



**MAM
COMMERCIAL**
A MEDICAL ASSET MANAGEMENT COMPANY



3341 E. Colorado Blvd. | Pasadena, CA

Retail For Lease

Available Rentable SF

13,079 sf freestanding retail building

- 9,012 sf ground floor retail
- 2,050 sf mezzanine
- 2,017 sf 2nd floor storage

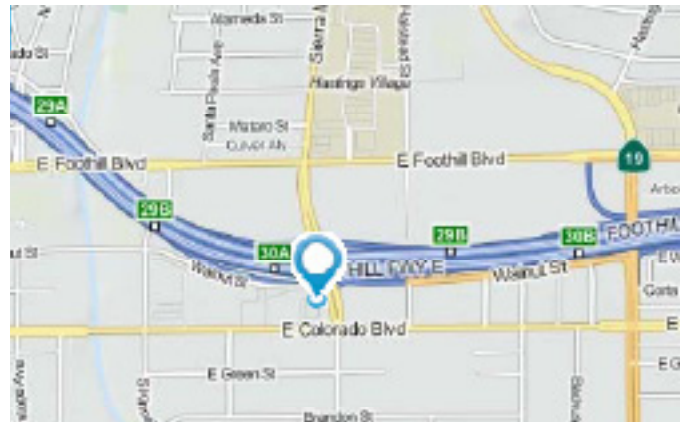
Rental Rates \$1.95 NNN ground floor/mezzanine
 \$1.00 NNN 2nd floor storage

Features

Freestanding retail building with beautiful mezzanine
New HVAC, roof, parking lot and landscaping
Groundlevel loading dock with 10 ft roll up
Main and main location with freeway signage

Term

5-10 years



Contact

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San Fernando Valley
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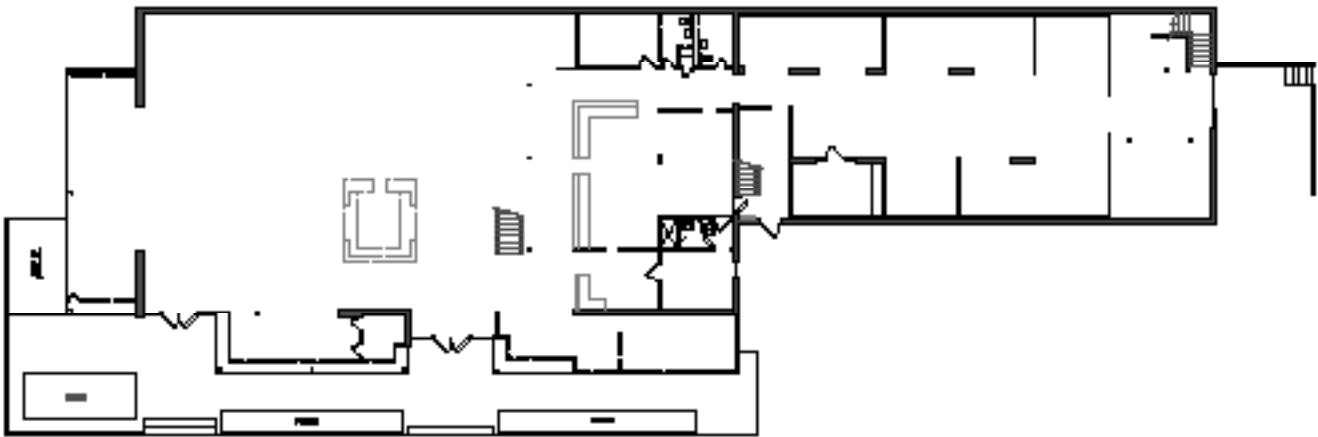


3341 E. Colorado Blvd. Floorplan

13,079 RSF



② AS-BUILT DEMOLITION PLAN - SECOND FLOOR
DATE 11-11-11



① AS-BUILT DEMOLITION PLAN - GROUND FLOOR
DATE 11-11-11