 E WALNUT ST
PASADENA, CA 91106

1,281 SQFT @ $3.50 NNN



Hoss MacVaugh

Office: 626.583.8400 | **Cell:** 626.255.2308 | **Email:** Hoss@MacVaugh.com

MacVaugh & Co. | 119 E Union St, Suite D, Pasadena, CA 91103 | www.MacVaugh.com

The information contained herein has been obtained from sources deemed to be reliable. While we have no reason to doubt its accuracy we do not guarantee to and assume any liability for any inaccuracies and/or omissions. Terms and conditions are subject to change. BRE license #02138664

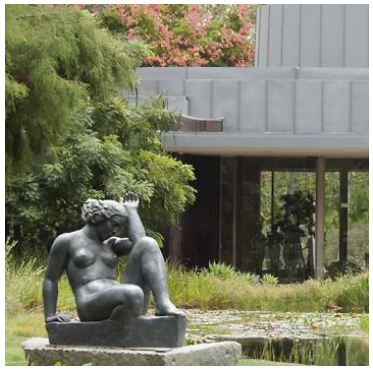
PASADENA, CA

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



MacVaugh&Co
Commercial Real Estate Services