

**FOR
LEASE**

1487 E Colorado Blvd #C, Pasadena, CA 91106



*Prime ±920SF Retail space located across from Pasadena City College, Excellent visibility & exposure from Colorado Blvd
Traffic Volume on Colorado Blvd ±24,049 Cars per day*



Overview

Address: 1487 E Colorado Blvd Ste C
a.k.a. 12 Harkness Ave
Pasadena, CA 91106

Space Type/Size: Retail / ±920 SF

Asking Rent/SF: \$2.25/SF NN

CAM Charge: \$0.25/SF

Parking: 1 space

Previous Use: Coffee Shop/Bobba place

Highlights

- Prime location right across from PCC (students enrollment ±29,200 students - per PCC's website)
- High traffic volume on Colorado Blvd (avg. ±24k cars per day)
- Superb visibility from Colorado Blvd eastbound from Hill Street
- Ready to move-in for coffee shop or similar retail business - complete with prep. area, cashier's station, separate storage area, and multiple seatings area with large windows
- High density and high demand area for retail
- Nearby major retailers: Chick Fil A, Jack in the Box, Starbucks, Bank of America, Chipotle, Panda Express, Chase Bank, etc.

For More Information:

HAN WIDJAJA CHEN, CCIM

626.594.4901

han.chen@growthinvestmentgroup.com

DRE#01749321

FOR LEASE 1487 E Colorado Blvd #C, Pasadena, CA 91106

Prime ±920SF Retail space located across from Pasadena City College, Excellent visibility & exposure from Colorado Blvd
Traffic Volume on Colorado Blvd ±24,049 Cars per day



For More Information:

HAN WIDJAJA CHEN, CCIM

 **626.594.4901**

 **han.chen@growthinvestmentgroup.com**

DRE#01749321

**FOR
LEASE**

1487 E Colorado Blvd #C, Pasadena, CA 91106

*Prime ±920SF Retail space located across from Pasadena City College, Excellent visibility & exposure from Colorado Blvd
Traffic Volume on Colorado Blvd ±24,049 Cars per day*



For More Information:

HAN WIDJAJA CHEN, CCIM

 **626.594.4901**

 **han.chen@growthinvestmentgroup.com**

DRE#01749321

FOR LEASE 1487 E Colorado Blvd #C, Pasadena, CA 91106

Prime ± 920 SF Retail space located across from Pasadena City College, Excellent visibility & exposure from Colorado Blvd
Traffic Volume on Colorado Blvd $\pm 24,049$ Cars per day



PASADENA CITY COLLEGE
 $\pm 29,200$ ENROLLED STUDENTS

COLORADO BLVD
TRAFFIC VOLUME: $\pm 24,049$ CPD

HILL ST.
TRAFFIC VOLUME: $\pm 21,735$ CPD

OLD TOWN PASADENA

1487 E COLORADO BLVD

For More Information:

HAN WIDJAJA CHEN, CCIM

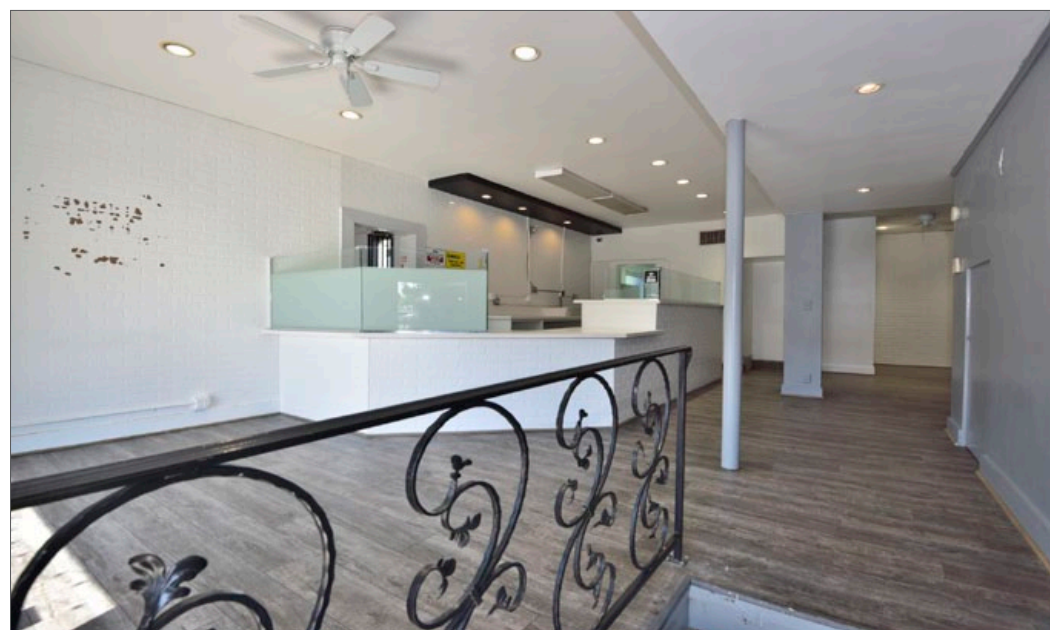
626.594.4901

han.chen@growthinvestmentgroup.com

DRE#01749321

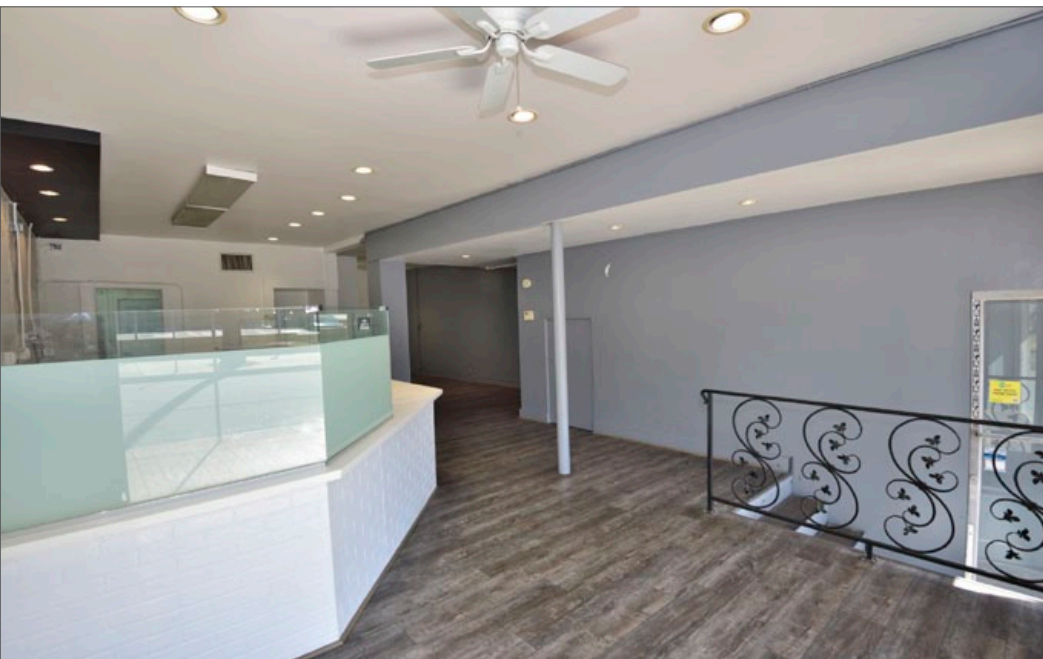
FOR LEASE 1487 E Colorado Blvd #C, Pasadena, CA 91106

Prime ±920SF Retail space located across from Pasadena City College, Excellent visibility & exposure from Colorado Blvd
Traffic Volume on Colorado Blvd ±24,049 Cars per day



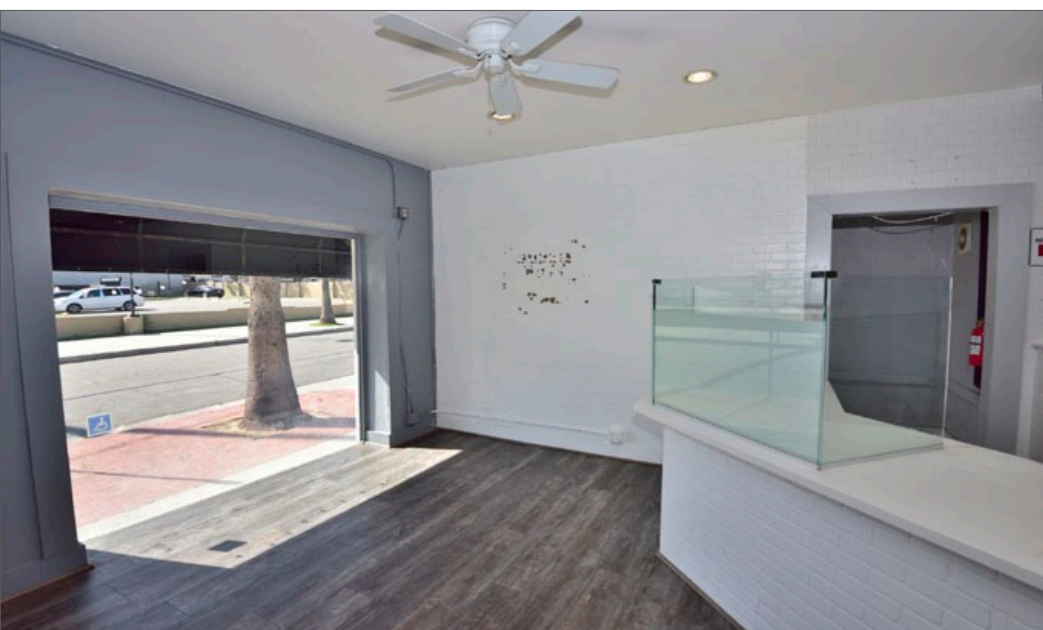
FOR LEASE 1487 E Colorado Blvd #C, Pasadena, CA 91106

Prime ±920SF Retail space located across from Pasadena City College, Excellent visibility & exposure from Colorado Blvd
Traffic Volume on Colorado Blvd ±24,049 Cars per day



FOR LEASE 1487 E Colorado Blvd #C, Pasadena, CA 91106

Prime ±920SF Retail space located across from Pasadena City College, Excellent visibility & exposure from Colorado Blvd
Traffic Volume on Colorado Blvd ±24,049 Cars per day



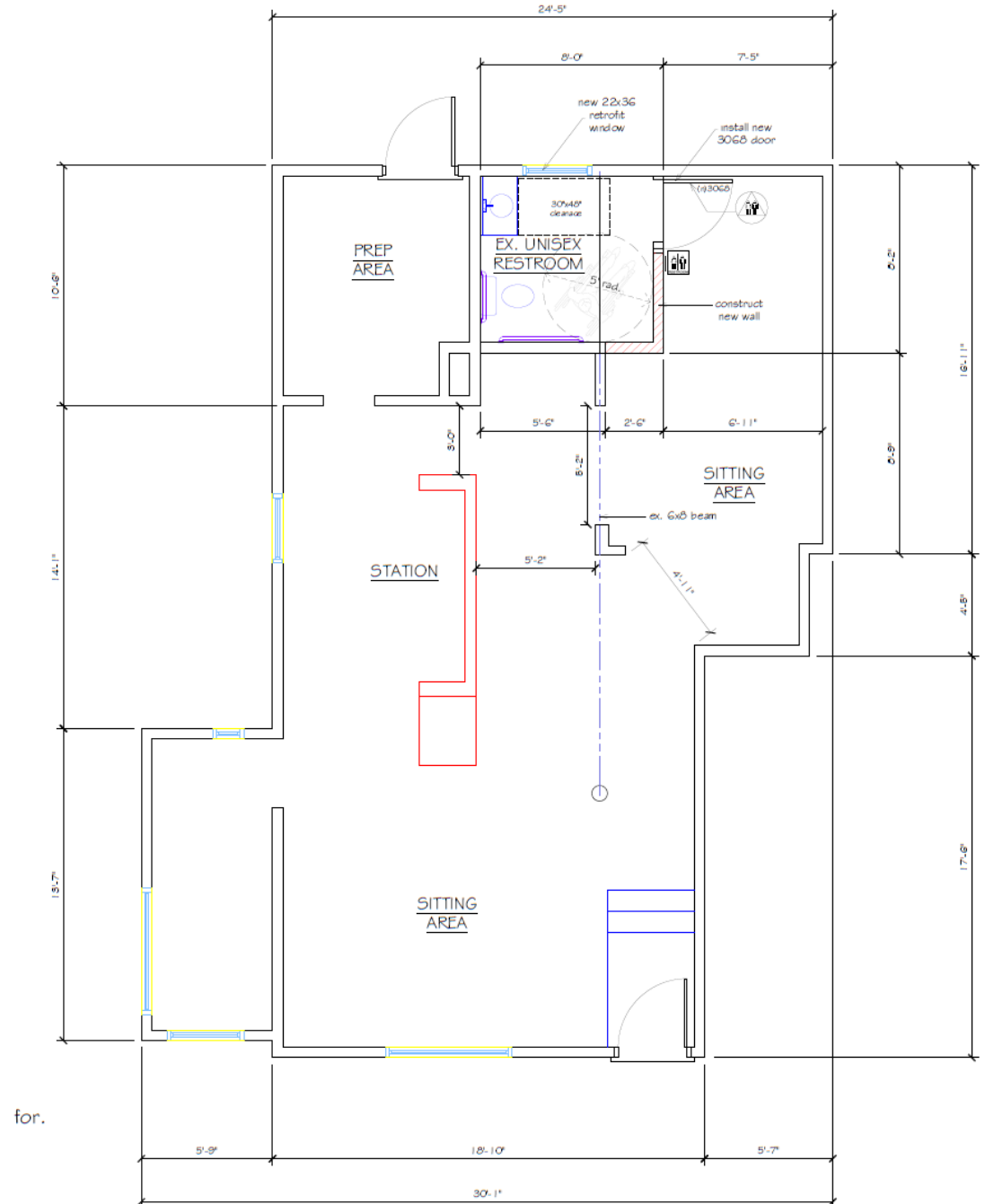
**FOR
LEASE**

1487 E Colorado Blvd #C, Pasadena, CA 91106

Prime ±920SF Retail space located across from Pasadena City College, Excellent visibility & exposure from Colorado Blvd
Traffic Volume on Colorado Blvd ±24,049 Cars per day



1487 #C a.k.a. 12 Harkness Ave - Floor Plan

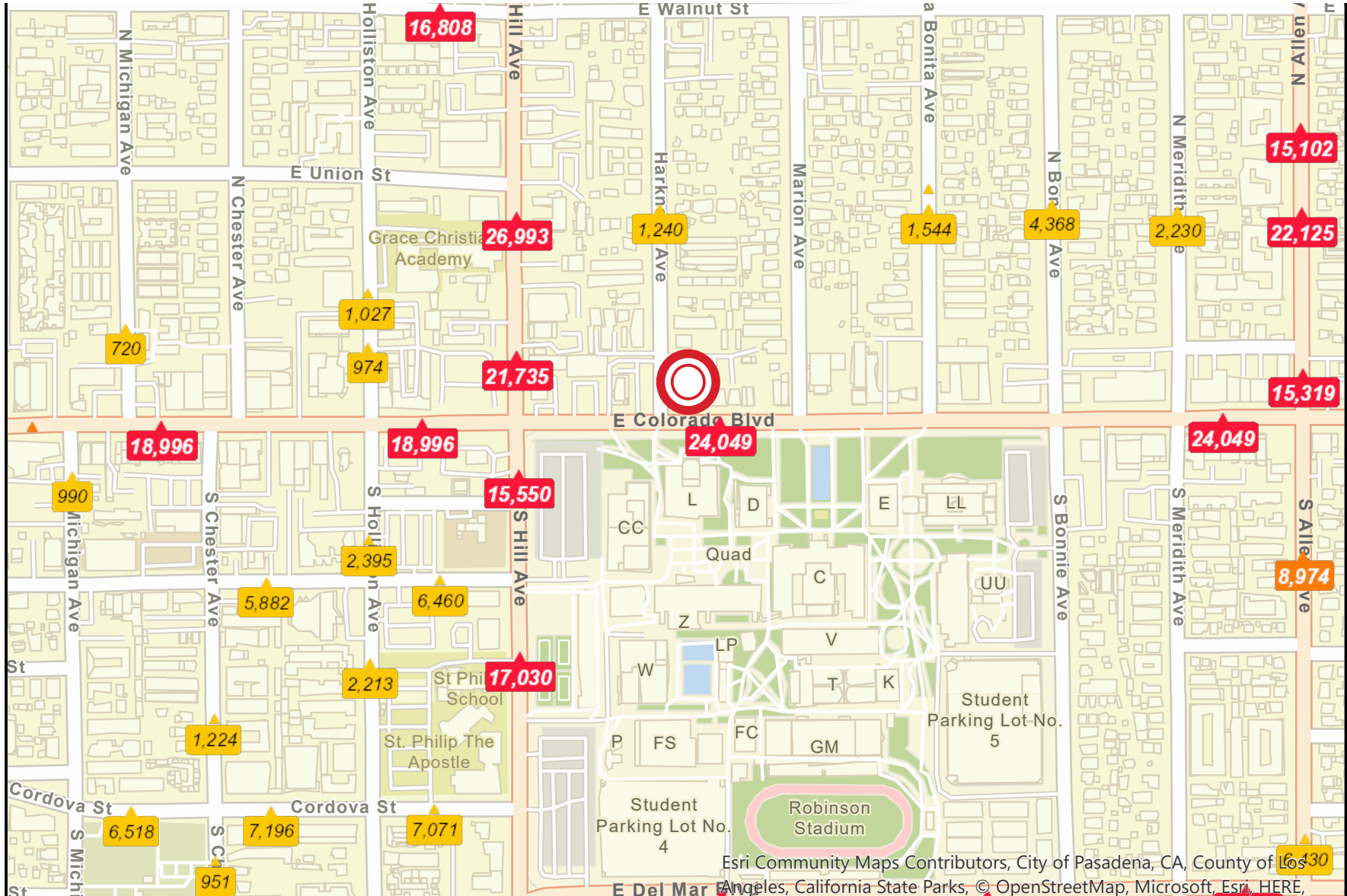


FOR LEASE 1487 E Colorado Blvd #C, Pasadena, CA 91106



Prime ±920SF Retail space located across from Pasadena City College, Excellent visibility & exposure from Colorado Blvd
 Traffic Volume on Colorado Blvd ±24,049 Cars per day

Traffic Volume



Esri Community Maps Contributors, City of Pasadena, CA, County of Los Angeles, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE,