



58 W COLORADO BLVD

± 8,582 SF | PASADENA, CA

**IRREPLACEABLE RETAIL LOCATION
BETWEEN APPLE AND CRATE & BARREL, ADJACENT TIFFANY & CO.**

EXCLUSIVE AGENT
BLATTEIS & SCHNUR, INC.
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INCORPORATED

retail property specialists



IRREPLACEABLE LOCATION IN DOWNTOWN PASADENA

Internationally known for its Rose Bowl and Rose Parade, Pasadena is one of Southern California's most established and affluent markets. As Pasadena's original business district, Old Pasadena offers a rare High Street shopping environment with world-class shopping, dining, and entertainment, high-rise office buildings, and mixed-use residential developments. 58 West Colorado is situated directly on Colorado Boulevard between De Lacey and Fair Oaks Avenues - an irreplaceable main and main location in the heart of Old Pasadena.

58 West Colorado

- Located directly between **Apple** and **Crate & Barrel**, next to **Tiffany & Co.**
- Adjacent to three "park and walk" **free 90-minute parking** structures, 8,000 parking spaces within walking distance
- Approximately **50 feet of frontage** on the world famous **Rose Parade** route



Dense Population
More than **521,000**
people within a 5-mile radius



Affluent Consumers
Average incomes exceeding
\$127,900 within a 3-mile radius



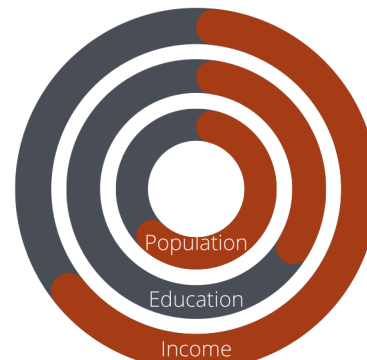
Upscale Home Values
\$1,048,126 median value of a
single-family home in Pasadena



High Street Location
Colorado Blvd **+12,782 cars per day**
Fair Oaks Blvd **+16,477 cars per day**



COLORADO BLVD
PASADENA

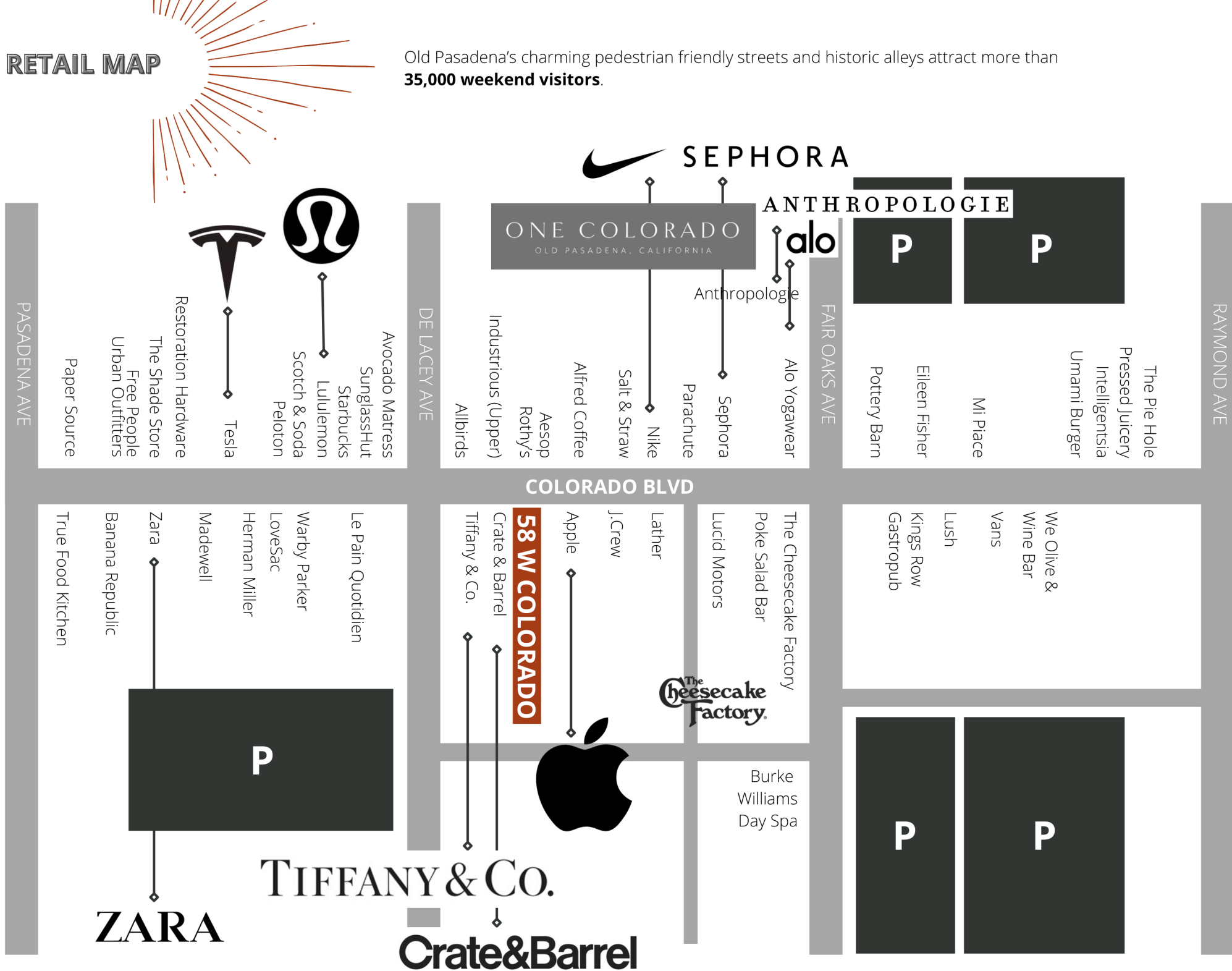


GALLERIA/AMERICANA
GLENDALE

*within a 3-mile radius

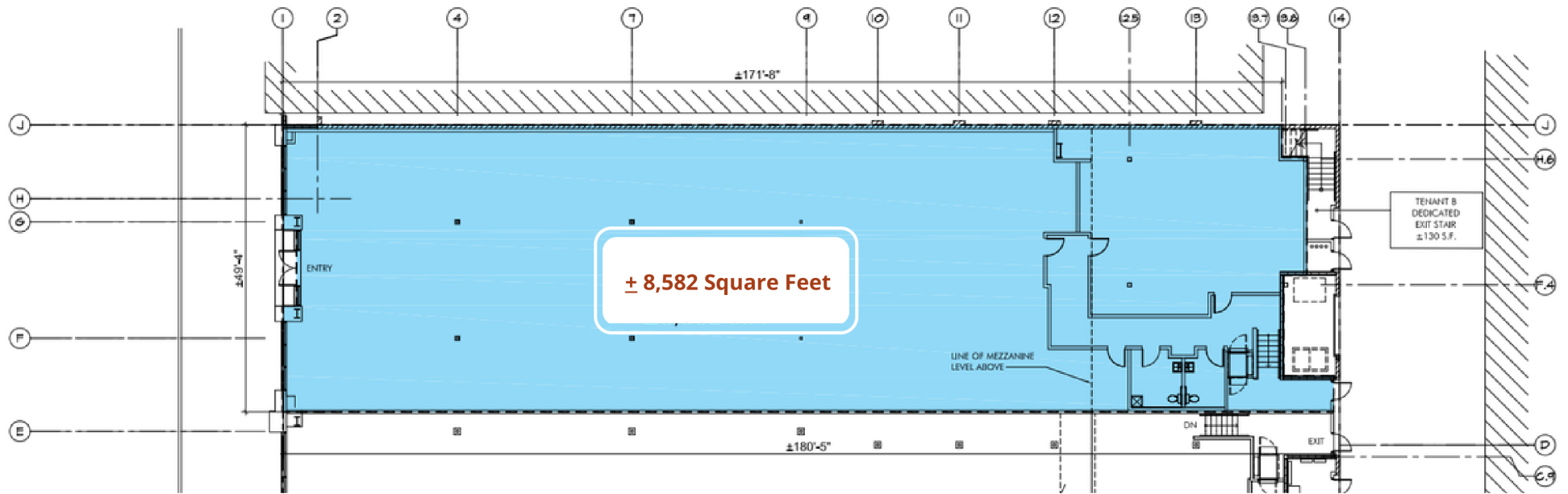
RETAIL MAP

Old Pasadena's charming pedestrian friendly streets and historic alleys attract more than **35,000 weekend visitors**.





FLOOR PLAN





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