



**FOR LEASE
AVAILABLE NOW!**

132 WEST COLORADO

PASADENA, CALIFORNIA



Conceptual Rendering

Great Location: Approximately 2,500 SF to 12,500 SF Ground Floor (May be demised)



CULTURAL VIBRANCY, CHARM AND WEALTH

- *Pasadena - A must visit travel destination - NY TIMES*
- Pasadena's Downtown Walk Score - 96
- 1.8 million consumers in the retail trade area
- Annual Rose Parade generates 70 million viewers worldwide

AFFLUENT SUBURBAN BUYING POWER

- **Established, educated and ambitious resident base**

Demographics/2024-25	5 MIN	10 MIN	15 MIN
Population	75,836	551,074	1.6 Million
Average H.H. Income	\$127,475	\$153,411	\$151,332
Average H.H. Wealth	\$234,900	\$244,115	\$230,056
College/1-4+ yrs	79%	74%	70%

Source: CoStar/Loopnet-Claritas



IRREPLACEABLE STRATEGIC LOCATION

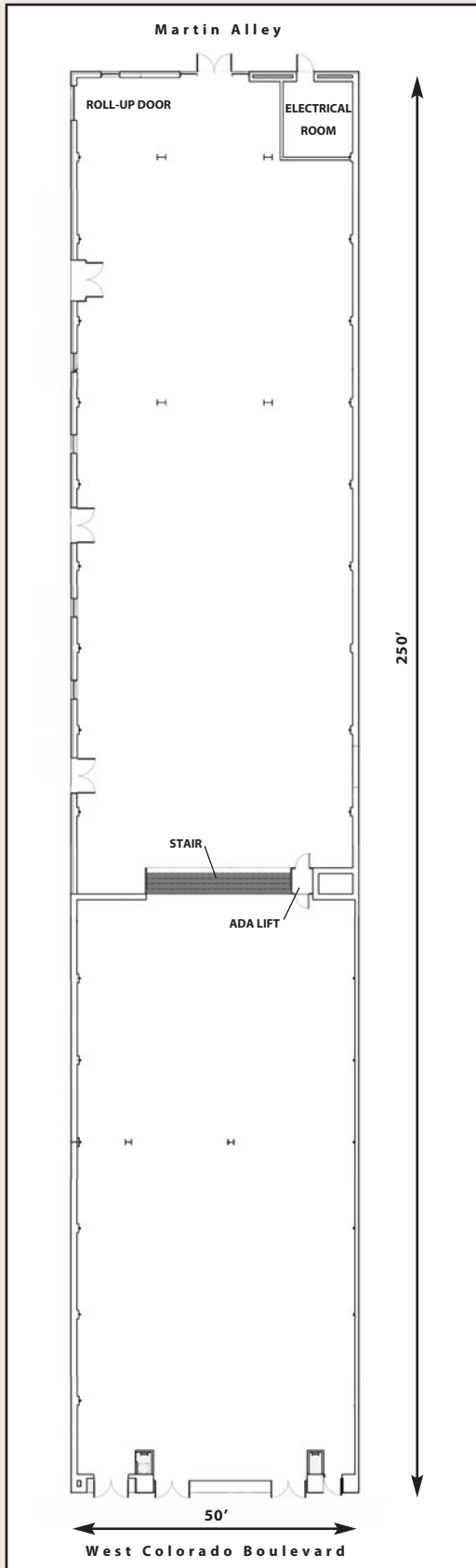
- Featuring 50 feet of Colorado Boulevard frontage - Rose Parade Route
- 8,000 public parking spaces throughout the district
- Prominently positioned just steps away from Tiffany, Apple, Rivian, and New Arhaus flagship (Spring 2025)
- Other neighboring tenants include Lululemon, iPic Theater, Anthropologie, Urban Outfitters, Tesla, Sephora, Cheesecake Factory, Warby Parker, Crate & Barrel, True Food Kitchen, Madewell, Circa Lighting, Restoration Hardware, Rivian, Arc'teryx, Pandora, Doc Martens, Javier's (Spring 2025)



**FOR LEASE
AVAILABLE NOW!**

132 WEST COLORADO

PASADENA, CALIFORNIA



Approximately 12,500 square feet / Ground Floor

**SINGLE
TENANT**

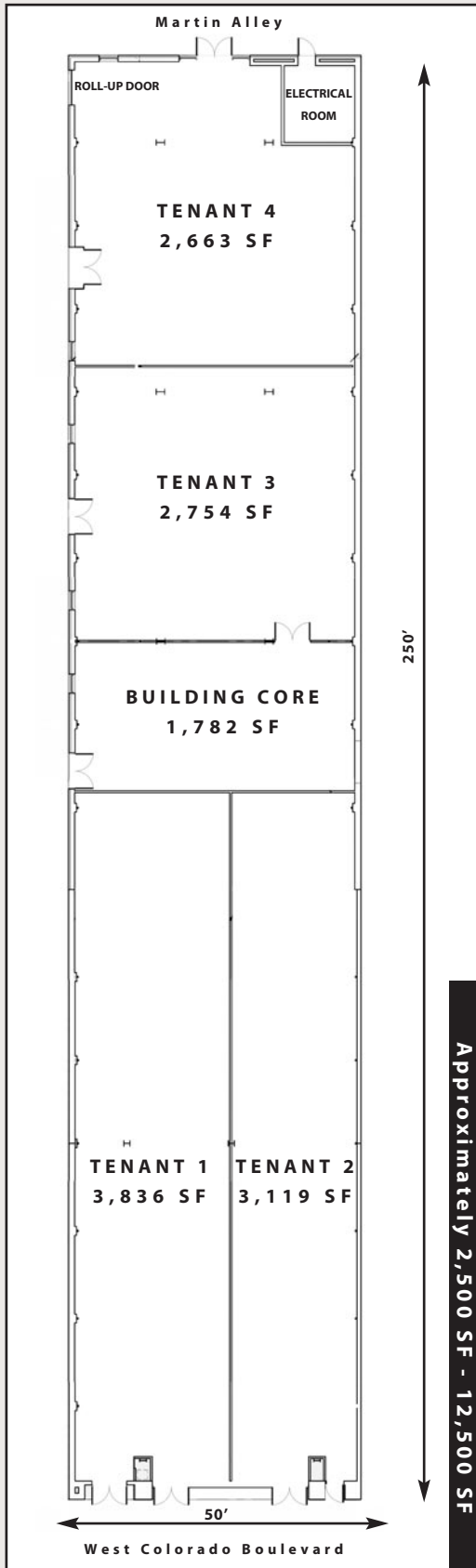




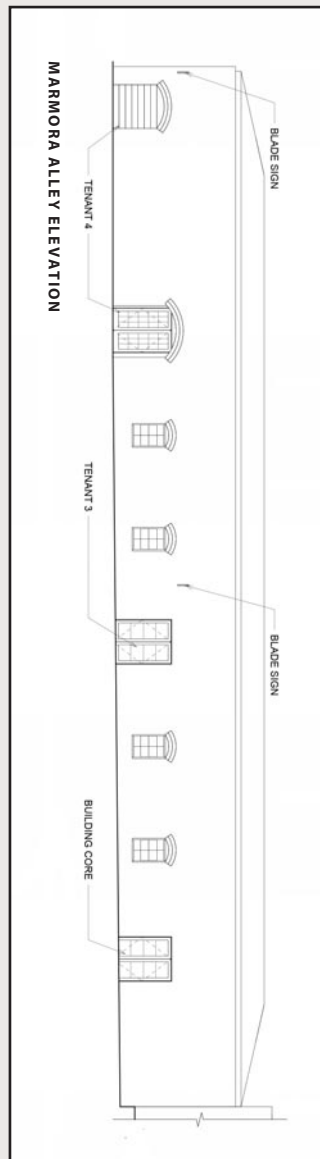
FOR LEASE
AVAILABLE NOW!

132 WEST COLORADO

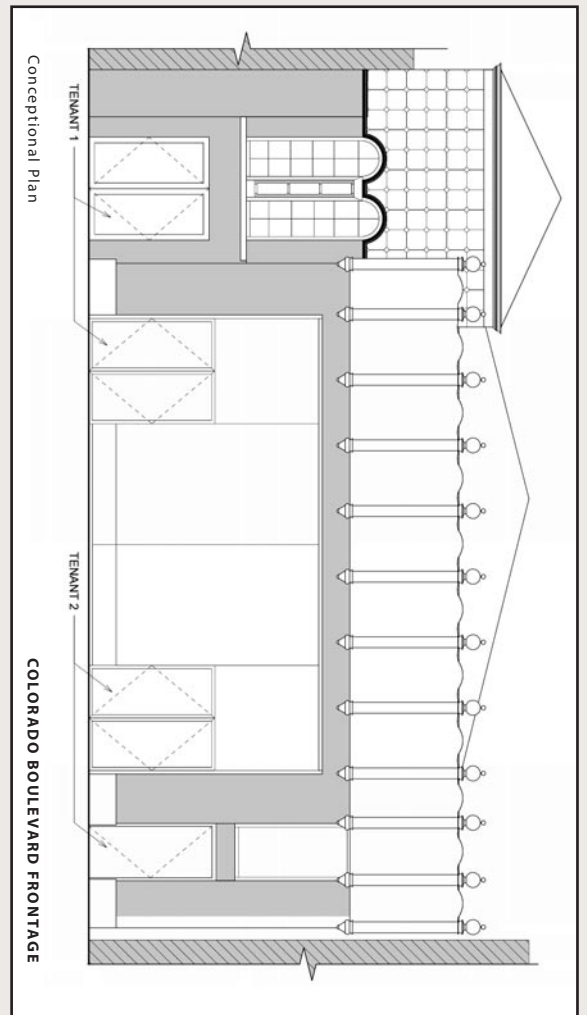
PASADENA, CALIFORNIA



Martin Alley



MULTIPLE
TENANTS

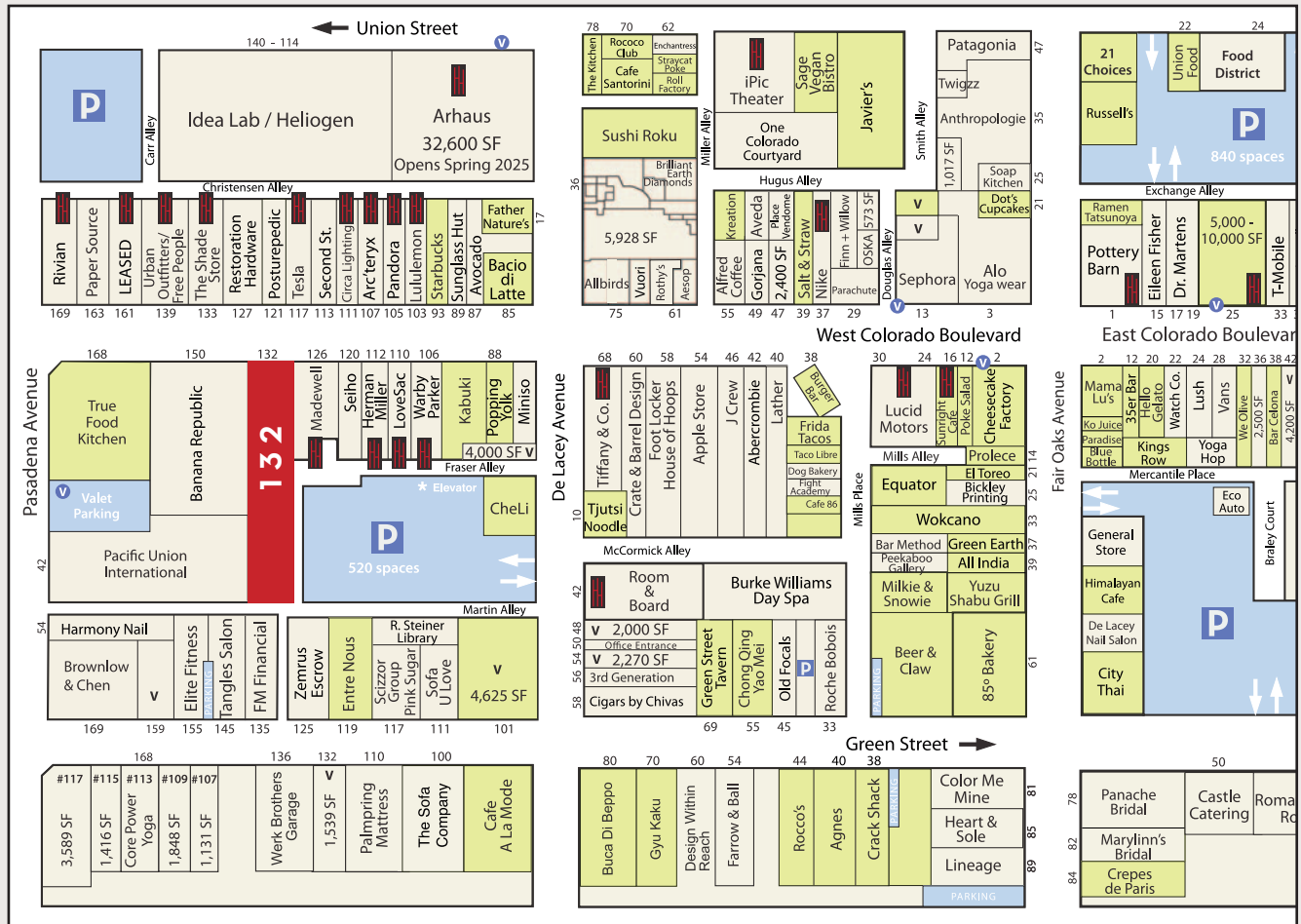




**FOR LEASE
AVAILABLE NOW!**

132 WEST COLORADO

PASADENA



for leasing information:

Pat S. Hurst
310.375.1821

TOURS BY APPOINTMENT ONLY



**HURST/HARRIGAN
ASSOCIATES**

436 Calle Mayor
Second Floor
Redondo Beach
California 90277

T 310.375.1821

F 310.375.8641

psh@hurstharrigan.com

01.14.25

REAL ESTATE BROKER LICENSE NUMBER: 01032917

All information contained herein is from sources deemed reliable but has not been verified and is submitted without any warrant or representation, express or implied, as to its accuracy, and we assume no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitation, prior sale, lease or financing, or without notice. This presentation is for information only and under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.



**FOR LEASE
AVAILABLE NOW!**

132 WEST COLORADO

PASADENA



Pasadena supports some of the strongest psychographic profiles in the nation. In addition to being well educated, well employed, well informed, well established and very ambitious, Pasadena consumers seek out quality high end products and experiences.

Area amenities include:

fitness clubs	100,000 seat Rose Bowl
an aquatics center	2,100 hotel rooms
golf courses	country clubs
cinemas	culinary schools / 5 colleges
museums	multiple concert venues and more!



FOR LEASE
AVAILABLE NOW!

132 WEST COLORADO

PASADENA

