

RETAIL & RESTAURANT
SPACE AVAILABLE NOW

231 SOUTH DELACEY & 168 WEST GREEN STREET | PASADENA, CA 91105
mixed-use retail/restaurant space available

THE SHOPS AT WESTGATE



For more information, please contact:

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executive summary



RESIDENCES AT WESTGATE APARTMENTS, PASADENA

Residences at Westgate Apartments in Pasadena is a high end large mixed use project built by Equity Residential.

Located at the former east campus of the Ambassador College, Westgate Pasadena project consists of three city blocks spanning 12 acres bounded by Del Mar Boulevard to the south, Green Street to the north, Pasadena Avenue to the west and De Lacey Avenue to the east. Westgate Pasadena is an urban village designed as a three block community consisting of residential and commercial/retail spaces. It will act as an important gateway into the Central District.

Residences at Westgate Apartments is a Silver LEED certified community that has been developed in three phases:

- **Phase I:** consists of 480 rental units and a two-level parking garage (which was completed 2010) located between Del Mar and Valley off of De Lacey.
- **Phase II:** consists of 252 rental units with high-end finishes and unique floor plans, 2 subterranean parking garages and approximately 6,540 square feet of commercial/retail space (which has just been completed) with 28 parking spaces dedicated to retail.
- **Phase III:** consists of 88 rental units with high-end finishes, 1 subterranean parking garage and 13,400 feet of commercial/retail space with 89 parking spaces dedicated to retail.



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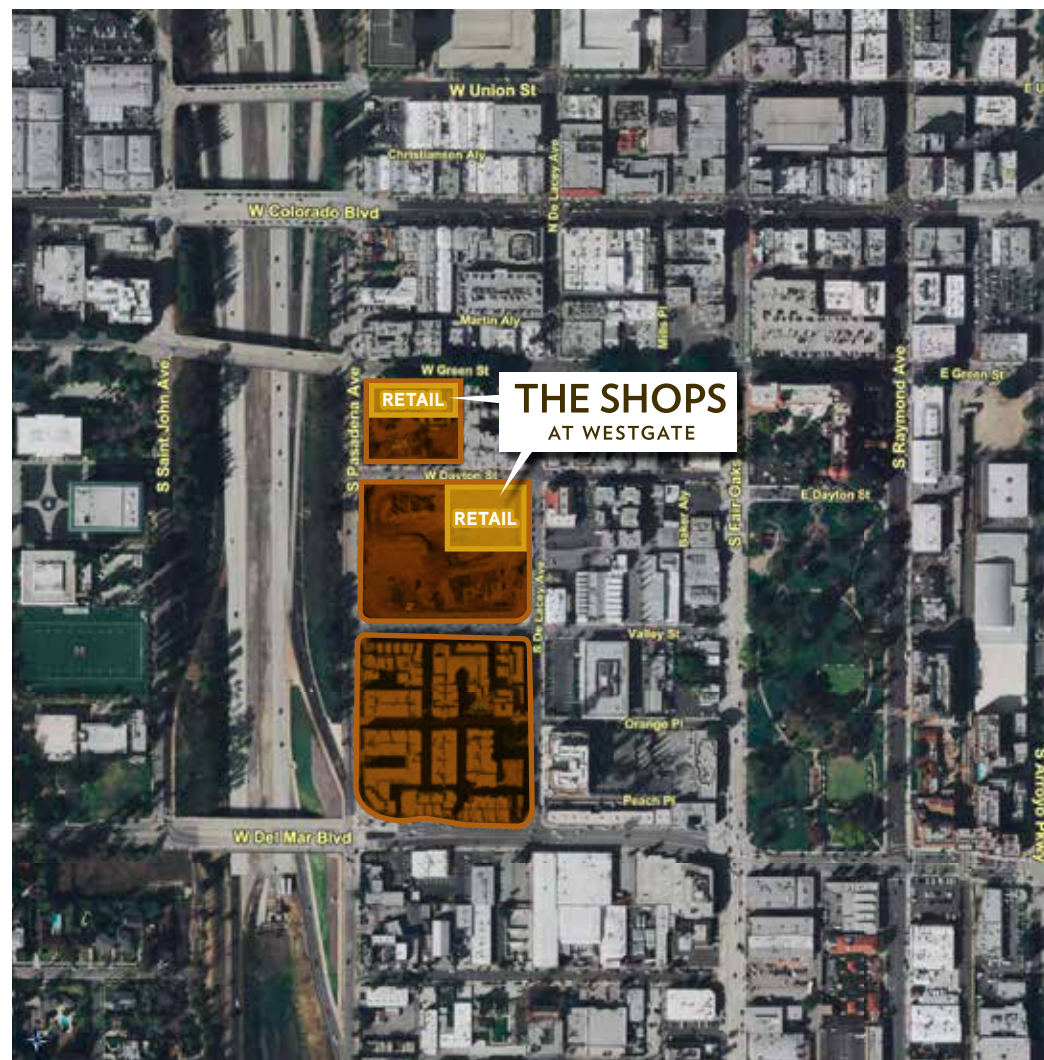
about the property

PROPERTY HIGHLIGHTS

Residences at Westgate Apartments includes both retail on Green Street and South De Lacey.

On Green Street, there is approximately 9,523 square feet of retail. On South De Lacey, there is approximately 6,375 square feet. Both retail portions have abundant dedicated parking located under the premises.

AVAILABILITIES				
	SIZE	TYPE	RATE (+NNN)	AVAILABLE
168 WEST GREEN				
Suite A	3,589 SF	Restaurant	Negotiable	Immediate
Suite B	1,416 SF	Retail	Negotiable	Immediate
Suite C	LEASED			
Suite D	LEASED			
Suite E	LEASED			
Suite F	LEASED			
Suite G	LEASED			
231 SOUTH DELACEY				
Suite H	LEASED			
Suite I	LEASED			
Suite J	LEASED			
Suite K	1,843 SF		Retail	Negotiable
				Immediate



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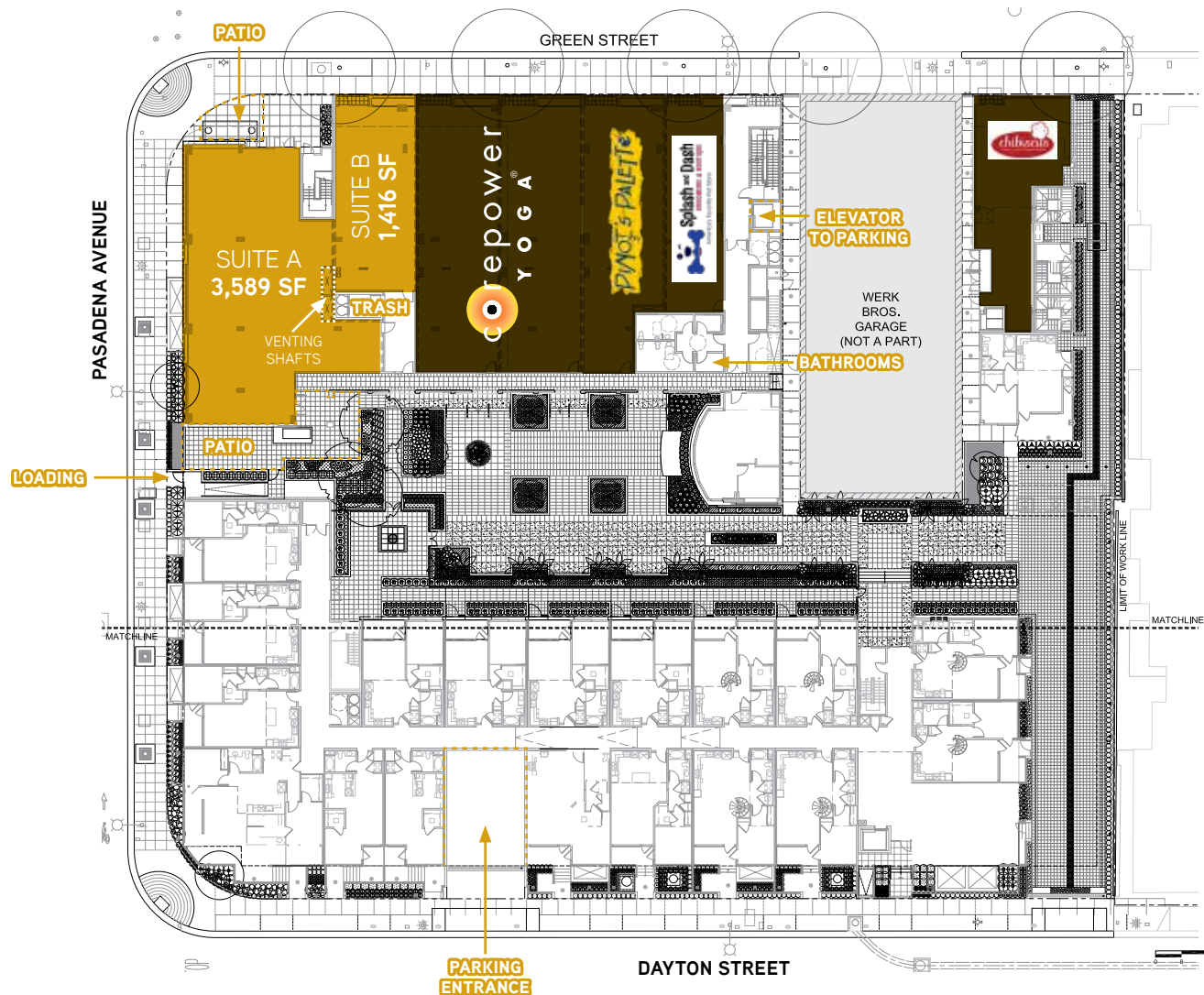
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the shops at westgate - site plan



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the shops at westgate - renderings



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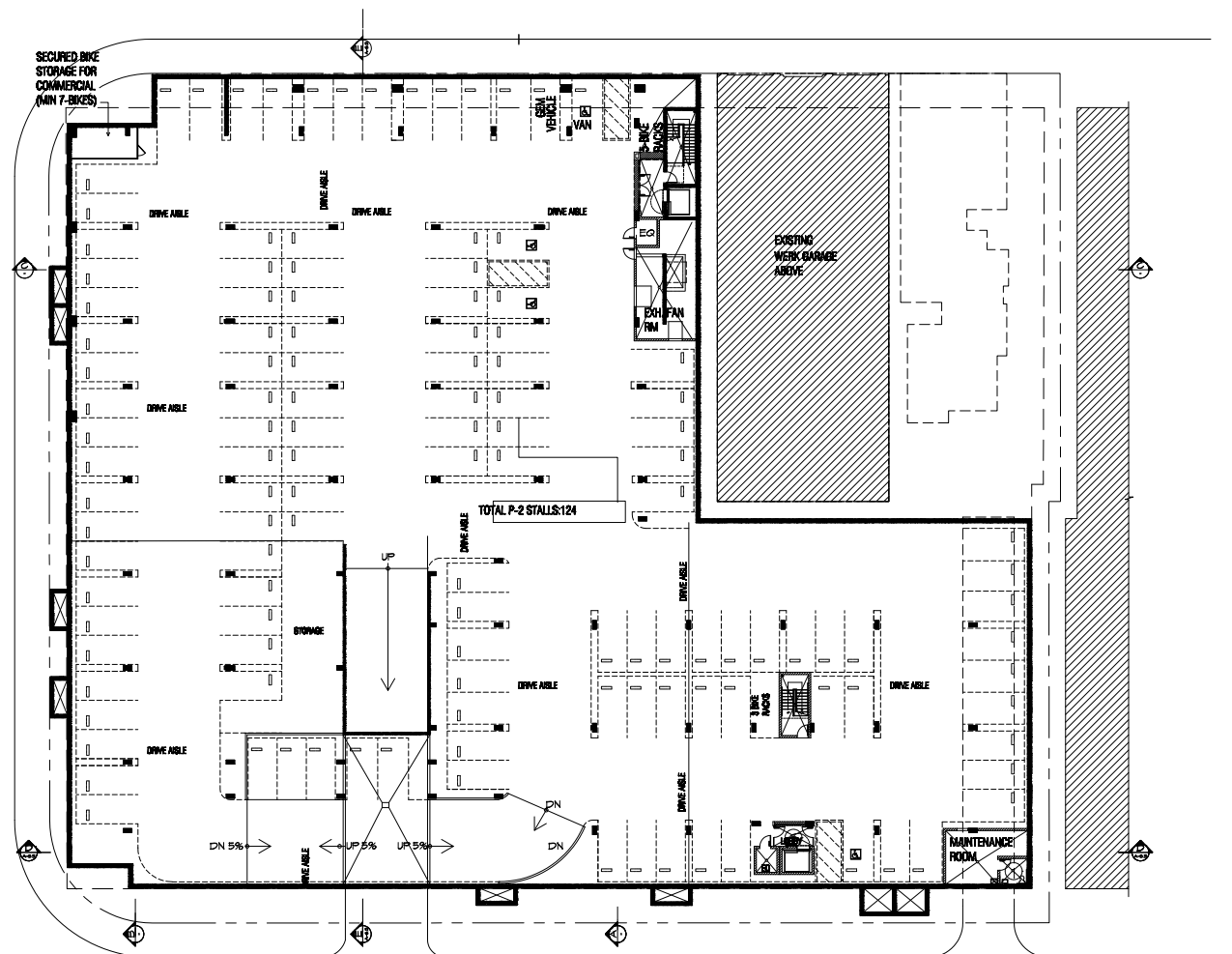
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parking garage: level 2 plan





area amenities map



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market overview



PASADENA, CALIFORNIA

Pasadena is bordered on the north by La Cañada Flintridge, on the east by San Gabriel, on the south by Alhambra, and on the West by Eagle Rock, Glendale and Burbank. Pasadena is a vibrant and exciting city with many traditions. It hosts the annual Tournament of Roses Parade and Rose Bowl college football tournament. It is home to the California Institute of Technology. This project is unique as it is located on the outskirts of Old Town, it may even be considered an extension of Old Town Pasadena as it expands on the urban fabric of Pasadena. Old Town Pasadena is saturated with shopping, restaurants, nightclubs, offices and apartments. The Metro Gold Line intersects Old Town Pasadena connecting it to Downtown Los Angeles. Major intersecting streets nearby the property provide amenities within walking distance.

DEMOGRAPHICS <i>(source: Claritas)</i>			
	1-mile	3-mile	5-mile
POPULATION			
2022 Projection	27,543	216,730	578,799
2017 Estimate	25,848	208,875	559,126
2010 Census	23,475	200,160	538,389
2000 Census	19,817	196,803	540,044
Growth 2017-2022	6.56%	3.76%	3.52%
Growth 2010-2017	10.11%	4.35%	3.85%
Growth 2000-2010	18.46%	1.71%	-0.31%
POPULATION BY RACE			
White Alone	15,016	108,655	264,455
Black or African American Alone	1,681	14,838	29,393
American Indian and Alaska Native Alone	119	1,431	4,058
Asian Alone	5,961	41,844	147,458
Native Hawaiian and Other Pacific Islander Alone	19	198	559
Some Other Race Alone	1,792	30,420	85,662
Two or More Races	1,260	11,489	27,540
HOUSEHOLD INCOME			
2017 Estimated Average Household Income	\$105,649	\$109,081	\$101,599
2017 Estimated Median Household Income	\$74,641	\$72,446	\$68,368



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