

# FOR LEASE 11,989 SF

**3341 E. COLORADO BLVD.  
PASADENA, CA 91107**

**NEWLY IMPROVED / REMODELED RETAIL / CREATIVE OFFICE**



**2,122 SF  
WAREHOUSE  
AREA**



**25,394 SF  
PARCEL  
SIZE**



**8'-18'  
CLEAR  
HEIGHT**



**20+  
PARKING  
SPACES**

**FOR MORE INFORMATION, CONTACT:**

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CABRE #01311816

**CLAY STEVENS**  
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CABRE #01938352

# FOR LEASE ± 11,989 SF

## PROPERTY DESCRIPTION

The offering is a freestanding building totaling +/-11,989 square feet on an approximate 25,394 square foot lot. The building has undergone a complete renovation which includes new: HVAC, roof, electrical, parking lot, lighting, flooring, plumbing, roll-up gate and more. The property also has a loading bay which leads into an approximate 2,000 square foot warehouse space. Additionally, there is ample parking which lends itself to a retail or creative office user.

On a "Main + Main" location, this property offers unparalleled visibility from Colorado Boulevard as well as the I-210 Freeway. Furthermore, you are directly adjacent to the I-210 on/off ramps which allows for seamless ingress and egress for customers and employees. This is a truly unique property which has been renovated with no expense spared.

## HIGHLIGHTS

- Complete renovation finished in 2019
- Directly adjacent to I-210 on/off ramps
- Rare freestanding, single-tenant, retail/creative office building
- Great signage/visibility from I-210 Freeway
- Abundant on-site parking with 20+ spaces
- Beautiful floor-to-ceiling window line
- Prime Pasadena location with high visibility frontage (approx. 95 feet) on Colorado Blvd.
- Ground level loading dock with 10-foot roll up

**PRICE: \$2.50/SF NNN**

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±25,394 SF  
PARCEL  
SIZE

±11,989 SF  
TOTAL BUILDING  
SIZE

±6,587 SF  
STOREFRONT/RETAIL  
OR CREATIVE OFFICE

±2,079 SF  
OFFICE MEZZANINE

±585 SF  
STORAGE MEZZANINE

±2,122 SF  
WAREHOUSE OR  
CREATIVE OFFICE



**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

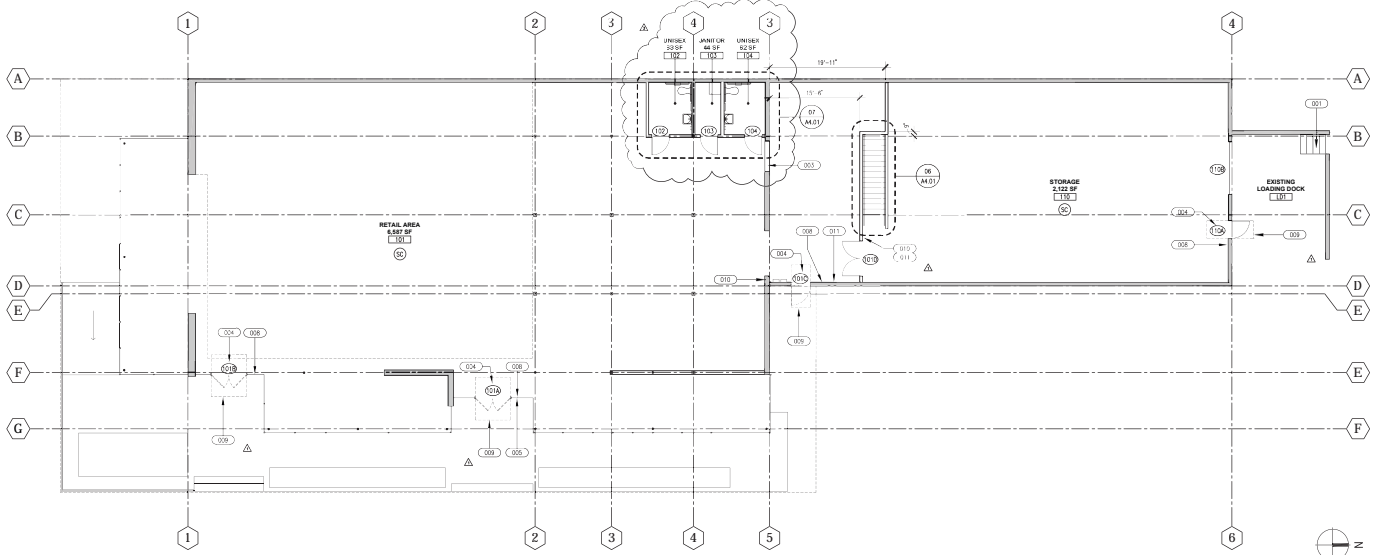
# SECOND FLOOR PLAN

±2,079 SF  
OFFICE MEZZANINE

±211 SF  
ELECTRIC ROOM

±585 SF  
STORAGE MEZZANINE

±2,875 SF  
TOTAL



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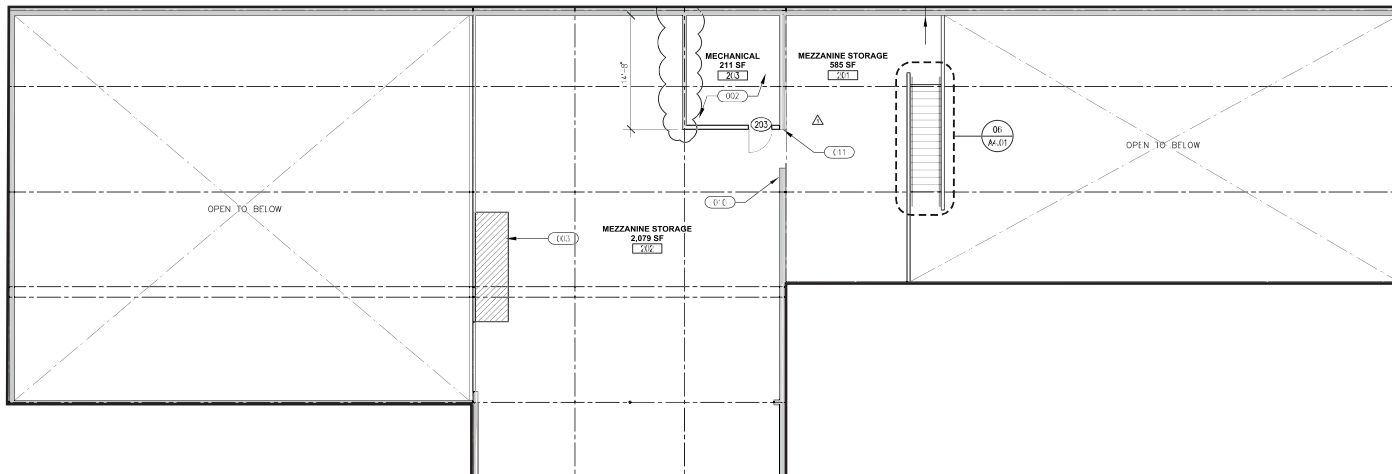
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# GROUND FLOOR PLAN

±2,122 SF  
WAREHOUSE



±6,587 SF  
RETAIL/OFFICE

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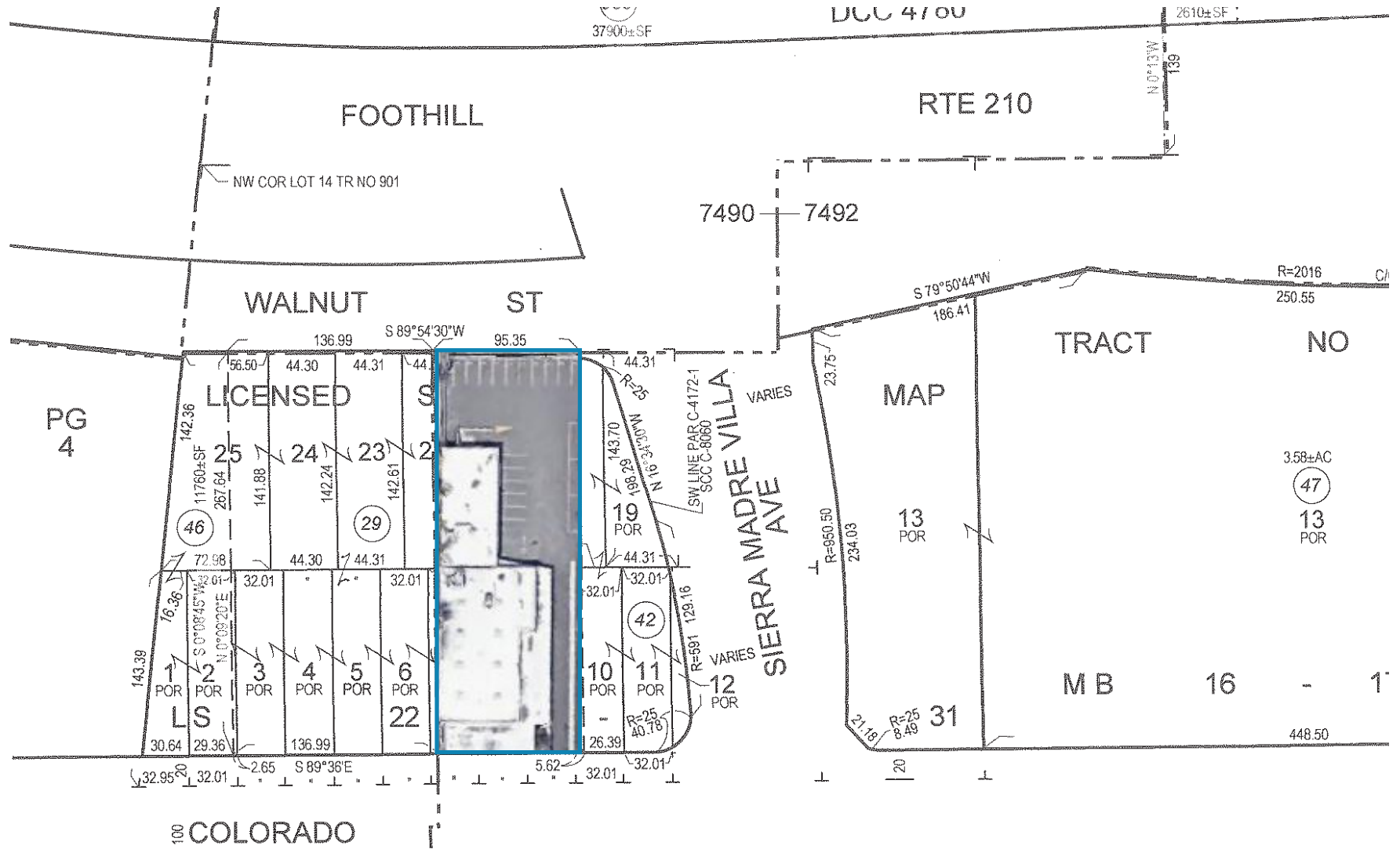
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FOR SALE ±11,989 SF | AMENITIES MAP



KAISER PERMANETE  
MEDICAL OFFICES



SUBJECT PROPERTY



E. COLORADO BLVD.

SIERRA MADRE VILLA AVE.

E. COLORADO BLVD.



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FOR LEASE ±11,989 SF PARCEL | AERIAL MAP



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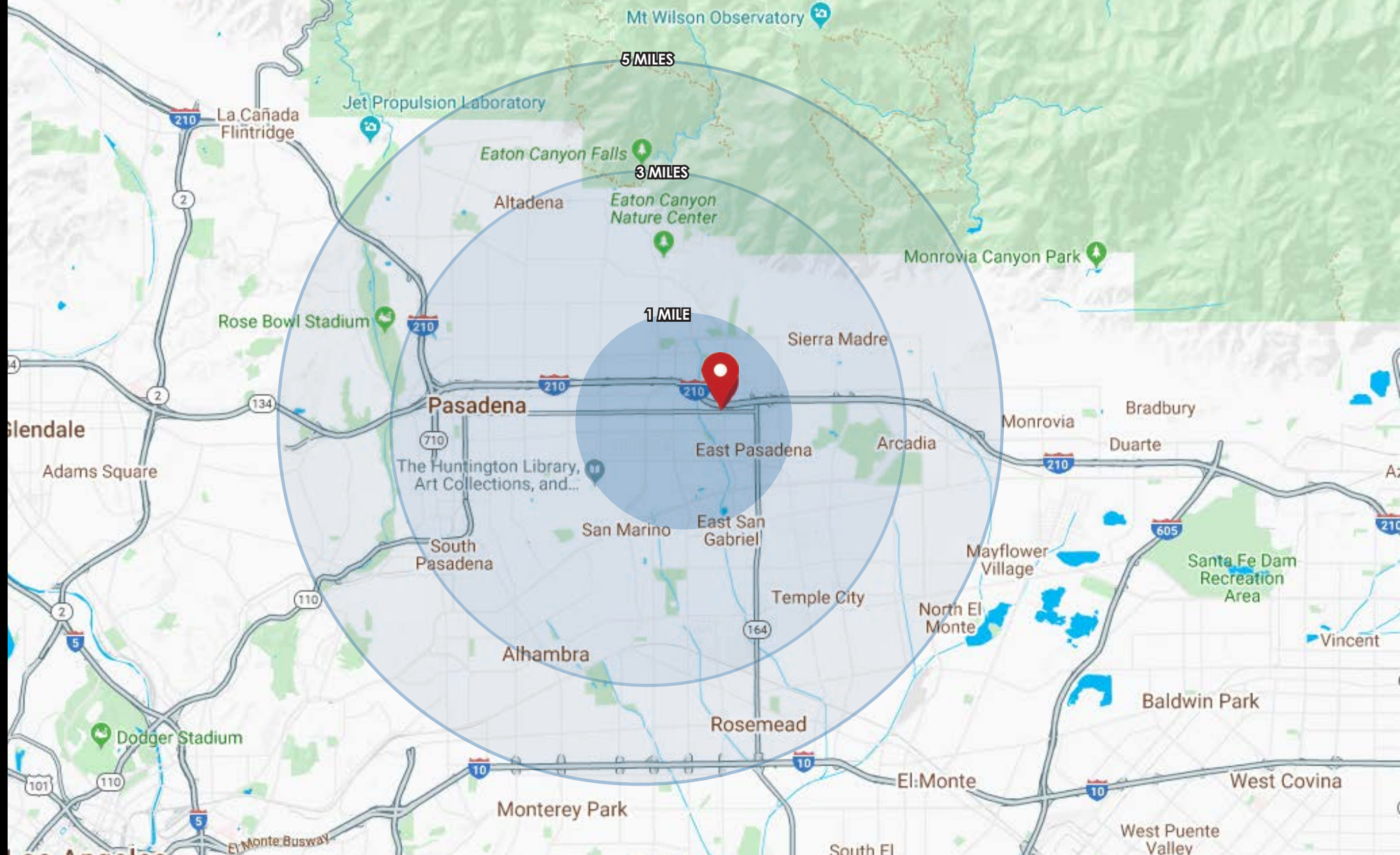
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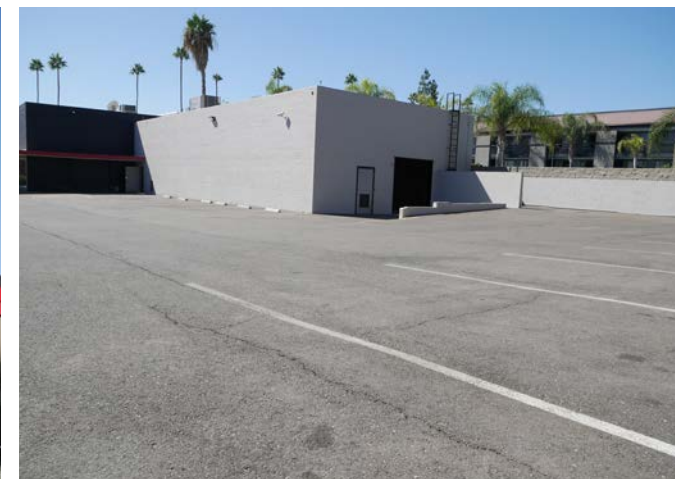
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PARKING →

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