



# 1726 E Colorado Blvd

Pasadena, California 91106

## Lease Highlights

- Rare free standing retail in the Pasadena CBD
- Beautiful lamella roof with skylights
- Bonus mezzanine space
- Signalized corner
- On the historic Rose Parade Route
- Near PCC
- Near many national retailers
- Year Built: 1933

## Property Description

+/- 5,530 SF freestanding retail building. +/- 2,500 SF bonus high-ceiling mezzanine space. Opportunity to expose beautiful lamella roof with skylights. Historic brick building. Currently, painted bright pink, but the landlord is open to new paint/design colors. Currently 7 parking spaces. Shed with electrical takes up some of the parking lot - could possibly be removed for more parking. 2 restrooms, kitchen/break room. Very low NNN's. Estimated to be \$0.10 PSF.

## Offering Summary

Available SF:	+/- 5,530 SF
Lease Rate:	\$1.95 SF/month (NNN)
Lot Size:	+/- 9,964 SF
Building Size:	+/- 5,530 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	10,267	37,135	72,839
Total Population	23,999	89,736	187,703
Average HH Income	\$88,683	\$98,265	\$101,817

For more information

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For Lease

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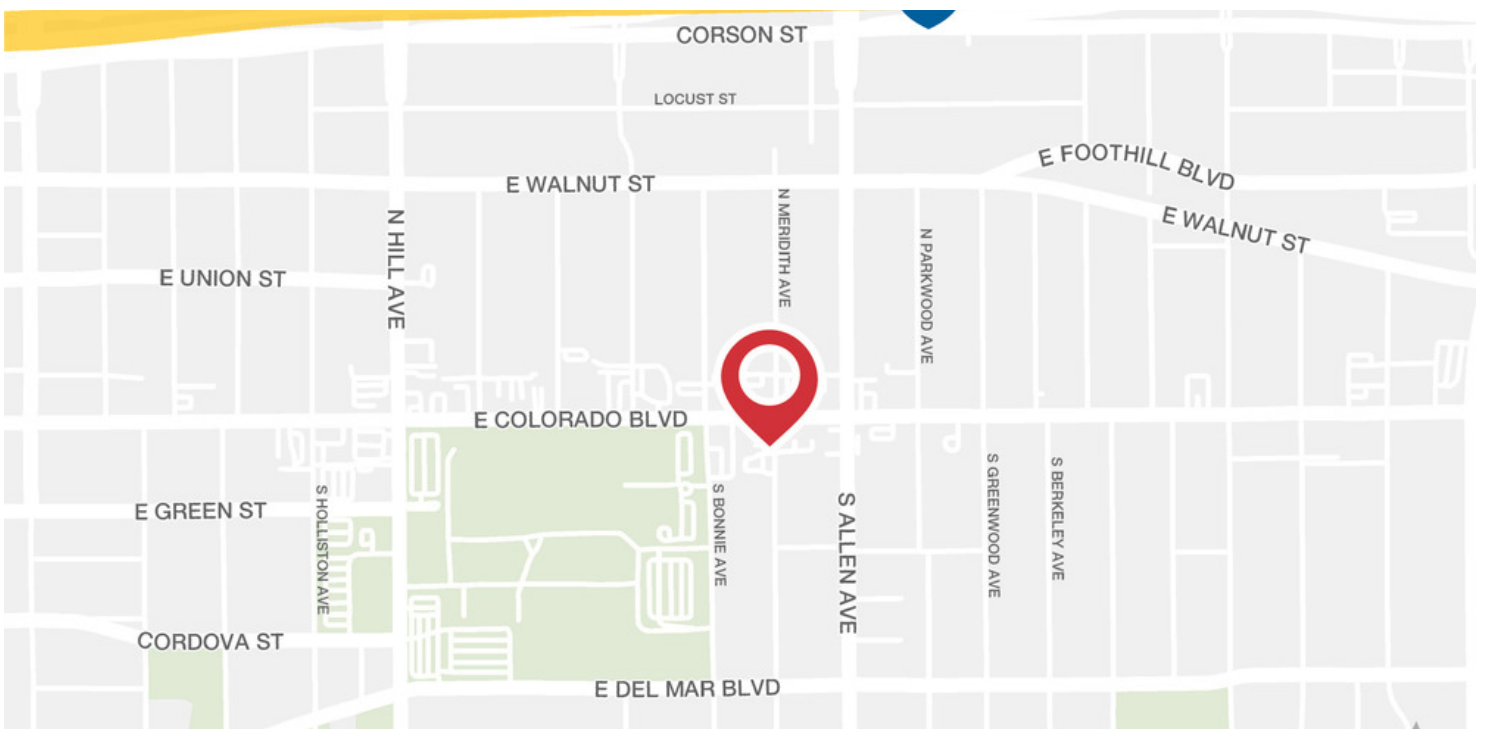
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## City of Pasadena - Los Angeles County, CA

The City of Pasadena is centrally located between Glendale and Arcadia in Los Angeles County, adjacent to Southern California's growing San Gabriel Valley region. Pasadena lies approximately seven miles east of Glendale and 12 miles northeast of Downtown Los Angeles. The City spans 23.1 square miles and together with Glendale and Burbank forms the Tri-Cities retail market.

Pasadena represents Los Angeles County's ninth-largest city and offers residents a high quality of life with a low crime rate, excellent schools, and plenty of local entertainment and events. Due to its proximity to the City of Los Angeles and I-210, Pasadena serves as an ideal location for retail businesses. The famous Old Pasadena historic district serves as a walkable commercial hub that attracts residents and tourists alike, particularly during the annual Tournament of Roses parade and Rose Bowl Game. Other popular attractions include the Huntington Library, Art Museum and Botanical Gardens and Santa Anita Park in adjacent Arcadia.

### Population & Income

Demographics\*:

			
141,342	59,760	\$122,424	37.9
Population	Households	HH Income	Median Age

The City of Pasadena is home to more than 141K residents and nearly 60K households while approximately 556K people and 207K households reside within a five-mile radius of the subject property. The City and the area around the property expect to grow 0.7%, adding nearly 2K households through 2025.

Area households are considered affluent; the average annual household income for the City is \$122,424, forecast to increase 20.4% to \$147,358 per year in 2025. The median owner-occupied home value reflect this wealth at \$722,094 – well above LA County's median property value.

Overall, residents are highly educated as 74.1% of adults in the City attended some college, 52.1% earned a bachelor's degree or higher, and an impressive 23.6% achieved a graduate degree.

### Economy & Employment

Economic Highlights\*:

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11,131

Businesses



101,955

Employees



\$2.27B/Yr.

Retail Spending



\$56.8M

Sales Tax Revenue

Pasadena provides a business-friendly environment with a significant capacity for commercial development. Pasadena retailers gain access to an outstanding transportation system, including the nearby Hollywood Burbank Airport, freight rail service, and the LA Metro Gold Line for visitors and commuters. Key local industries range from healthcare to education and aerospace. The City of Pasadena's labor pool consists of about 70% white collar workers and 30% blue collar. This breaks down to 32.1% in professional and related sectors, 18.7% sales and office positions, and 17.3% service jobs.

Pasadena features numerous major retail centers, including Old Town Pasadena, Paseo Colorado, and South Lake Avenue. These commercial centers serve as dining and entertainment hubs for the area's 160K daytime population. Pasadena generated over \$44.6M in sales tax revenue in 2019, which is projected to increase to \$56.8M in 2020 due to Measure I, a local sales tax increase passed in 2018.

## Pasadena Principal Employers

Employer	Employees
California Institute of Technology - Jet Propulsion Laboratory	5,029
Kaiser Permanente	4,760
California Institute of Technology - Campus	3,900
Huntington Memorial Hospital	3,200
Pasadena City College	2,619
Pasadena Unified School District	2,420
The City of Pasadena	2,278
Bank of America	1,300
Pacific Clinics Administration	1,100
Art Center College of Design	883

Sources: NAI Capital Commercial Research, Applied Geographic Solutions, City of Pasadena CAFR, 2019

\*2020 projections; data refers to the City of Pasadena

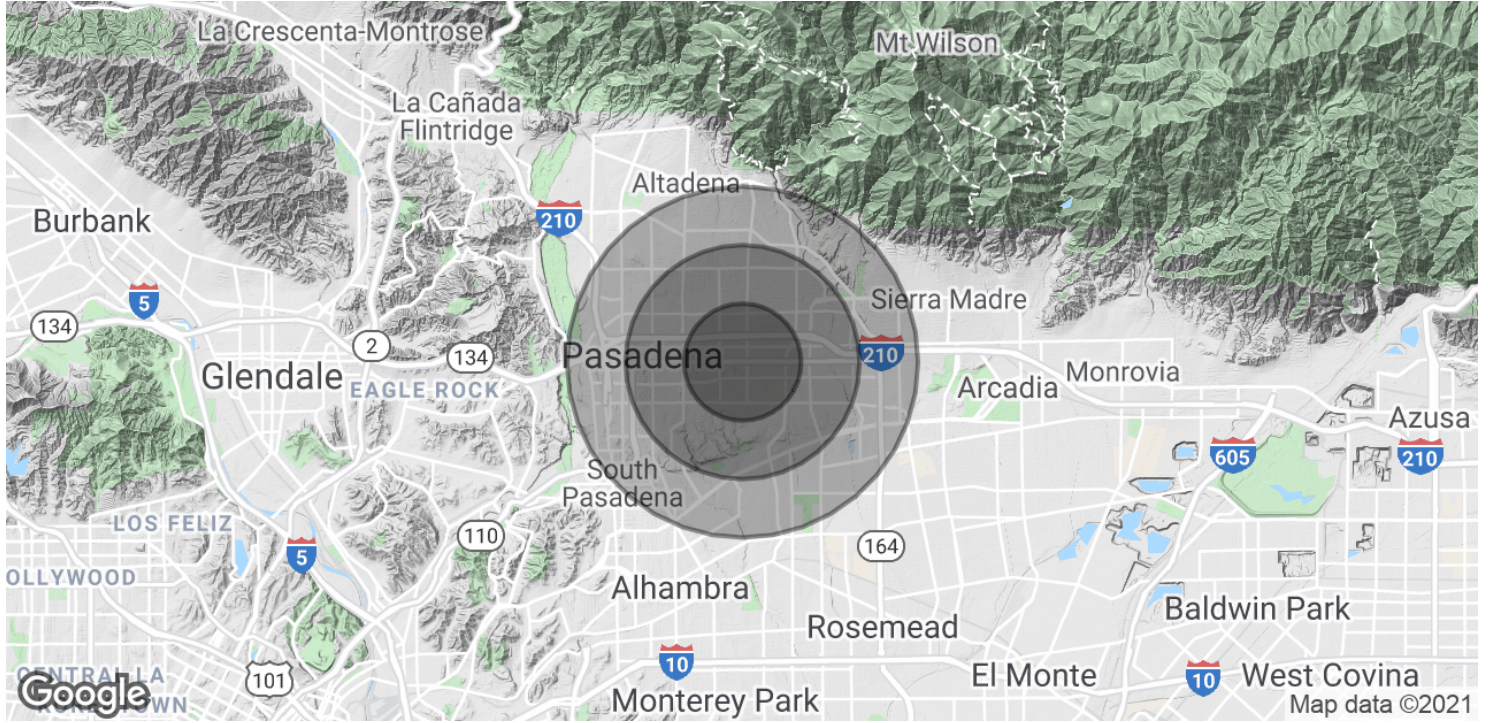
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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	23,999	89,736	187,703
Average age	36.3	37.8	38.4
Average age (Male)	35.7	37.0	37.6
Average age (Female)	36.8	38.4	39.4

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	10,267	37,135	72,839
# of persons per HH	2.3	2.4	2.6
Average HH income	\$88,683	\$98,265	\$101,817
Average house value	\$734,310	\$677,578	\$702,568

\* Demographic data derived from 2010 US Census

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