

# PRIME +/- 1,482 SF OF OFFICE SPACE AVAILABLE ABOVE URTH CAFFÉ CONVENIENT VISITOR AND EMPLOYEE PARKING IMMEDIATE OCCUPANCY

594 E COLORADO BOULEVARD #200, PASADENA, CA 91101

RENTAL RATE	SPACE SIZE
\$2.70/SF MG	+/- 1,482 SF



OFFICE

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COLDWELL BANKER COMMERCIAL  
REALTY  
388 S. Lake Ave, Pasadena, CA 91101  
626.584.0050

FOR LEASE





# PRIME RETAIL SPACE AVAILABLE

594 E. COLORADO BLVD. PASADENA, CA 91101



## OFFERING SUMMARY

<b>Rental Rate:</b>	<b>\$2.70/SF MG</b> <b>Tenant to pay utilities, interior maintenance, and janitorial*</b>
<b>Building Size:</b>	<b>+/- 1,482 SF</b>
<b>Zoning:</b>	<b>PSC</b>
<b>Year Built:</b>	<b>2013</b>

\*Historical charges were approx. \$170/mo. for electricity and approx. \$120/mo. for water.

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## PROPERTY DESCRIPTION

Position your business in the heart of Pasadena at this beautifully designed second-floor office space located directly above Urth Caffé.

This thoughtfully curated suite offers:

- **Upstairs space with elevator access** for convenience
- **Abundant natural light** from large windows and a private **balcony** for fresh air and views
- **Modern furnishings**, including standing desks in every room (available if desired)
- **Serene, stylish design** that creates a welcoming and professional environment
- **Immediate availability** so you can move in and get to work right away
- 5 Offices - 4 with Bright windows
- 4 Cubicles that can be removed
- 1 Break room
- 1 Private restroom.

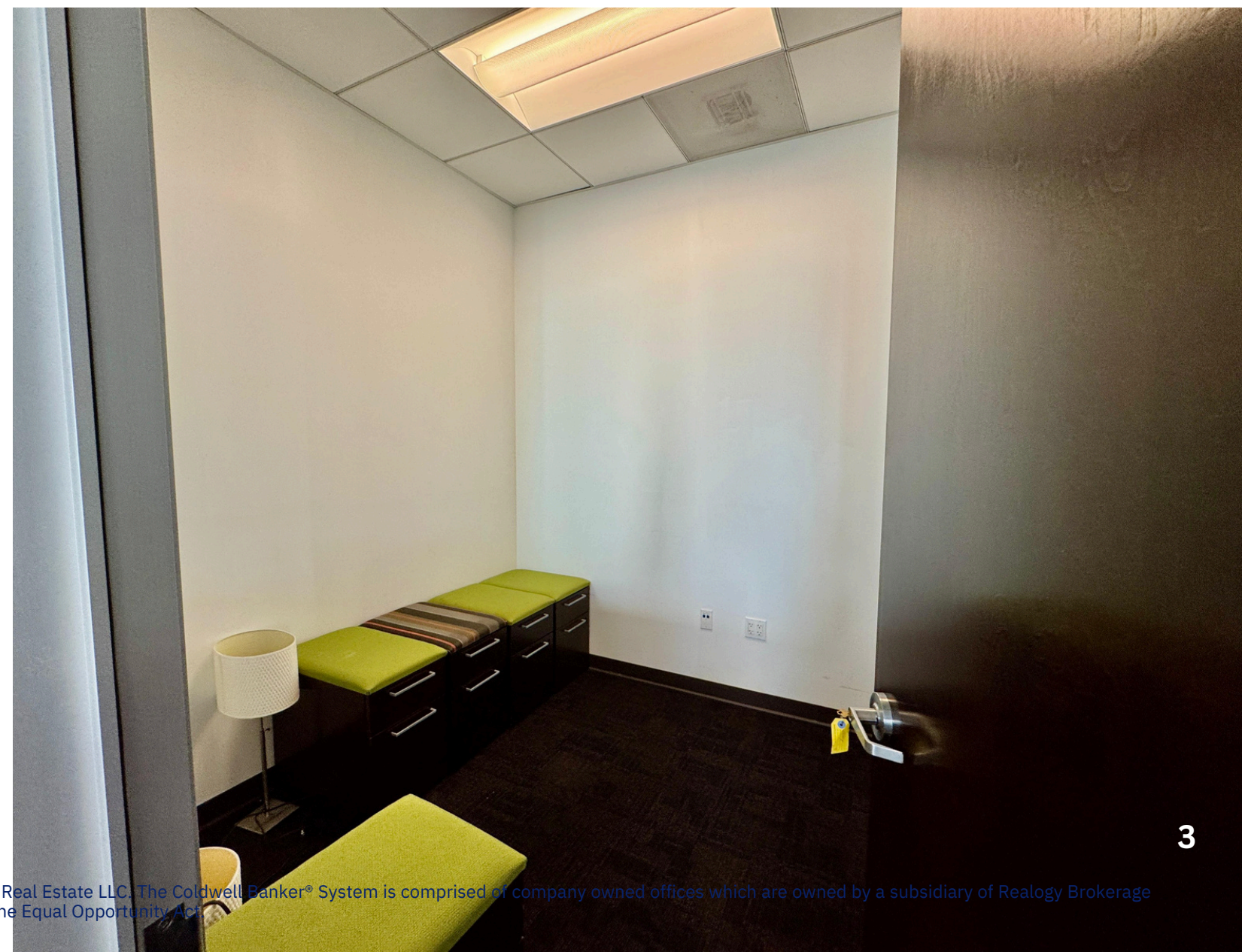
Whether you're a creative team, professional office, or wellness-focused business, Suite 200 provides a rare combination of functionality and atmosphere in one of Pasadena's most desirable locations.

LEASE



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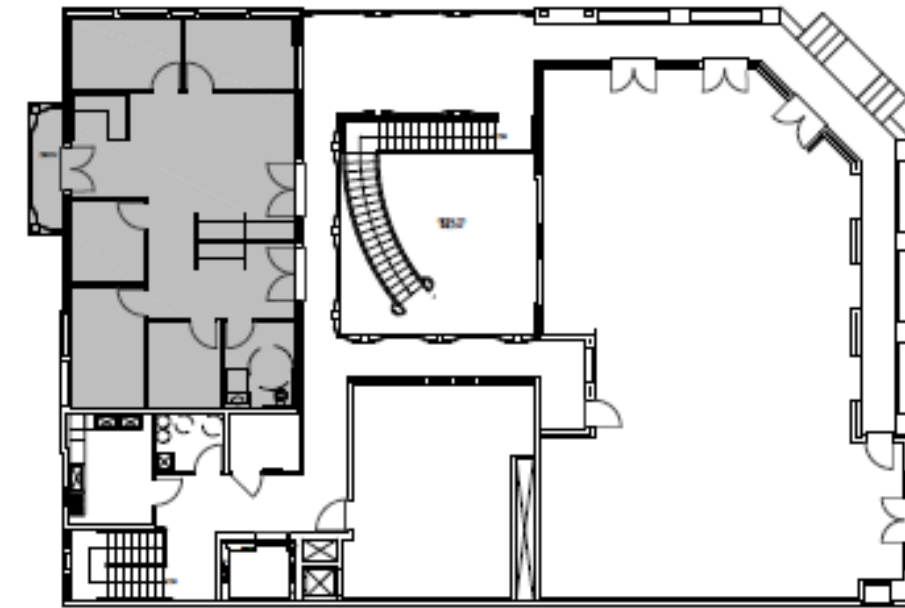
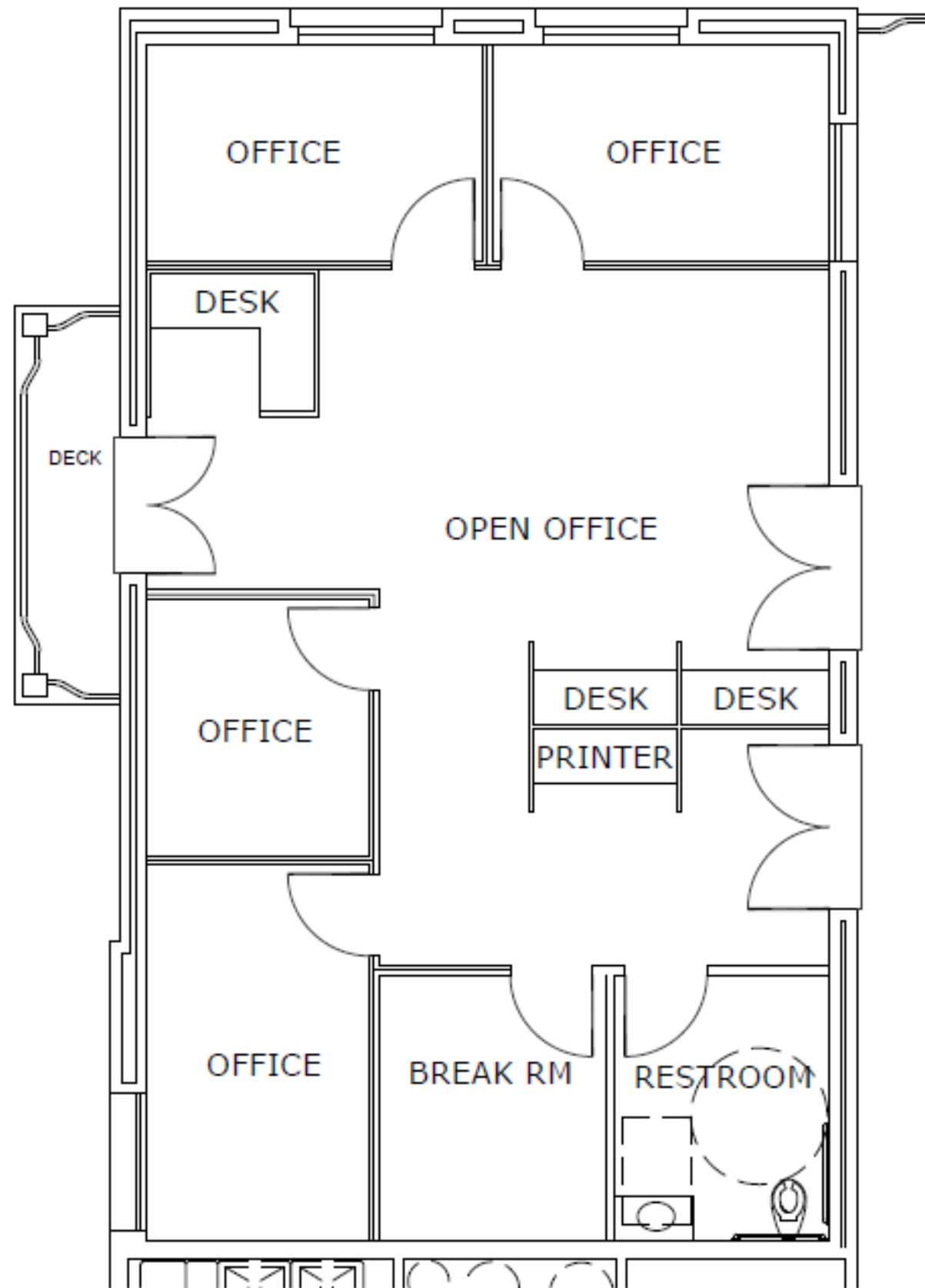












**KEY PLAN**

## **URTH PASADENA**

594 E. Colorado Blvd.  
Pasadena, CA 91101  
12/18/25

## **2ND FLOOR OFFICE 'A'**

1/8" = 1'-0"



\*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

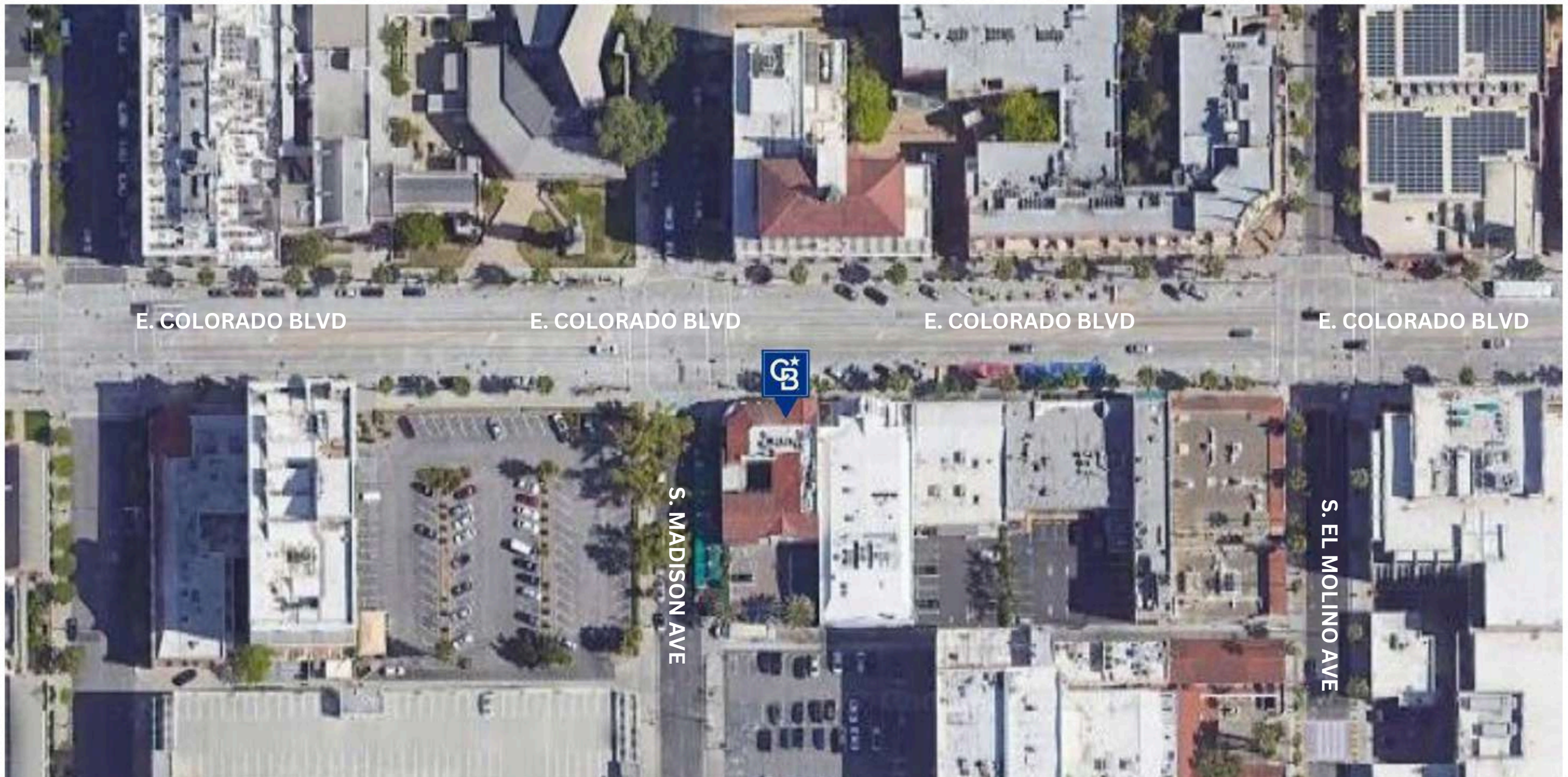




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## AERIAL PHOTO



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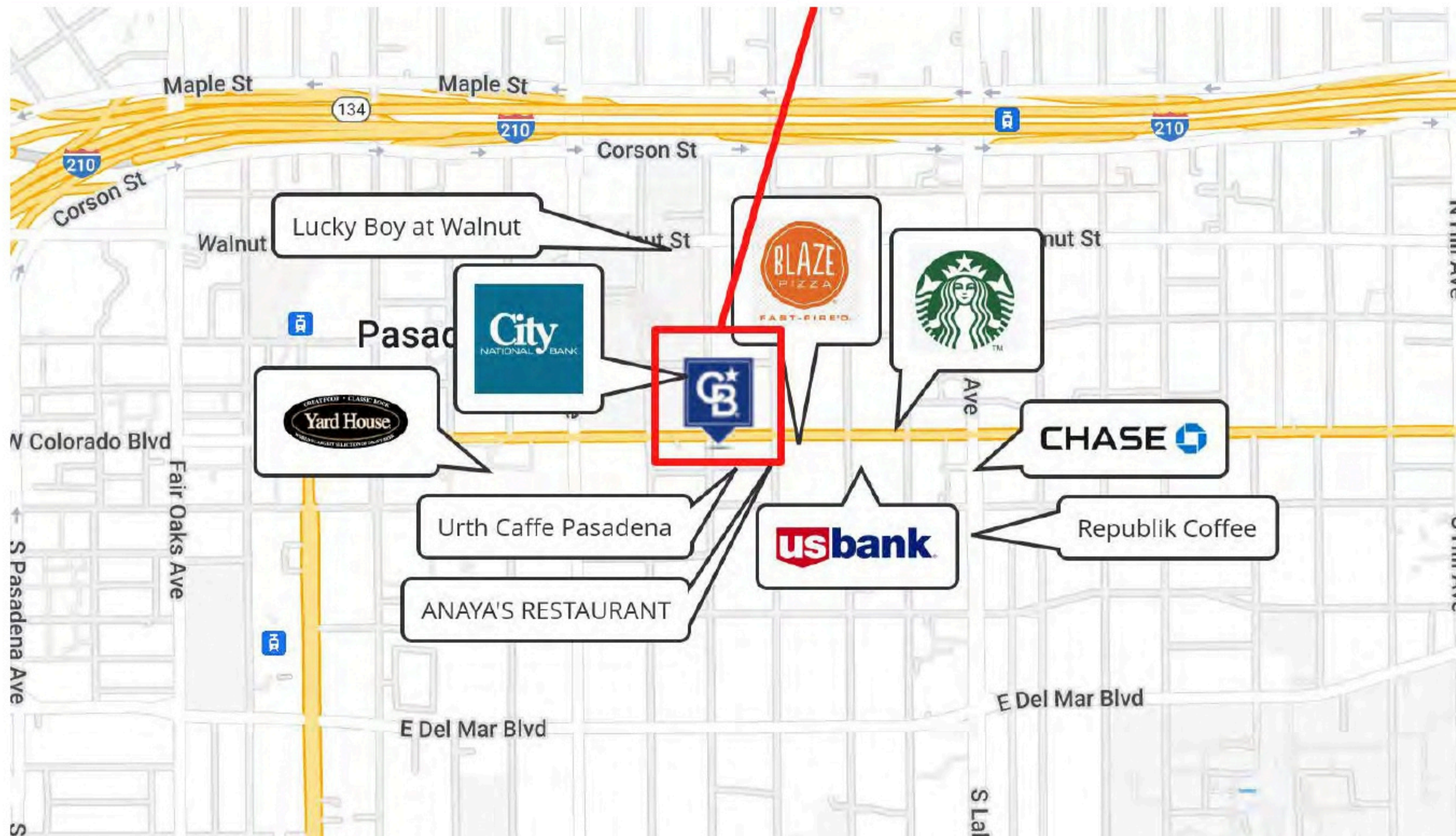


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594 E. COLORADO BLVD. PASADENA, CA 91101

## RETAIL MAP

594 E Colorado Blvd.  
Pasadena, CA 91101



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# Housing Market Characteristics

594 East Colorado Boulevard, Pasadena, California, 91101  
Ring of 3 miles



**\$1,219,299** ↑

Median Home Value

37% higher than California which is \$773,228



**37**

Housing Affordability Index



**67.9%**

Percent of Income for Mortgage



**239**

Percent of Income for Mortgage (Index)

Age <18 **30,275**

Age 18-64 **116,758**

Age 65+ **34,821**

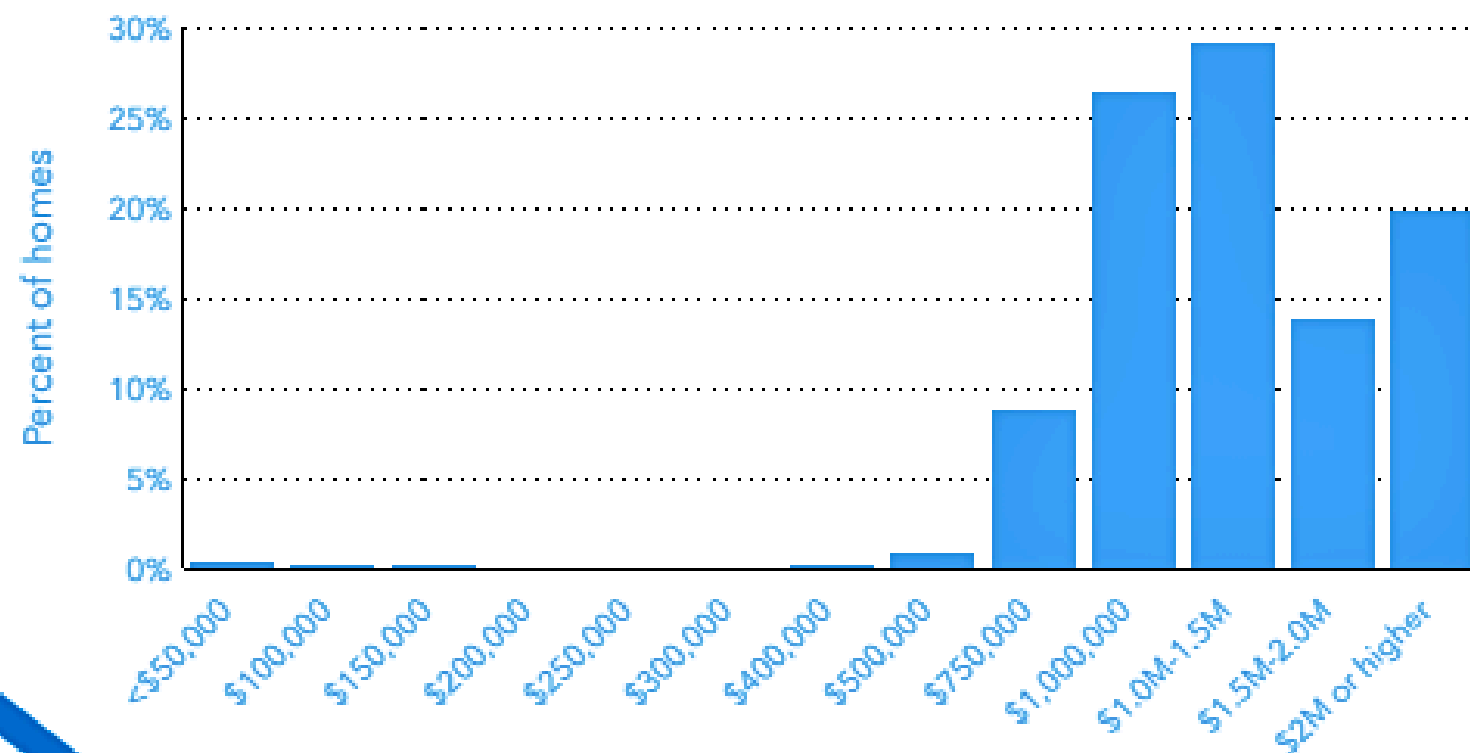
Total Pop  
**181,854**

Pop Growth  
**-0.94%**

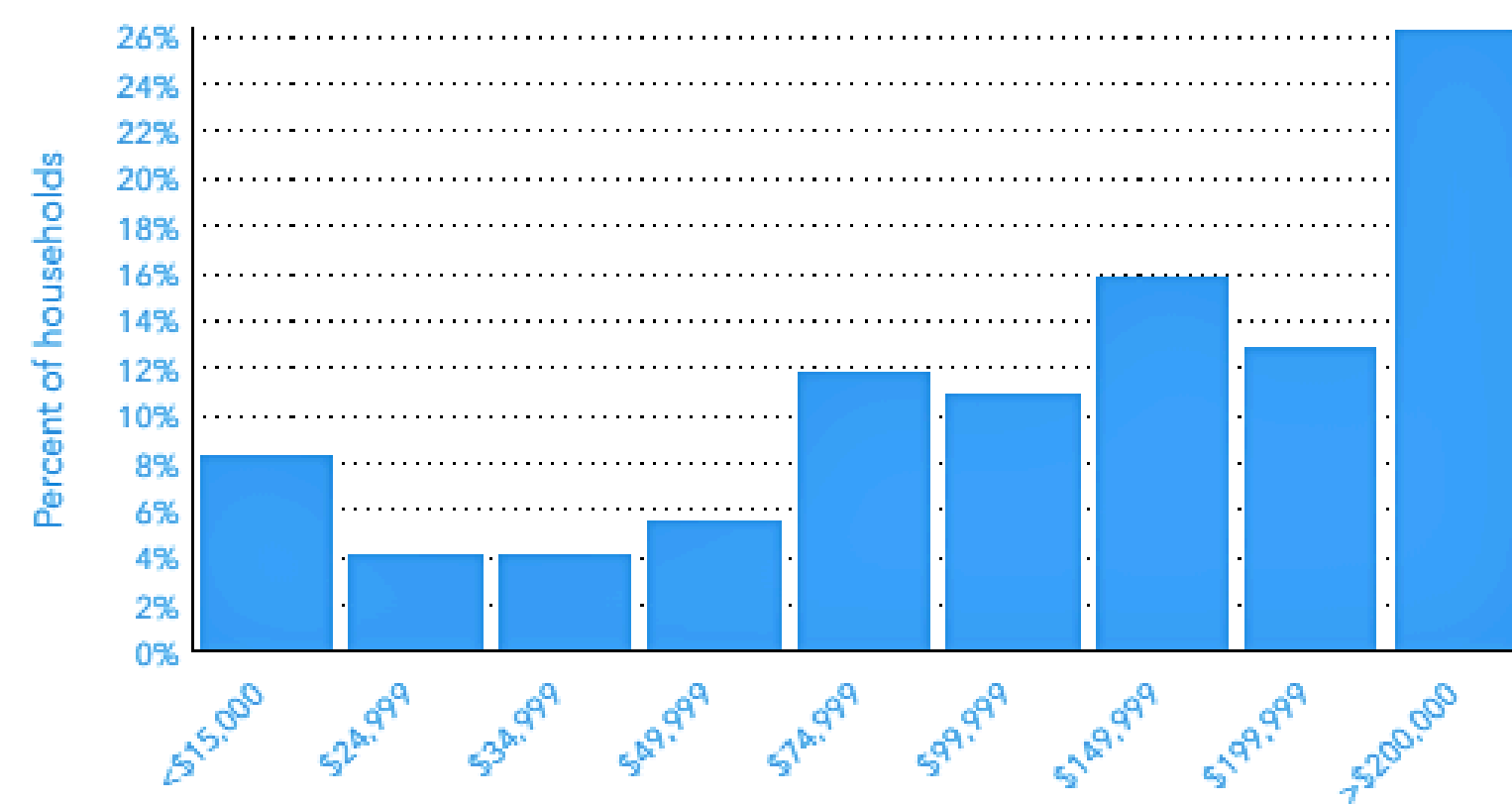
Average HH Size  
**2.31**

Median Net Worth  
**\$209,011**

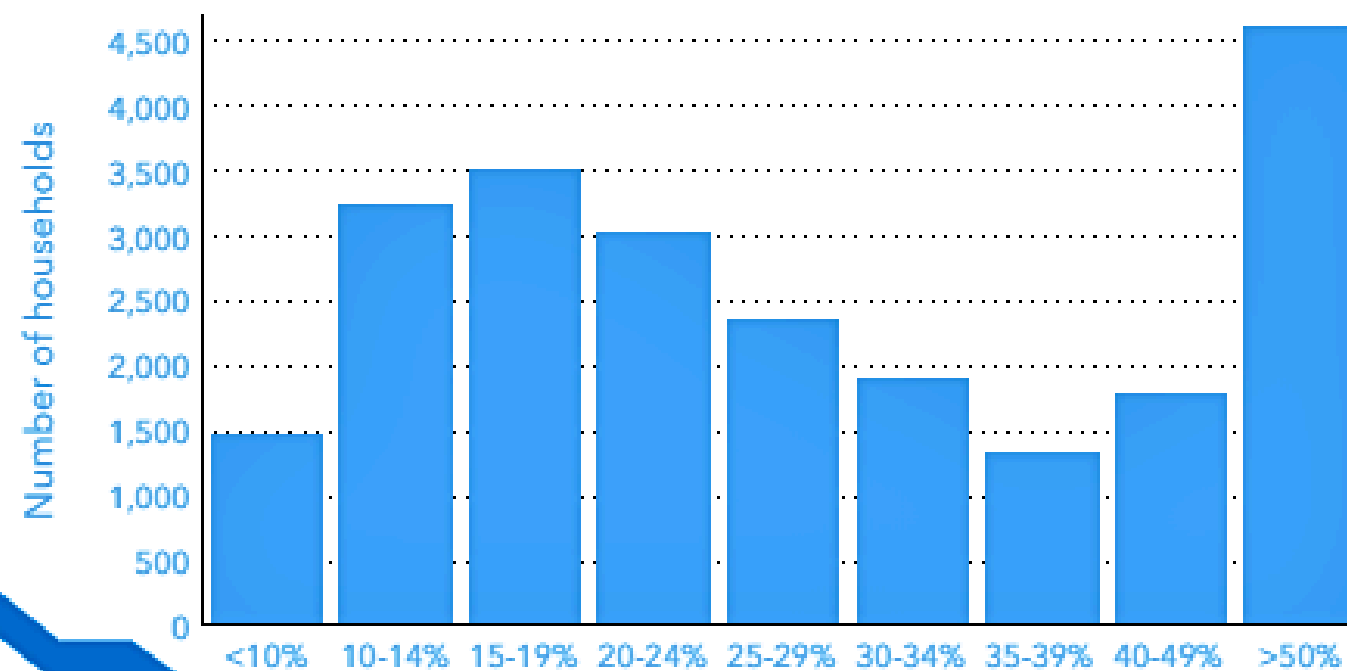
## Home Value



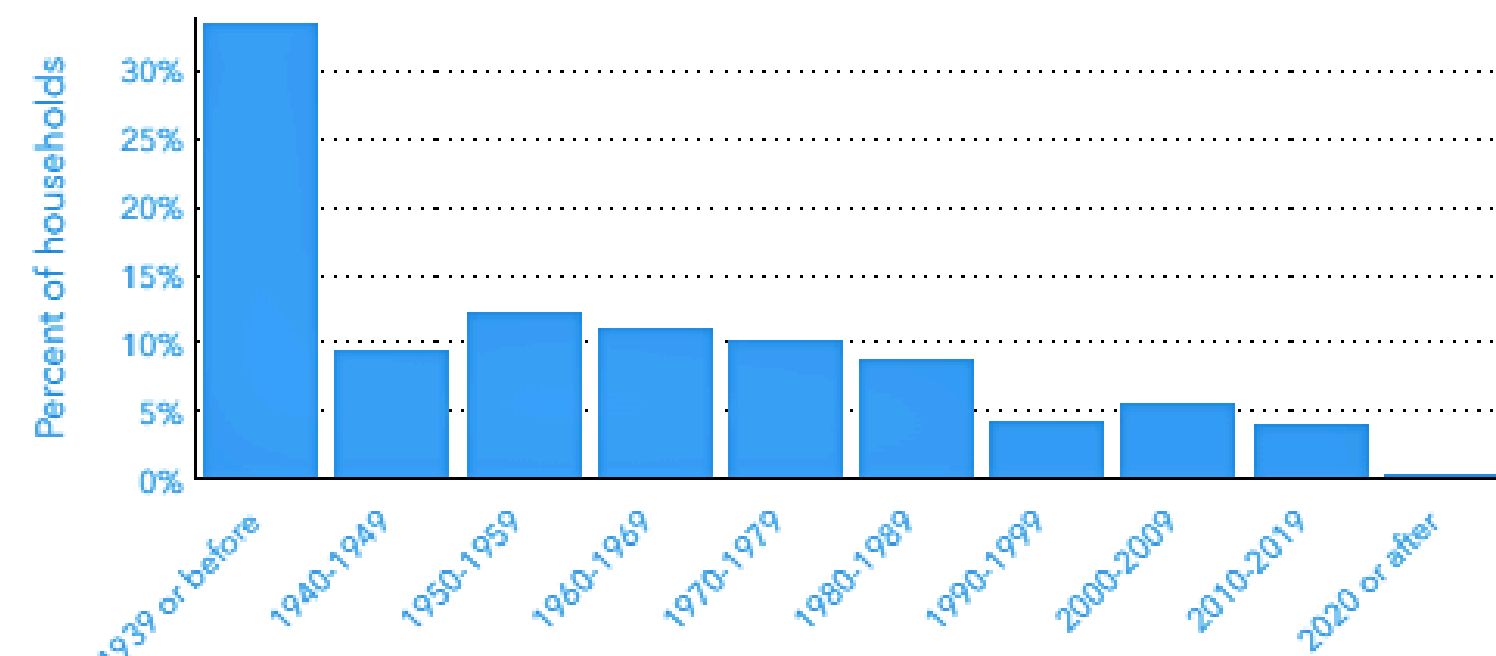
## Household Income



## Mortgage as % Salary

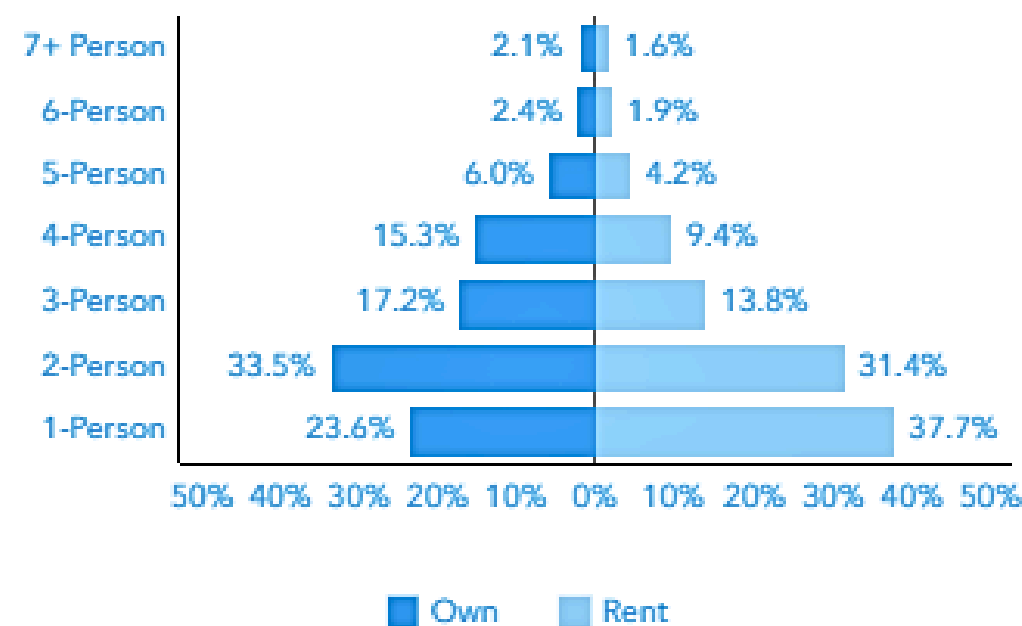


## Year Property Built

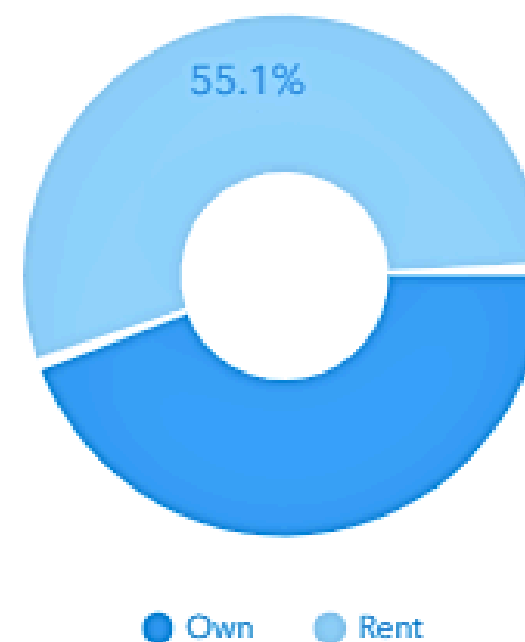




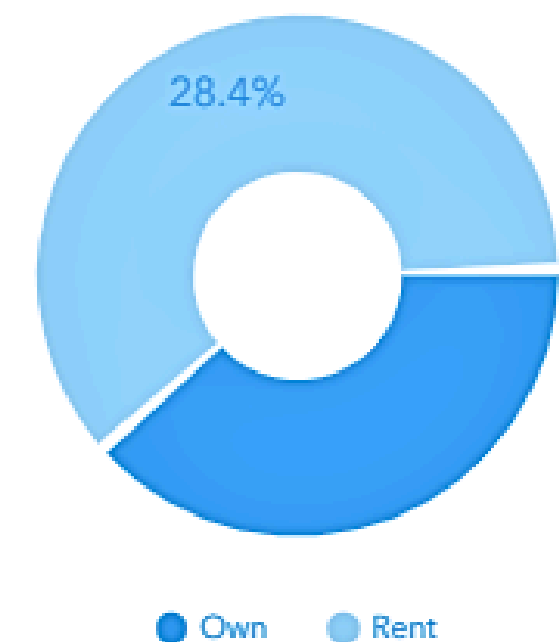
### Census Housing by Size



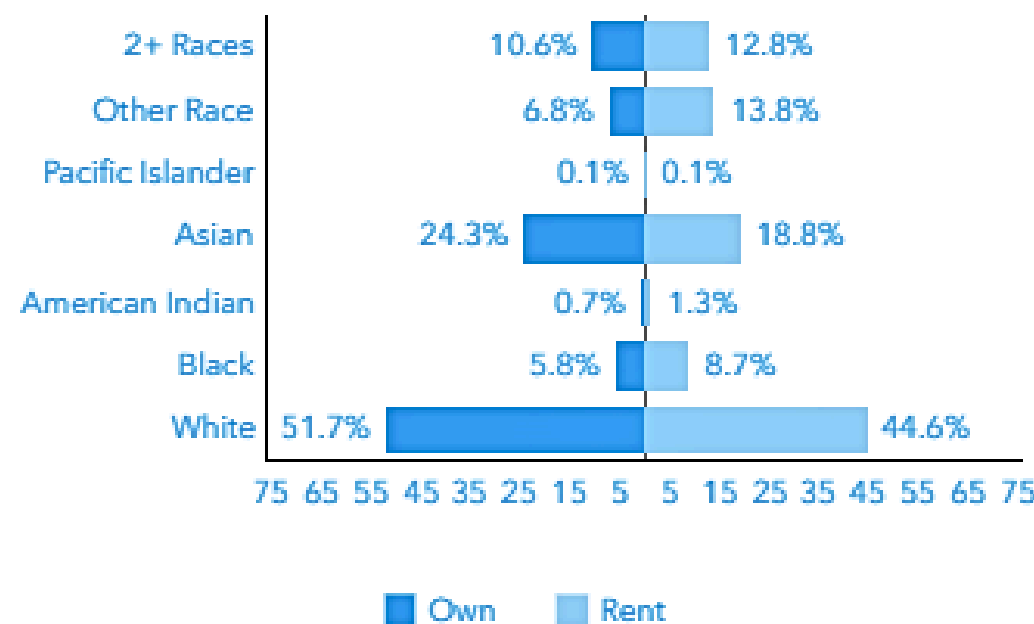
### Home Ownership



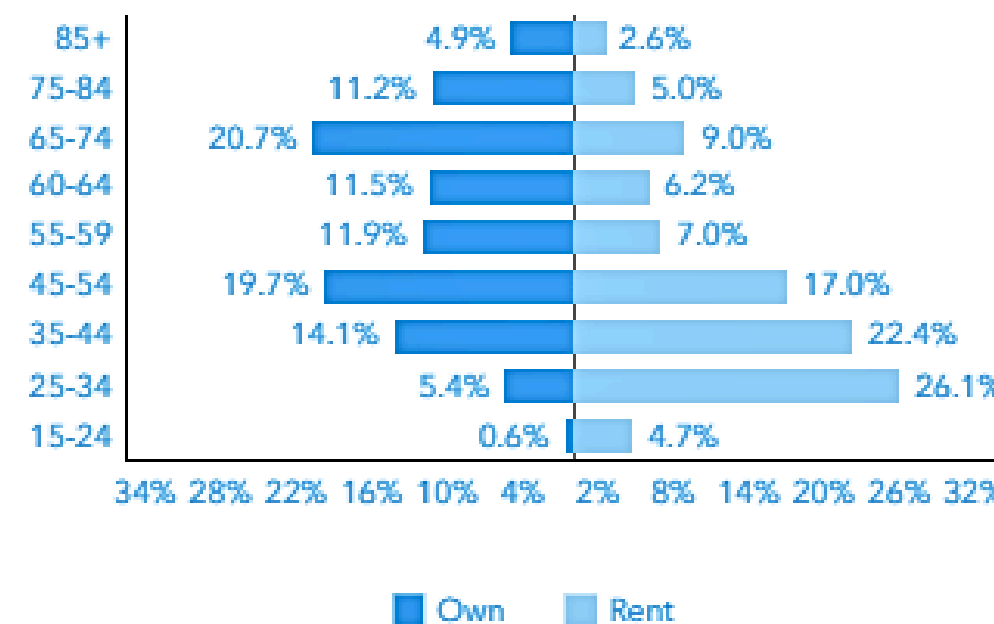
### Hispanic Home Ownership



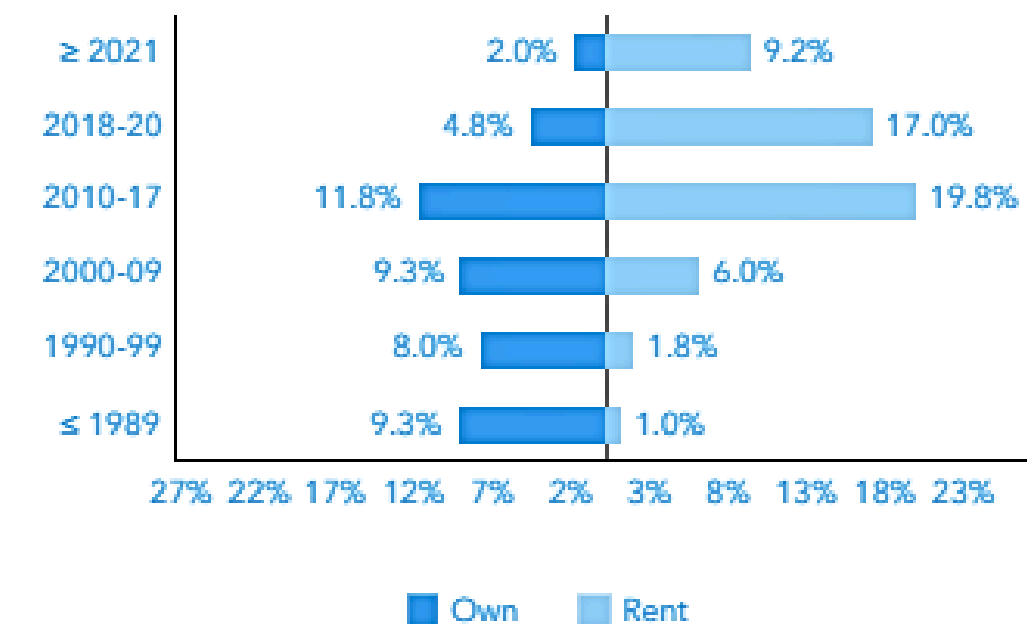
### Housing by Race of Householder



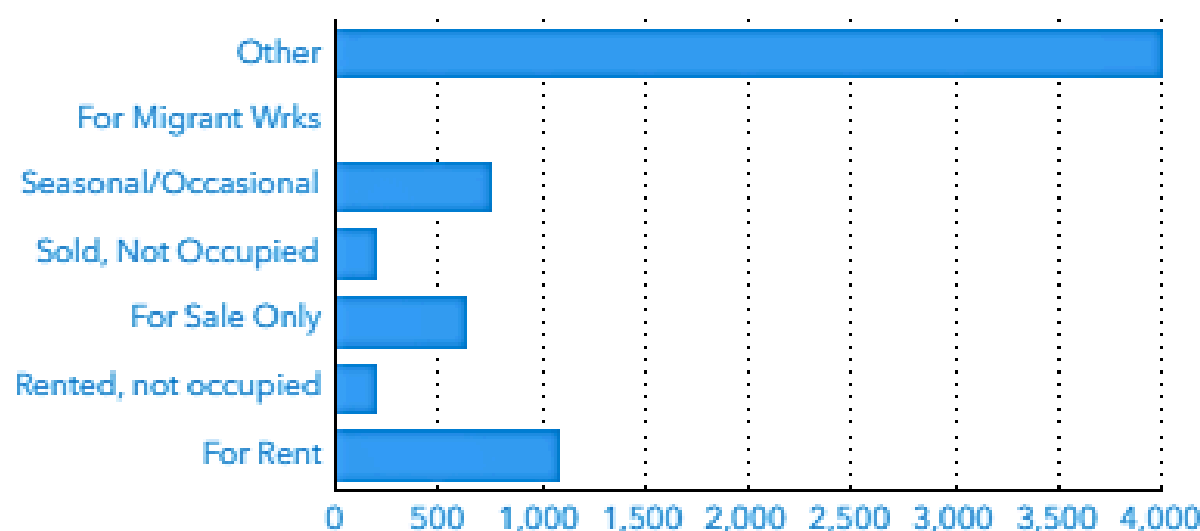
### Housing by Age of Householder



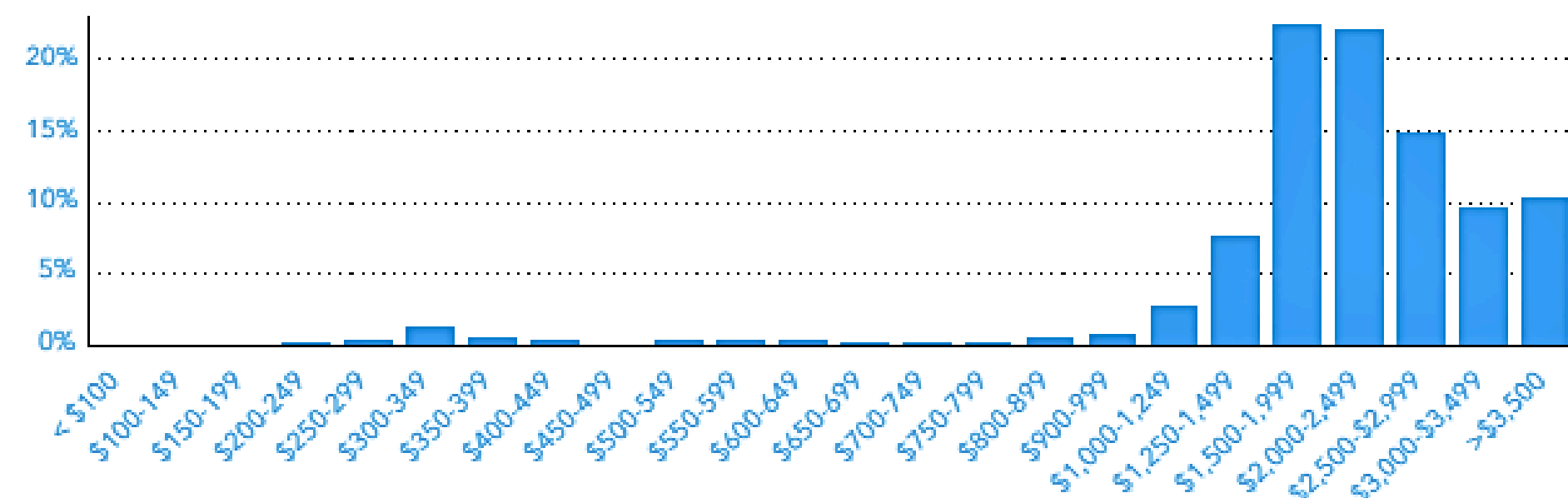
### Year Householder Moved In



### Vacant Housing Units ( Total 6,903 )



### Gross Rent





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## Pasadena, CA 91101

*Exclusively Marketed by:*



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