

# 766 E COLORADO BLVD

PASADENA, CA 91101

MACVAUGH & CO  
FOR LEASE  
626.583.8400  
www.macvaugh.com



# HIGHLIGHTS

## UNIT

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103

## PRICE

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\$3.50 NNN

## SIZE

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1,500 SQFT

## USE

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Cafe or restaurant. 12' hood

## LAYOUT

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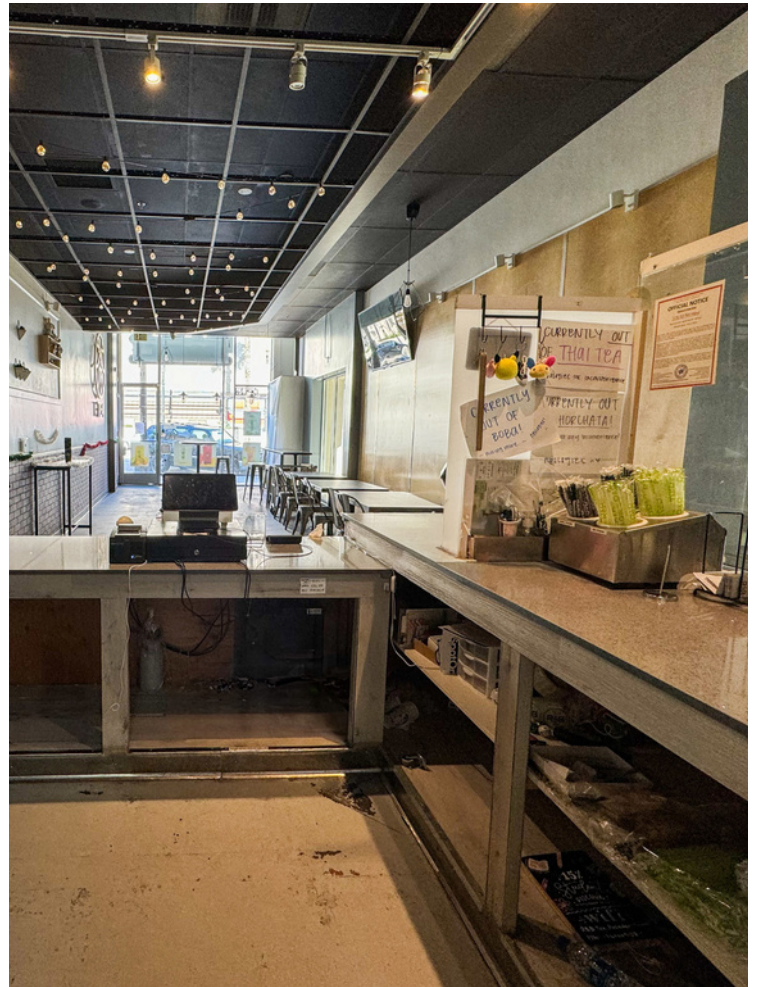
- Large dining area
- Prep area in back with five sinks
- Private office
- Additional storage
- Private restroom accessible to customers

## NEIGHBORS

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Nine & Nine Thai Kitchen, Janejira Thai Bistro, Ananya Aesthetics, Target, Vromans, and Total Wine and More





# PASADENA, CA DEMOGRAPHICS

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- 200k population, 110k employees, 127k average household income all within a 3-mile radius

- The seasonal population reaches its peak through the Rose Bowl with sports events, concerts and New Years Eve/Day

- Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

- National icons such as Art Center College of Design, JPL and Cal Tech

- Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings

- Multiple Metro Gold Line stops are located throughout the city - Bringing in people from Azusa to Downtown Santa Monica

- You'll find a combination of mom-and-pop shops and major tenants keeping the history of the city alive while bringing a modern day flare





**MACVAUGH & CO**  
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