

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

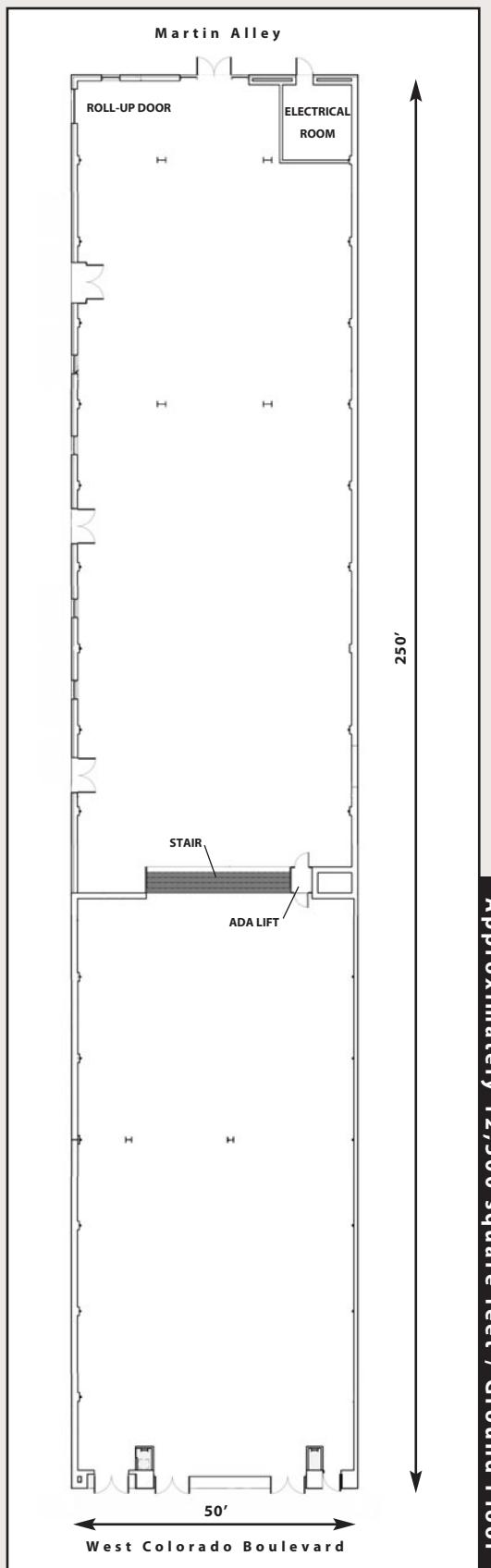
- Featuring 50 feet of Colorado Boulevard frontage - Rose Parade Route
- 8,000 public parking spaces throughout the district
- Prominently positioned just steps away from Tiffany, Apple, Rivian, and New Arhaus flagship (Spring 2025)
- Other neighboring tenants include Lululemon, iPic Theater, Anthropologie, 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)

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SINGLE
TENANT



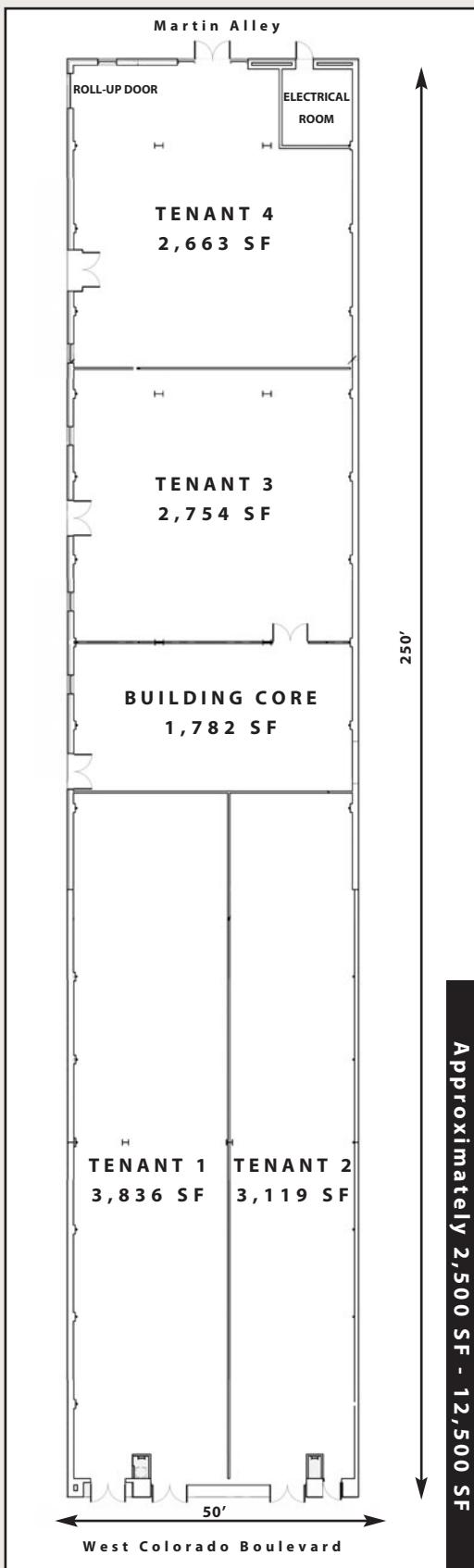
Approximately 12,500 square feet / Ground Floor



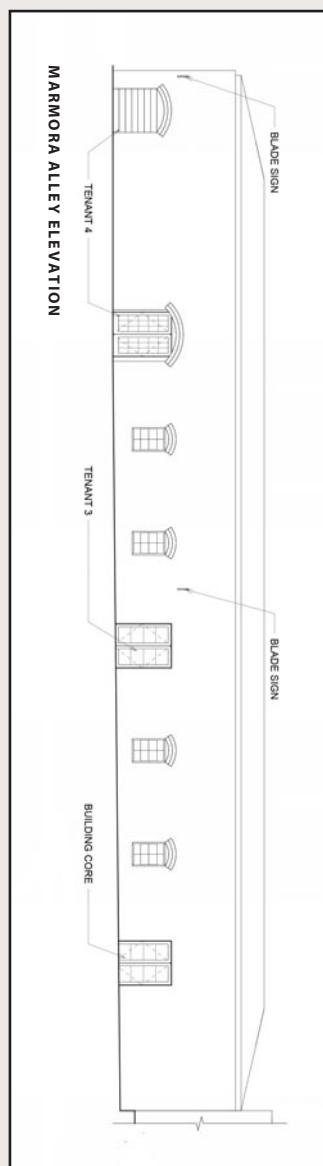
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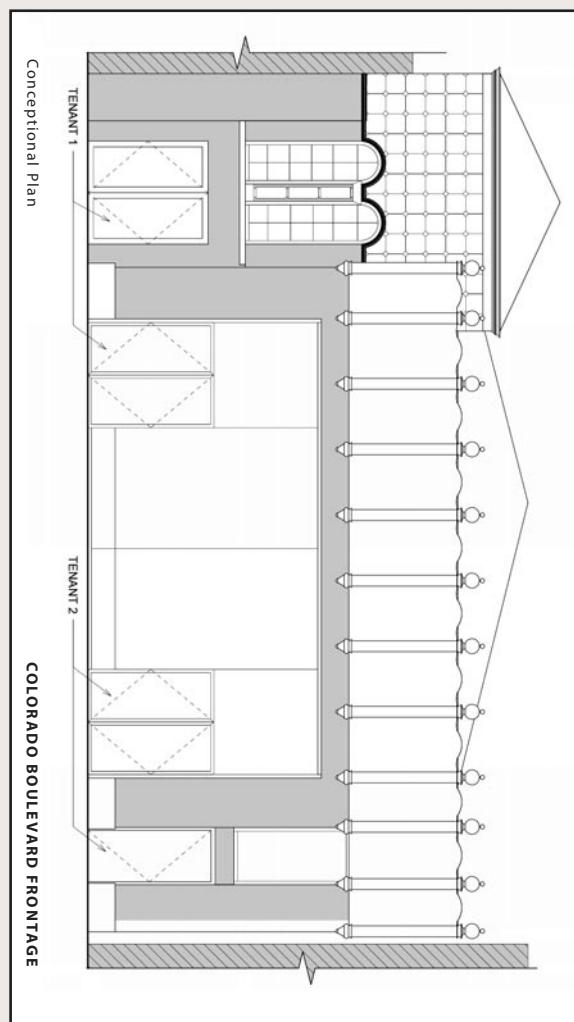
PASADENA, CALIFORNIA



MULTIPLE
TENANTS



Approximately 2,500 SF - 12,500 SF

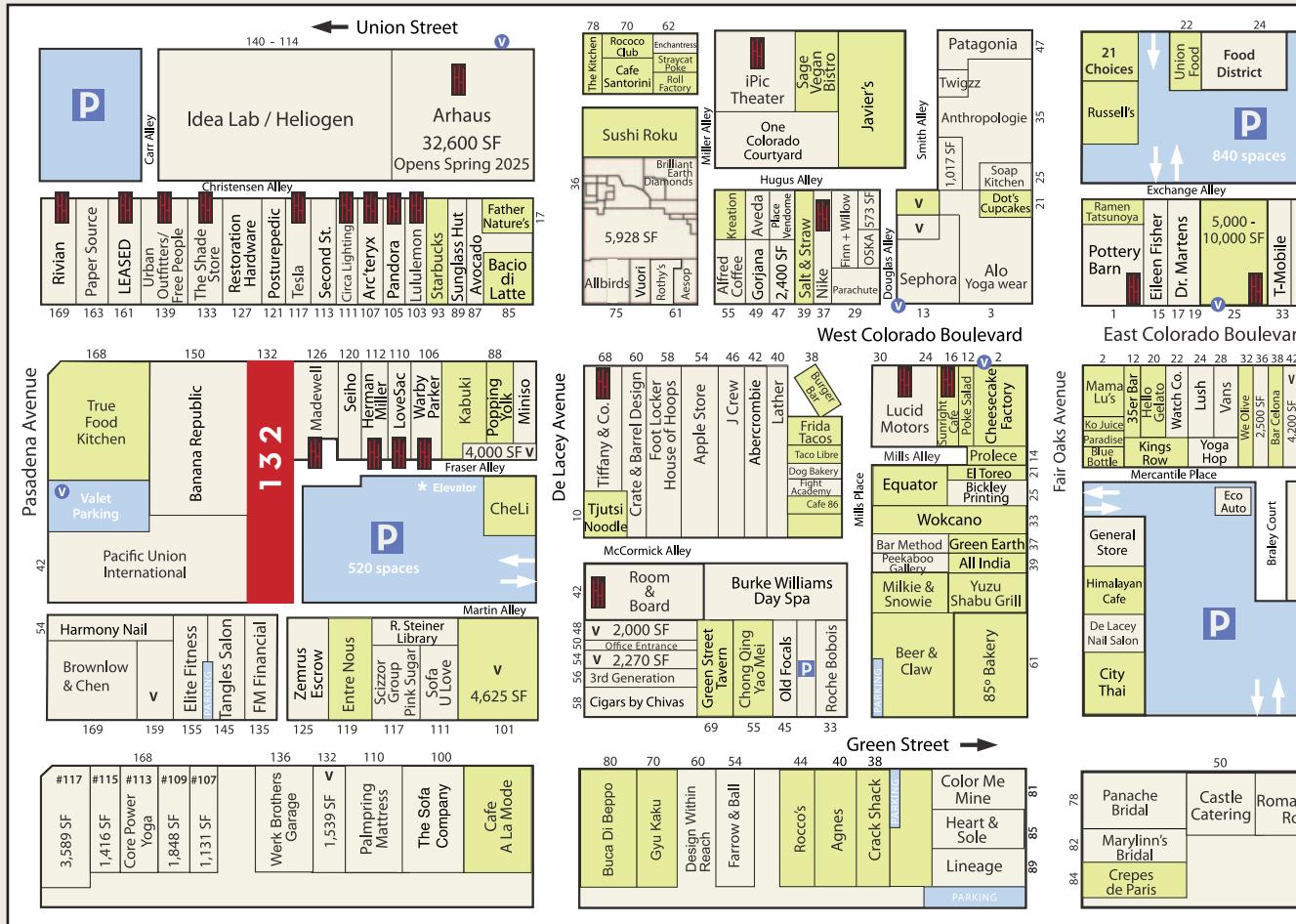




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P A S A D E N A



for leasing information:

Pat S. Hurst
310.375.1821

TOURS BY APPOINTMENT ONLY



HURST/HARRIGAN ASSOCIATES

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01.14.25

REAL ESTATE BROKER LICENSE NUMBER: 01032917

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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! |

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