

For Lease

PASADENA
PLAYHOUSE

El Molino Ave

Playhouse Alley

E Colorado Blvd (Historic Rte 66)

S Madison Ave

LOFT STYLE OFFICE BUILD OUT OPPORTUNITY

AVAILABLE SPACE AT HISTORIC PASADENA PLAYHOUSE

600 Playhouse Alley | Pasadena CA 91101-5218

Mike Centurioni

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Cal DRE Lic. No. 01429003

Accelerating success.

Lease Rate:

\$2.15

PSF Modified Gross

Colliers International

505 N Brand Boulevard | Suite 1120
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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.

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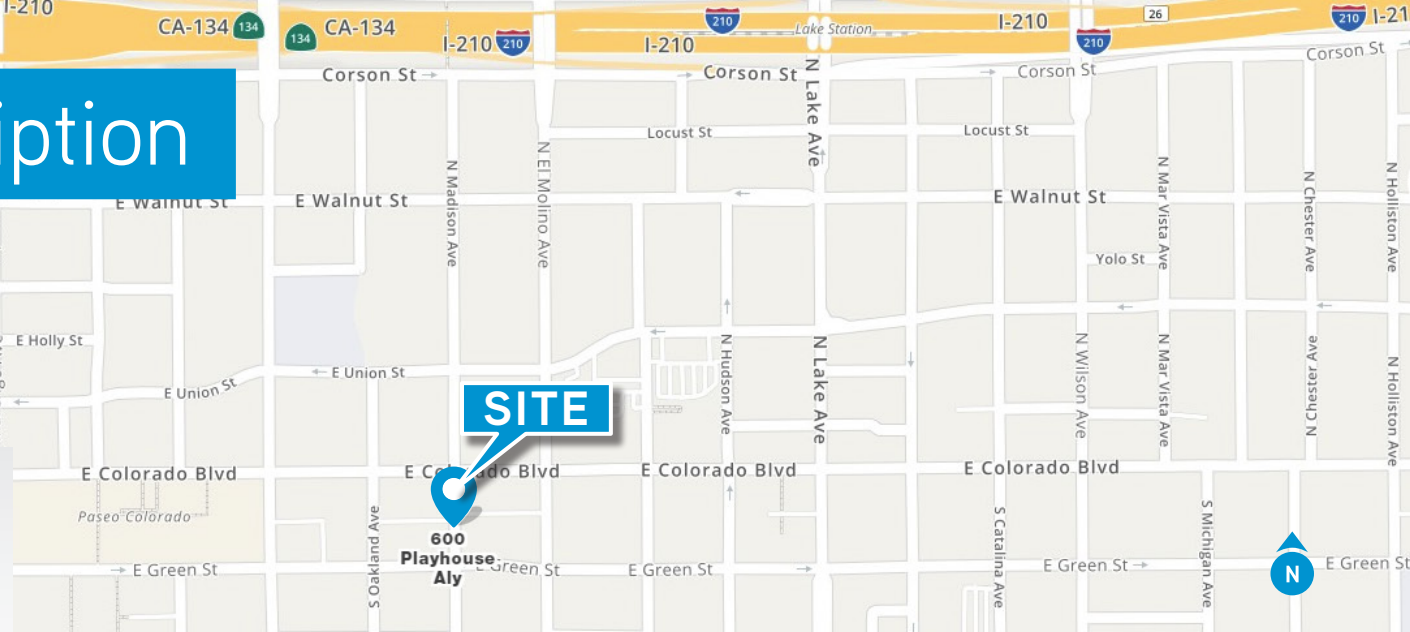
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Features

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

by CoStar

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

by Esri, U.S. Census

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

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Interior Photos



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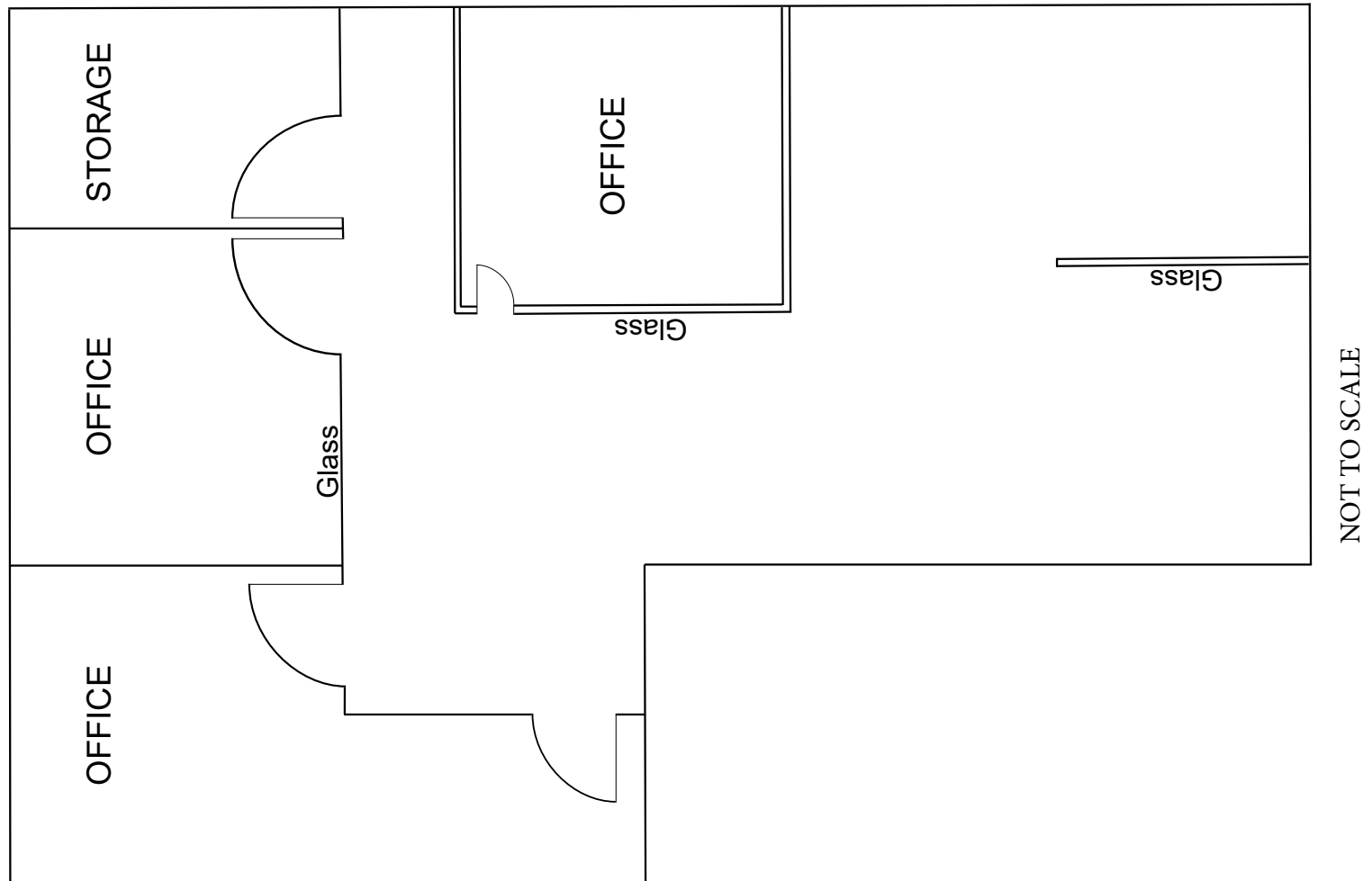
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Floor Plan

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