

PRIME CORNER OPPORTUNITY

2 E. Colorado Boulevard, Pasadena, CA 91105



PROPERTY NAME:	The Bear Building
AVAILABLE SF:	5,764 SF
LEASE RATE:	Negotiable
BUILDING SIZE:	14,514
CROSS STREETS:	Fair Oaks Avenue
PARKING:	Adjacent 90 Min. Free Parking

PROPERTY OVERVIEW

Excellent location in Old Pasadena available on the South East corner of Colorado Boulevard and Fair Oaks Avenue with adjacent 90 minute free parking. The premises boasts a bustling retail frontage intersection that includes Cheesecake Factory, Pottery Barn, and J. Crew. Originally part of Historic Route 66, Colorado Boulevard is the main artery of Pasadena and the intersection with Fair Oaks represents the center of Old Town Pasadena.

PROPERTY FEATURES

- The Building and Premises feature timeless architecture juxtaposed with modern interior finishes including:
- Historic coffered ceilings
- Colorful mural
- Floor to ceiling windows
- Exposed Brick
- High ceilings
- Private elevator

KW COMMERCIAL
251 South Lake Avenue,
Suite 150
Pasadena, CA 91101

TONY LUNETTA
626.840.1175
tonyl@kw.com
BRE #01375955

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OLD PASADENA RETAIL FOR LEASE

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
Ground Floor/Basement	Retail	NEGOTIABLE	NNN	5,764 SF

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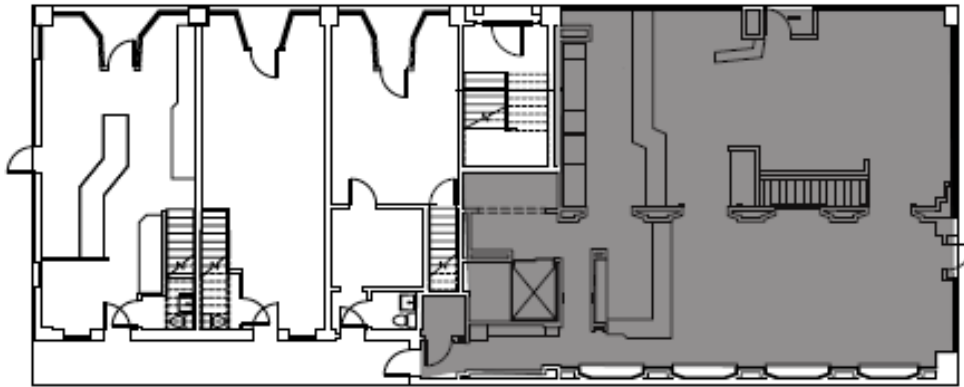
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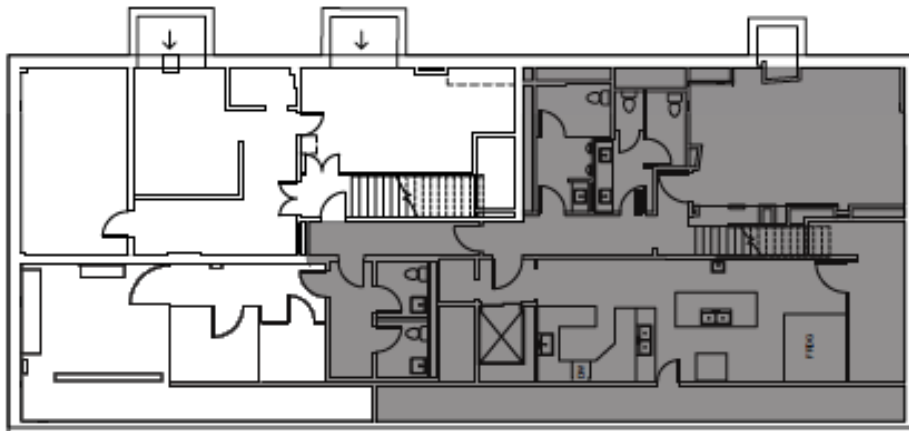
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FIRST FLOOR



BASEMENT



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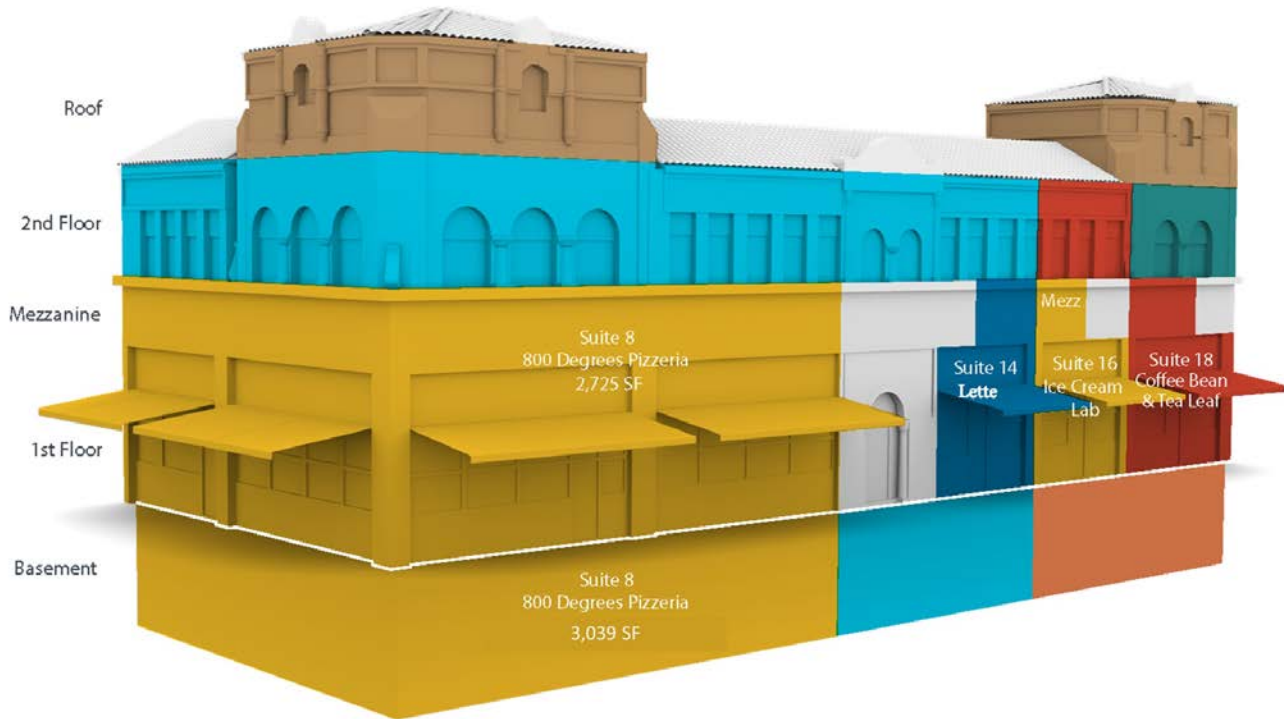
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Stacking Plan



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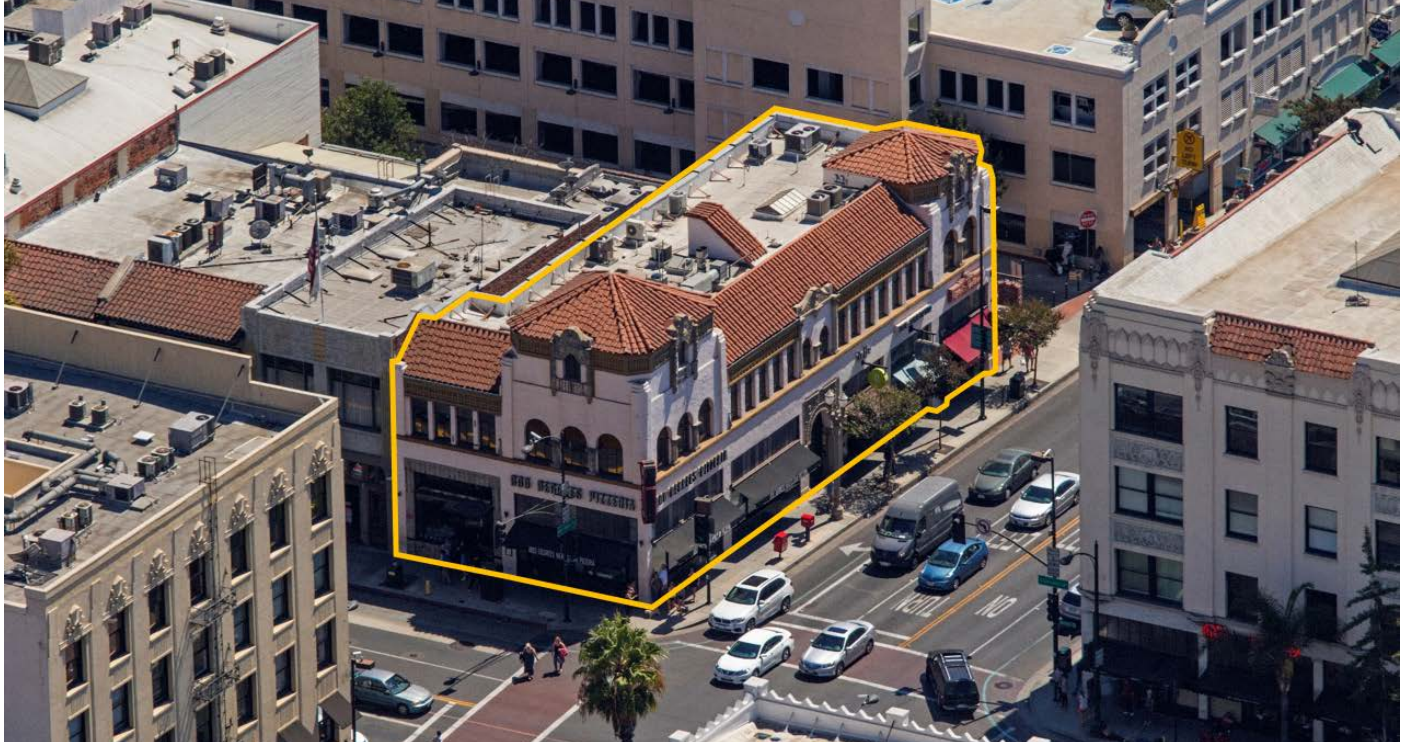
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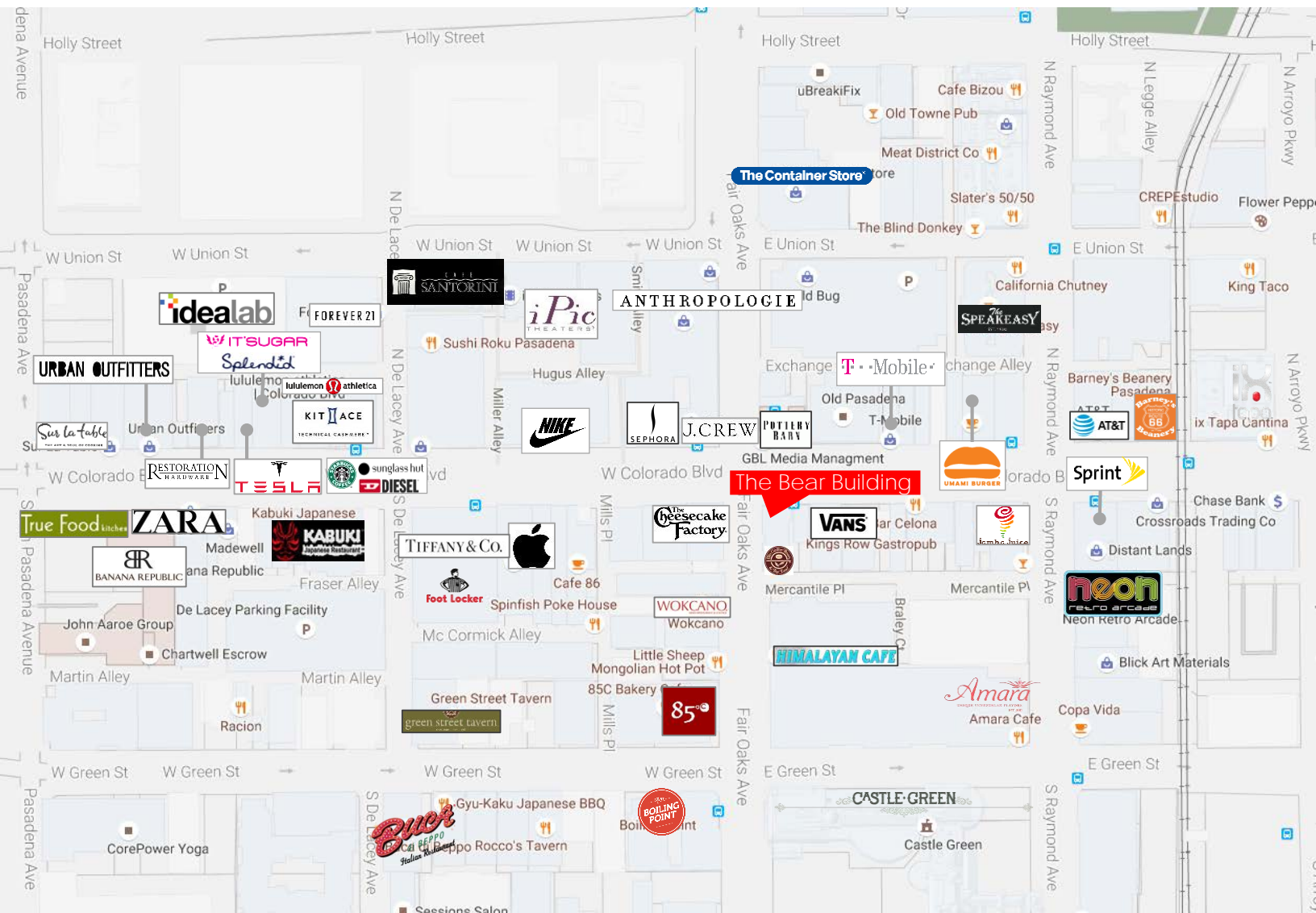
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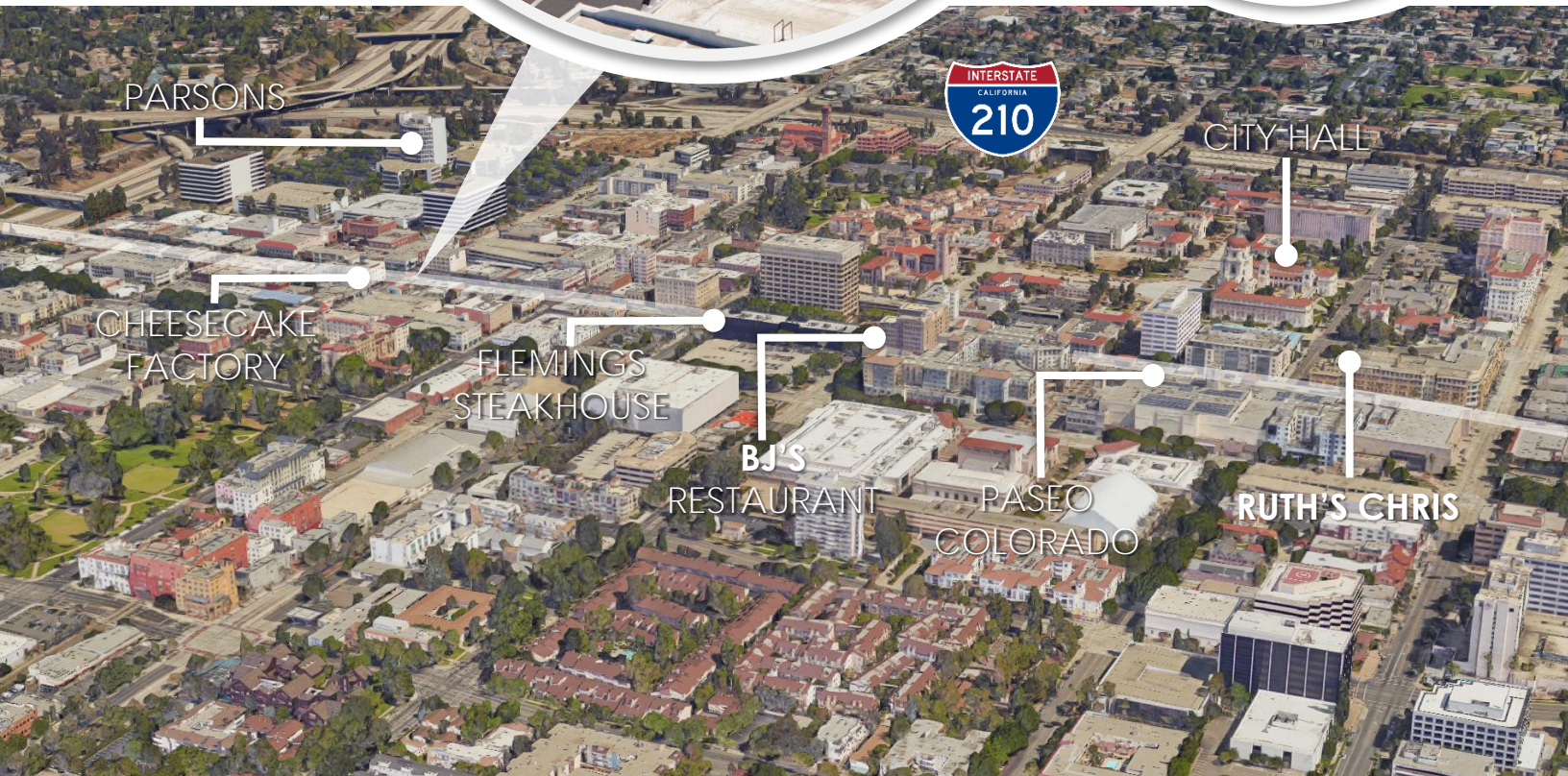
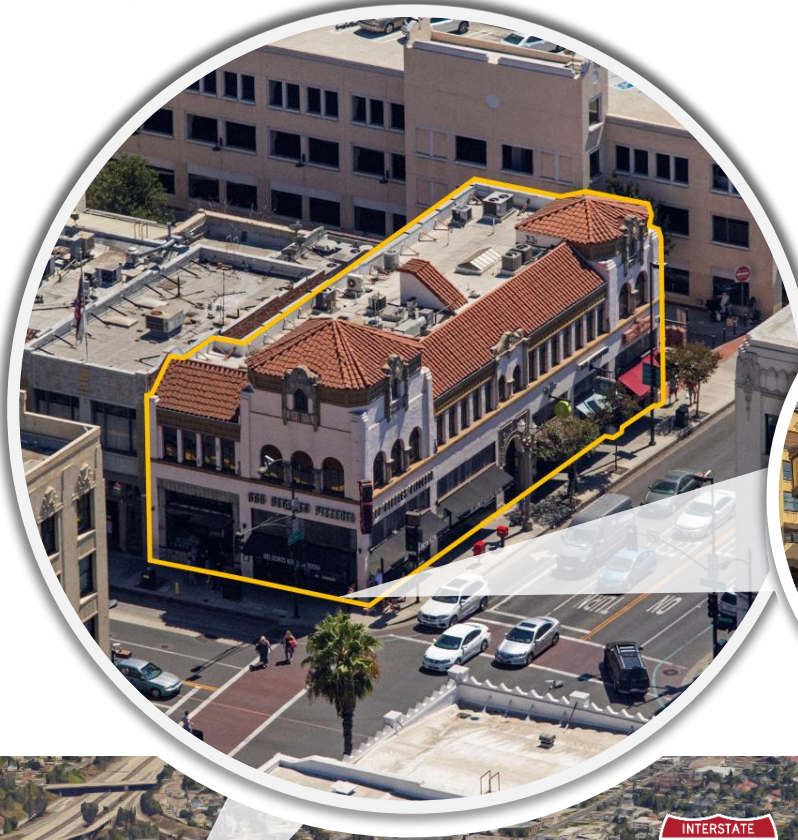
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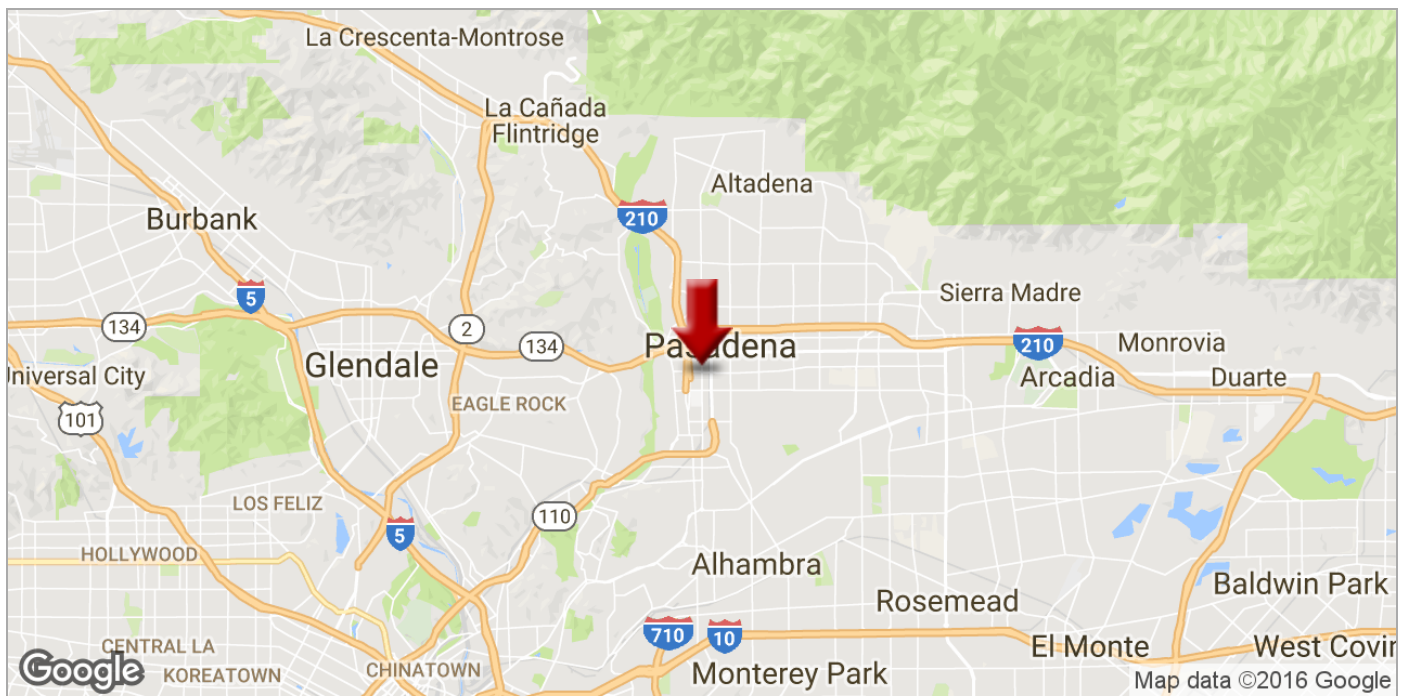
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OLD PASADENA RETAIL FOR LEASE

CITY OF PASADENA

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City of Pasadena

Located approximately ten miles from downtown Los Angeles and 25 miles inland from the Pacific Ocean, the city of Pasadena is the sixth-largest city in Los Angeles County, and serves as the main cultural center of the San Gabriel Valley.

Industries

While Pasadena is synonymous with the Tournament of Roses Parade and the Rose Bowl game, it is also home to dozens of renowned technology companies, including NASA's Jet Propulsion Laboratory, which is managed by the California Institute of Technology. Moreover, Pasadena possesses a broad and dynamic economic base that includes noted cultural, scientific, and educational institutions, and popular shopping and dining establishments that attract visitors from throughout the Los Angeles region.

Home to a mix of public and private research interests, Pasadena has emerged as one of California's most innovative technology areas. In recent years, the City of Pasadena has increased efforts to encourage the growth of local technology companies through tax incentives and waivers and the creation of enterprise zones.

Amenities

Pasadena is rich with amenities of local, national, and international stature. From the Pasadena Museum of California Art to the Norton Simon, to educational institutions such as Caltech and Art Center College of Design, doing business in the City of Pasadena is rewarding on many levels of commercial

traffic in the City. Pasadena is home to more restaurants per capita than New York City, as reported by the Los Angeles Times (12/16/12), offering cuisine options from around the world.

Nearby Attractions

There aren't many communities with their own football stadium, and there are fewer with such stature as Pasadena's Rose Bowl. Hosting the annual Rose Bowl Game - Granddaddy of Them All (R), the regular BCS - Bowl Championship Series, international sporting events and concerts from artists like U2 to Jay-Z and Justin Timberlake, the Rose Bowl is a major generator of commercial traffic in the City.

- » Armory Center for the Arts
- » Art Center College of Design
- » Art Walking Tours around Pasadena
- » Brookside Golf Course
- » California Institute of Technology
- » Carnegie Observatories
- » El Molino Viejo (The Old Mill)
- » Fuller Theological Seminary
- » Gamble House
- » City Hall
- » Kidspace Children's Museum
- » Norton Simon Museum
- » Old Pasadena
- » Pacific Asia Museum
- » Pasadena Museum of History
- » Pasadena Museum of California Art
- » Rose Bowl



Pasadena Rose Bowl



Pasadena City Hall



Old Pasadena

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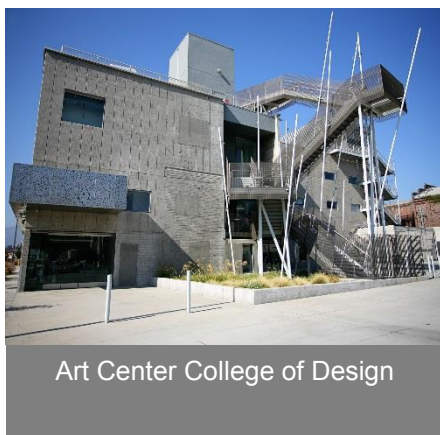
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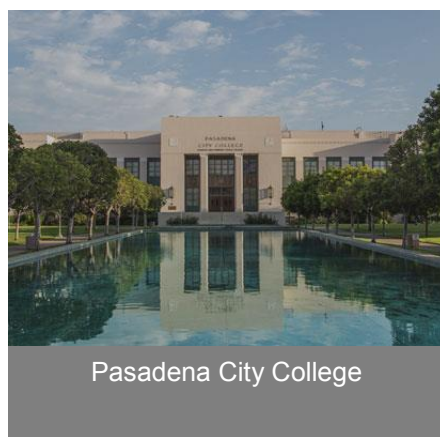
The California Institute of Technology

The California Institute of Technology, or Caltech, was founded in 1891 and is a private research university in Pasadena located on a 124 acre campus. Caltech has six academic divisions with strong emphasis on science and engineering, managing \$332 million in 2011 in sponsored research. Caltech is frequently cited as one of the world's best universities. 33 Caltech alumni and faculty have won a total of 34 Nobel Prizes (Linus Pauling being the only individual in history to win two unshared prizes) and 71 have won the United States National Medal of Science or Technology. Given its Los Angeles area location, the grounds of the Institute are often host to short scenes in movies and television. The Athenaeum dining club appears in the Beverly Hills Cop series, The X-Files, True Romance, and The West Wing.



Art Center College of Design

Located in the San Rafael Hills and overlooking the Rose Bowl, the internationally recognized Art Center College of Design is a leader in exploring the digital and new-media frontier. An independent, nonprofit four-year college, Art Center offers degrees in Advertising, Graphic Design, Illustration, Photography, Product Design, Transportation Design, Fine Art, Design, New Media and Critical Theory. The college was founded in 1930 and has an enrollment of 1,200 full-time students.



Pasadena Education

Pasadena has a multifaceted inventory of world class educational and research institutions such as the California Institute of Technology (2,255 students), Art Center College of Design (2,042 students), Fuller Theological Seminary (4,052 students), Pasadena City College (29,536 students), Pacific Oaks College (482 students) and other private schools. Each institution complements current and emerging economic trends to produce a rich source of skilled labor capable of pursuing highly specialized occupations and business ventures. A healthy economic environment that supports these institutions will continue to elevate Pasadena's advantage over other cities in the region.

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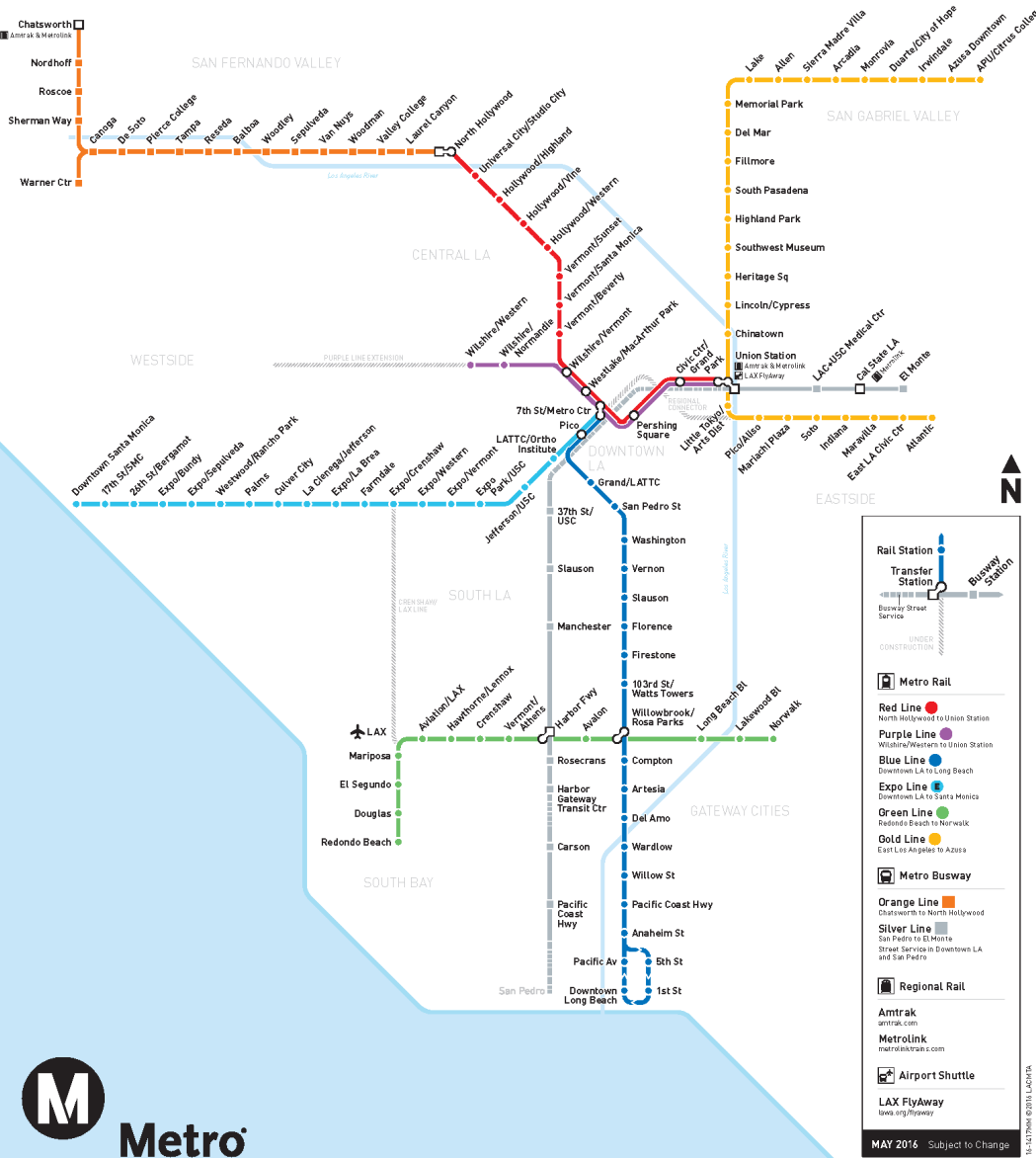
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Gold Line Phase I began operations in 2003 connecting Pasadena to South Pasadena and Union Station, Downtown Los Angeles. Today's daily ridership of tens of thousands of people use the Gold Line to travel to work, school, entertainment and shopping. The Station at Memorial Park provides riders a convenient 28-minute, traffic free ride to

Downtown Los Angeles. Today's daily ridership of tens of thousands of people use the Gold Line to travel to work, school, entertainment and shopping. The Station at Memorial Park provides riders a convenient 28-minute, traffic free ride to Downtown Los Angeles, which further connects to all major destinations in LA.

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Location Overview

City Population	137,122
Labor Force	77,800
Median Household Income	70,845
Median Home Sales Price	738,000

Amenities & Landmarks

Amenity	Established
Pasadena Rose Bowl	1922
Norton Simon Museum	1969
Pasadena Museum of History	1924
Pasadena Museum of Californ	2002
Armory Center for the Arts	1989
Huntington Library & Botanical	1919
Kidspace Children's Museum	1979
Old Town Pasadena	1902

Airports

Airport	Annual Passengers
Bob Hope Airport	3,943,629
Los Angeles International Airp	74,936,256
LA/Ontario International Airpor	4,209,311
Long Beach Airport	2,523,686
John Wayne Airport	10,180,258

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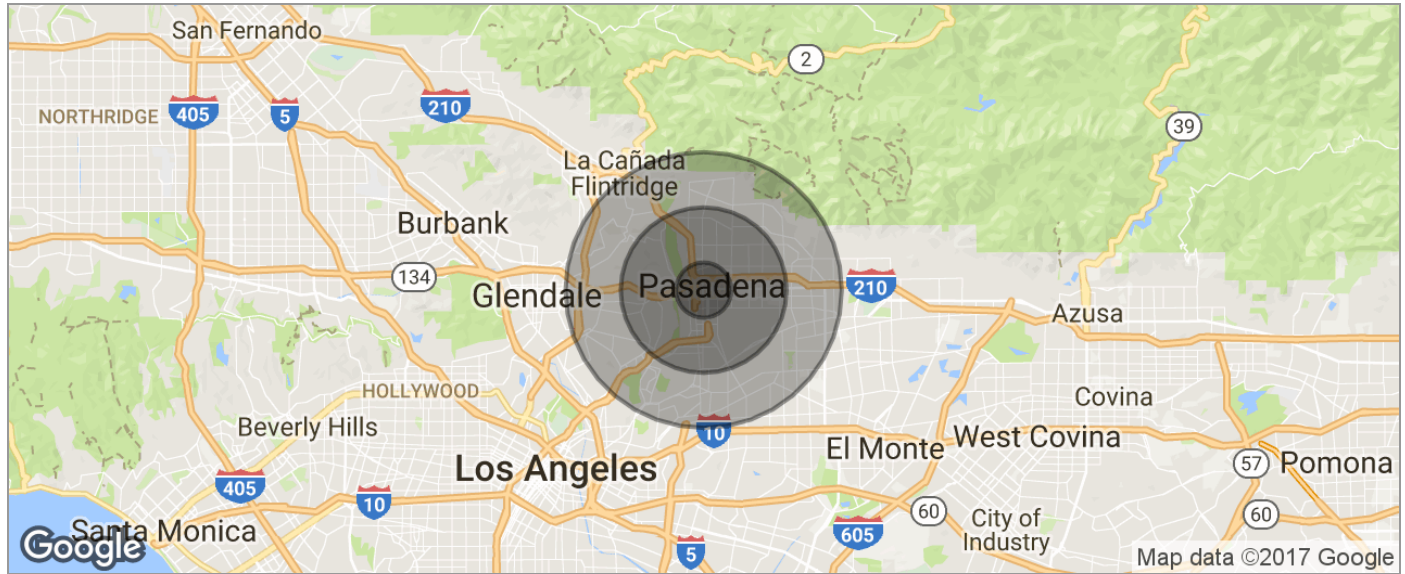
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	26,147	195,213	522,641
MEDIAN AGE	35.1	37.1	37.5
MEDIAN AGE (MALE)	34.1	36.2	36.5
MEDIAN AGE (FEMALE)	36.2	37.9	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	11,885	74,716	184,310
# OF PERSONS PER HH	2.2	2.6	2.8
AVERAGE HH INCOME	\$87,782	\$97,482	\$93,378
AVERAGE HOUSE VALUE	\$692,277	\$711,189	\$681,350
RACE	1 MILE	3 MILES	5 MILES
% WHITE	57.7%	59.7%	53.2%
% BLACK	11.8%	10.0%	7.1%
% ASIAN	15.4%	15.7%	22.0%
% HAWAIIAN	0.0%	0.1%	0.2%
% INDIAN	0.5%	0.4%	0.4%
% OTHER	12.1%	10.9%	14.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	32.2%	35.1%	39.2%

* Demographic data derived from 2010 US Census

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