

For Lease



LOFT STYLE OFFICE BUILD OUT OPPORTUNITY

AVAILABLE SPACE AT HISTORIC PASADENA PLAYHOUSE

600 Playhouse Alley | Pasadena CA 91101-5218

Lease Rate:

\$2.15

PSF Modified Gross

Mike Centurioni

Vice President | Commercial Properties

☎ +1 818 334 1886 | Mobile +1 310 245 9579

mike.centurioni@colliers.com

Cal DRE Lic. No. 01429003

Accelerating success.

Colliers International

505 N Brand Boulevard | Suite 1120

Glendale, CA 91203

☎ +1 818 334 1900

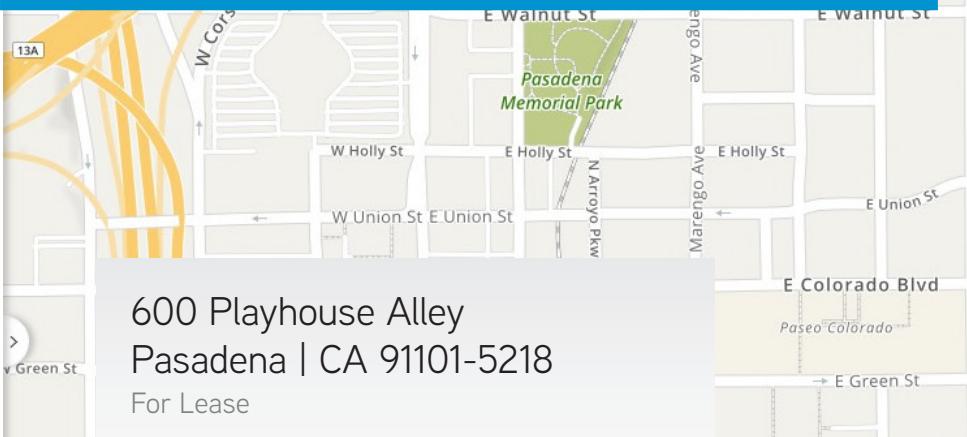
📠 +1 818 334 1876

www.colliers.com



Lic. No. 01908231

Property Description



600 Playhouse Alley
Pasadena | CA 91101-5218

For Lease

Specifications

Rental Rate:	\$2.15 PSF Modified Gross
Property Type:	Office
Sub-Type:	Industrial Live/Work Unit
Building Class:	B
Year Built:	1938
Lease Term:	2-5 Years

Walk Score®
www.walkscore.com



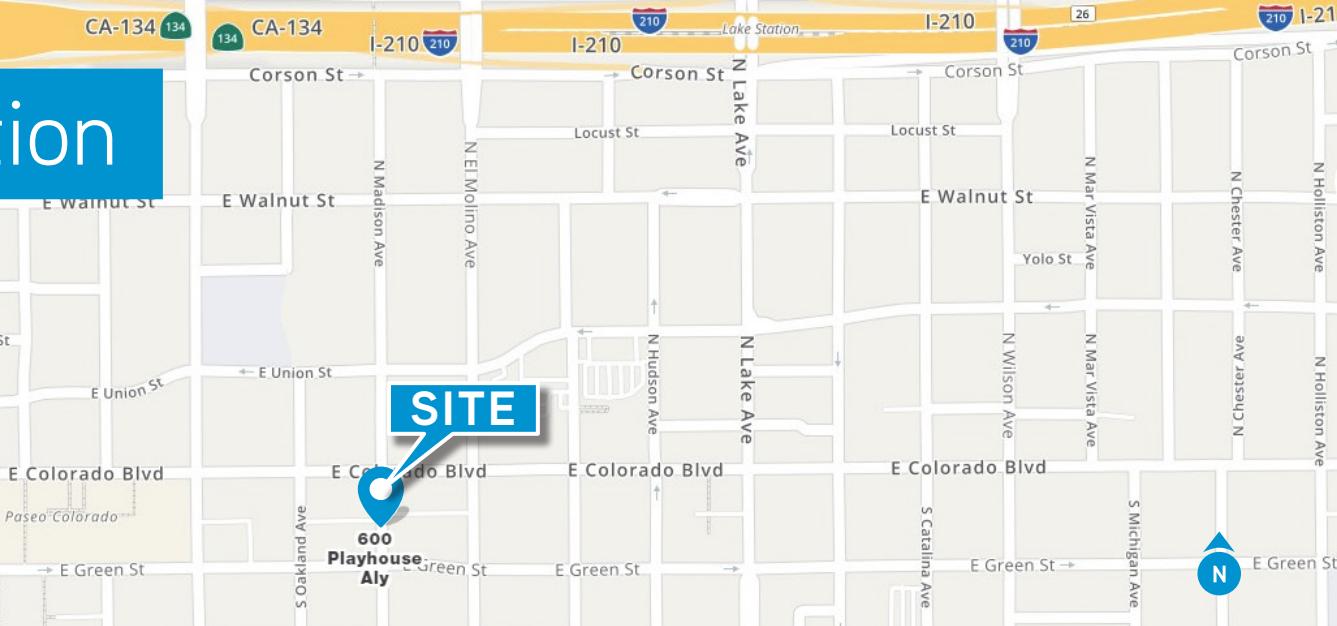
Walker's Paradise
Some errands can be accomplished on foot.



Good Transit
Many nearby public transportation options.

Mike Centurioni
Vice President | Commercial Properties
+1 818 334 1886 | Mobile +1 310 245 9579
mike.centurioni@colliers.com
Cal DRE Lic. No. 01429003

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.



Features

Cool creative space in downtown Pasadena. Exposed ceiling, loft style office build out. This suite features 3 private offices, large bullpen, open conference area, and kitchenette. Light manufacturing uses will also be considered. Ideal for creative company, design firm, clothing company or production offices.

Excellent location behind the Pasadena Playhouse, walking distance to numerous restaurants and amenities. Multiple parking structures located nearby, monthly parking rates vary.

TRAFFIC COUNTS

Street	Cross Street	Year	Volume
E Colorado Blvd	S Oakland Ave	2018	23,660
S Oak Knoll Ave	E Colorado Blvd	2020	4,223
S Oak Knoll Ave	Mira Monte Pl	2020	3,193

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Projection	42,777	199,080	522,743
2020 Population	41,778	195,947	518,620
2010 Census	39,035	189,201	505,518
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2020 Avg HH Income	\$104,051	\$132,926	\$119,705
2020 Med HH Income	\$77,754	\$91,021	\$82,533
2020 HH by Income	20,619	77,205	186,313
HOME VALUE	1 MILE	3 MILE	5 MILE
2020 Median Home Value	\$656,657	\$900,839	\$823,309

Colliers International

505 N Brand Boulevard | Suite 1120

Glendale, CA 91203

+1 818 334 1900

+1 818 334 1876

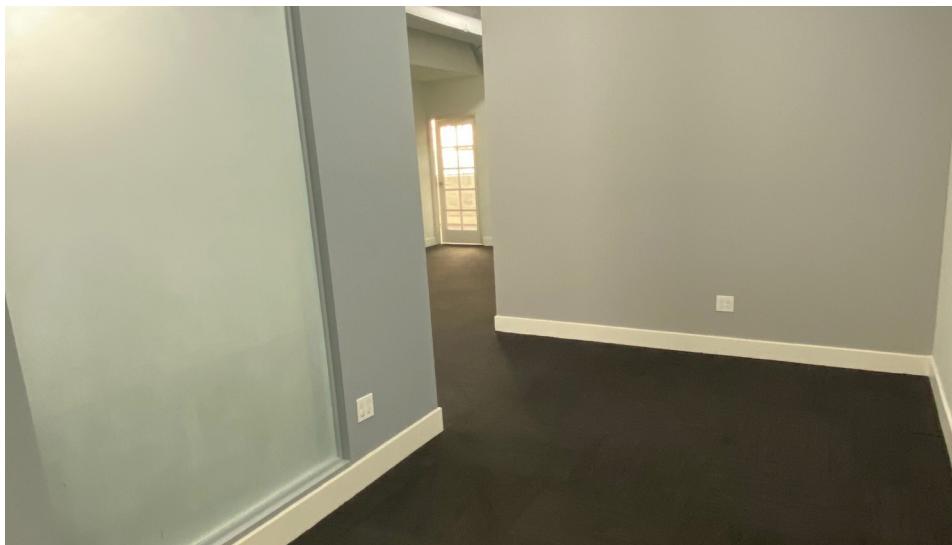
www.colliers.com

Colliers
INTERNATIONAL

Lic. No. 01908231

COLLIERS INTERNATIONAL | P. 2

Interior Photos



Mike Centurioni

Vice President | Commercial Properties

📞 +1 818 334 1886 | Mobile +1 310 245 9579

mike.centurioni@colliers.com

Cal DRE Lic. No. 01429003

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.

Colliers International

505 N Brand Boulevard | Suite 1120
Glendale, CA 91203

📞 +1 818 334 1900

📠 +1 818 334 1876

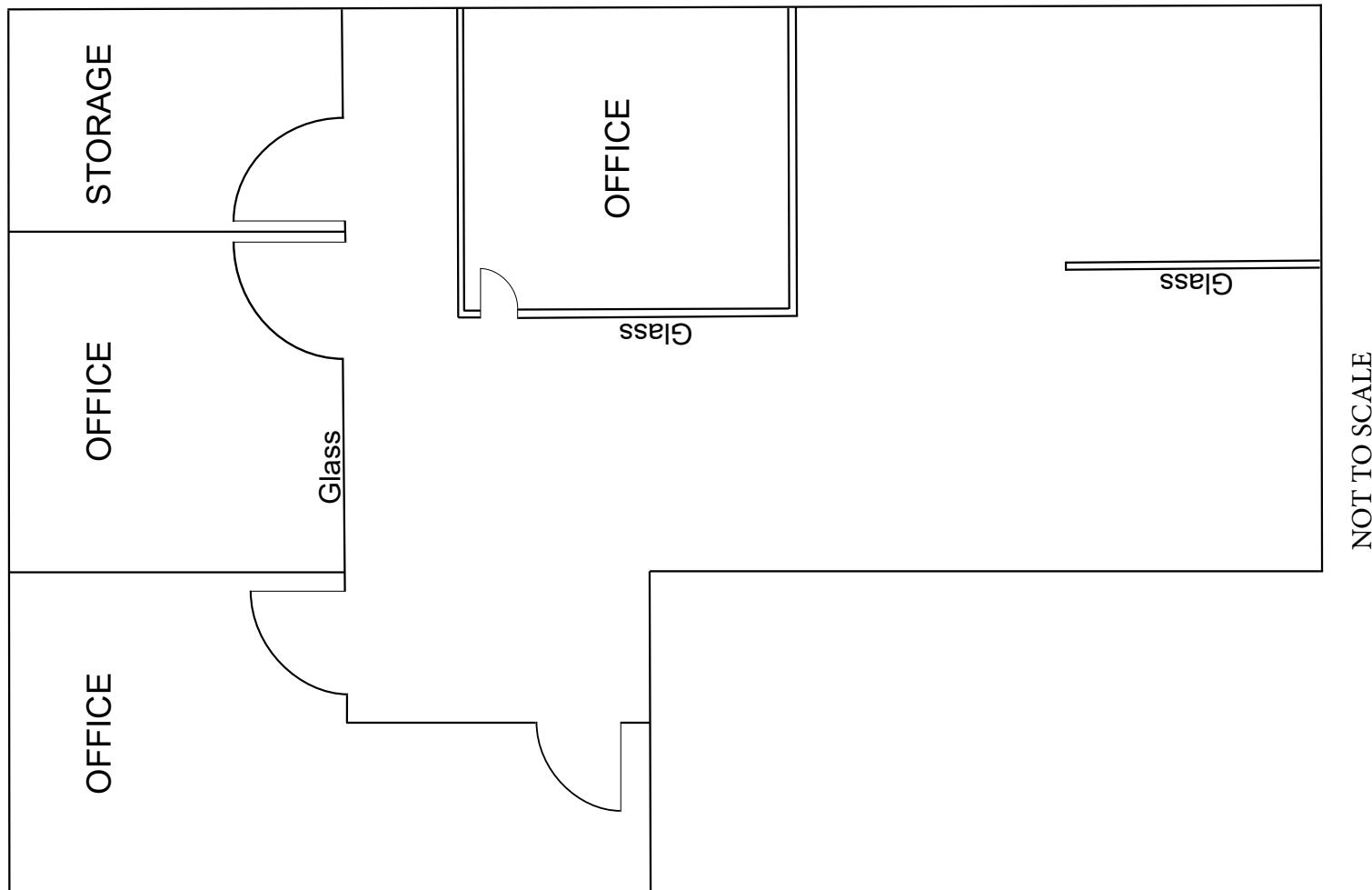
www.colliers.com



Lic. No. 01908231

Floor Plan

600 Playhouse Alley | Pasadena CA 91101-5218



Mike Centurioni

Vice President | Commercial Properties

☎ +1 818 334 1886 | Mobile +1 310 245 9579

mike.centurioni@colliers.com

Cal DRE Lic. No. 01429003

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.

Colliers International

505 N Brand Boulevard | Suite 1120

Glendale, CA 91203

☎ +1 818 334 1900

📠 +1 818 334 1876

www.colliers.com



Lic. No. 01908231