

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



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OFFICE

Bill Ukropina, CRE
O: 626.844.2200
Bill.Ukropina@cbcrt.com
CalDRE#: 00820557

Kathi Constanzo, CCIM
O: 626.898.2308
Kathi.Constanzo@cbcrt.com
CalDRE#: 02067397

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



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.

OFFERING SUMMARY

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

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

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626 844 2200

Bill.Ukropina@cbcnrt.com

CalDRE #00820557

Kathi Constanzo

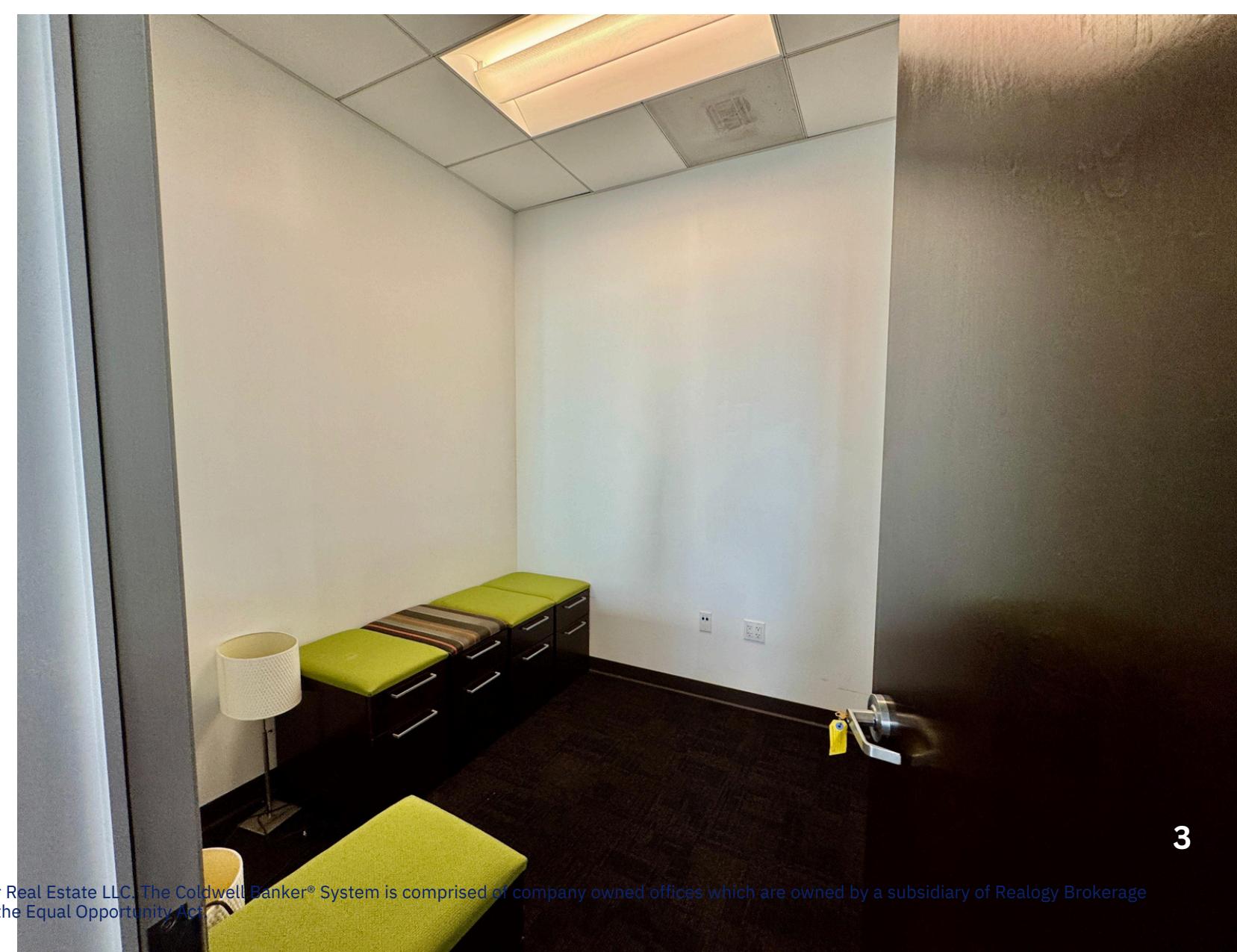
626 898 2308

Kathi.Constanzo@cbcnrt.com

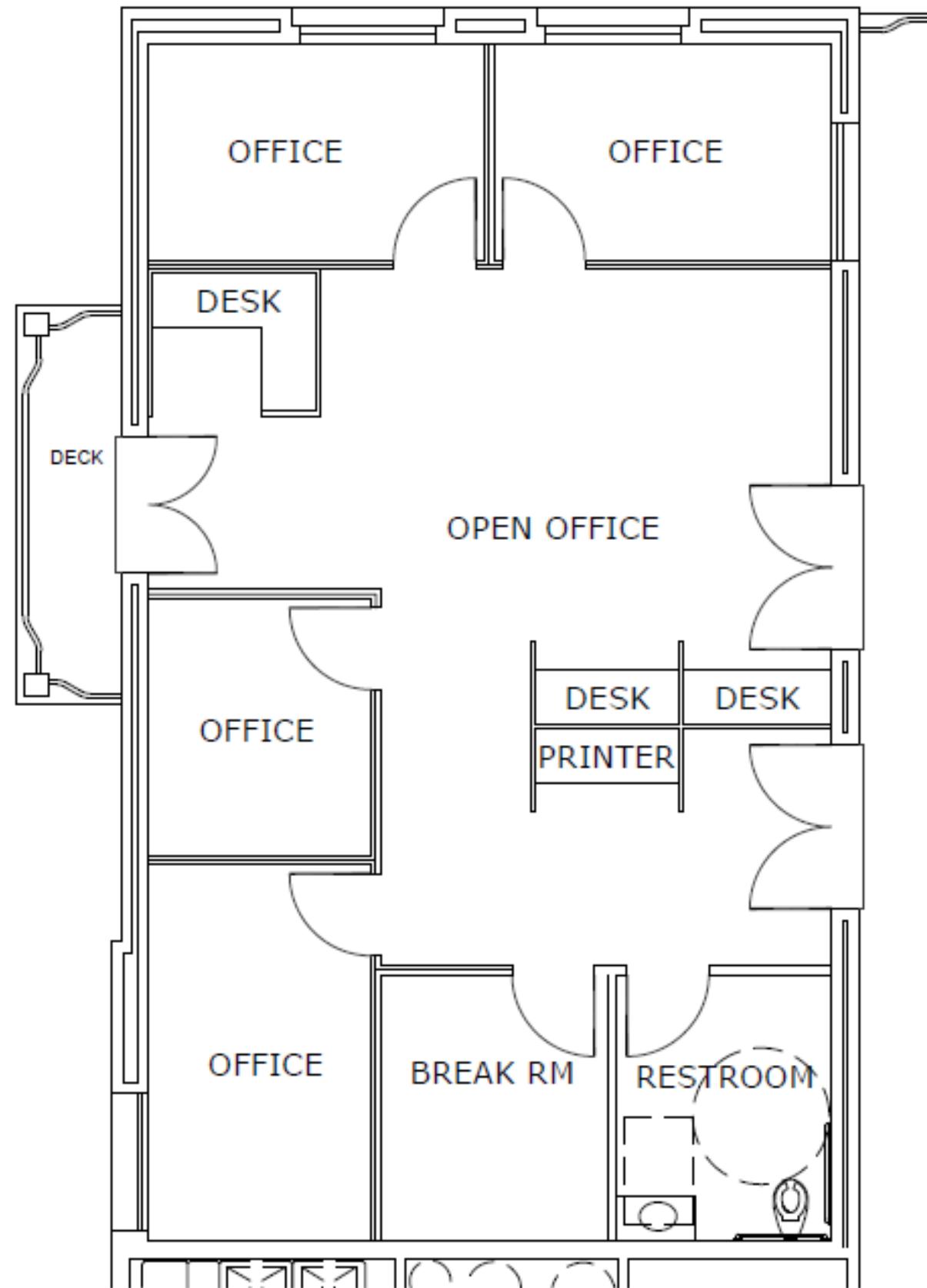
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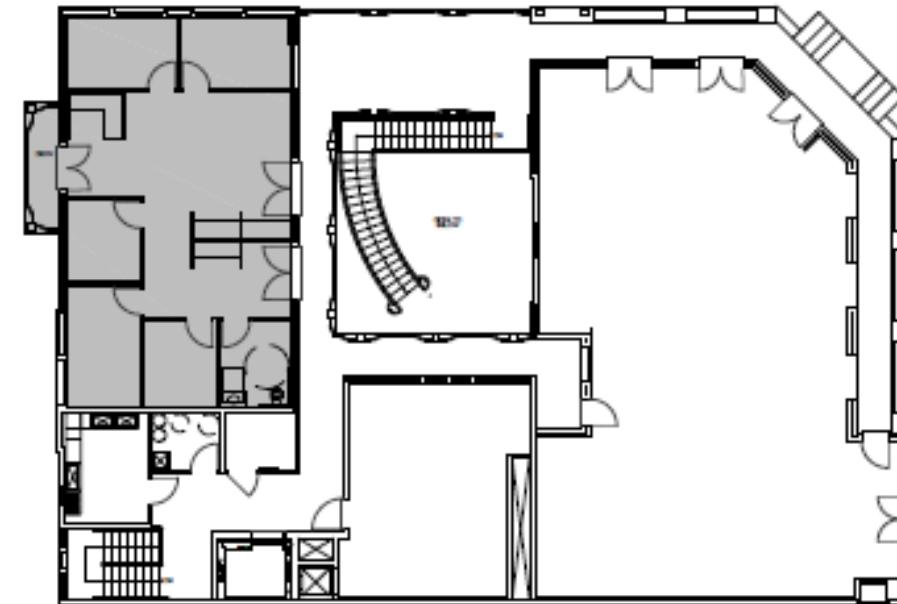
URTH PASADENA
*594 E. Colorado Blvd.
 Pasadena, CA 91101*
 12/18/25

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.



KEY PLAN



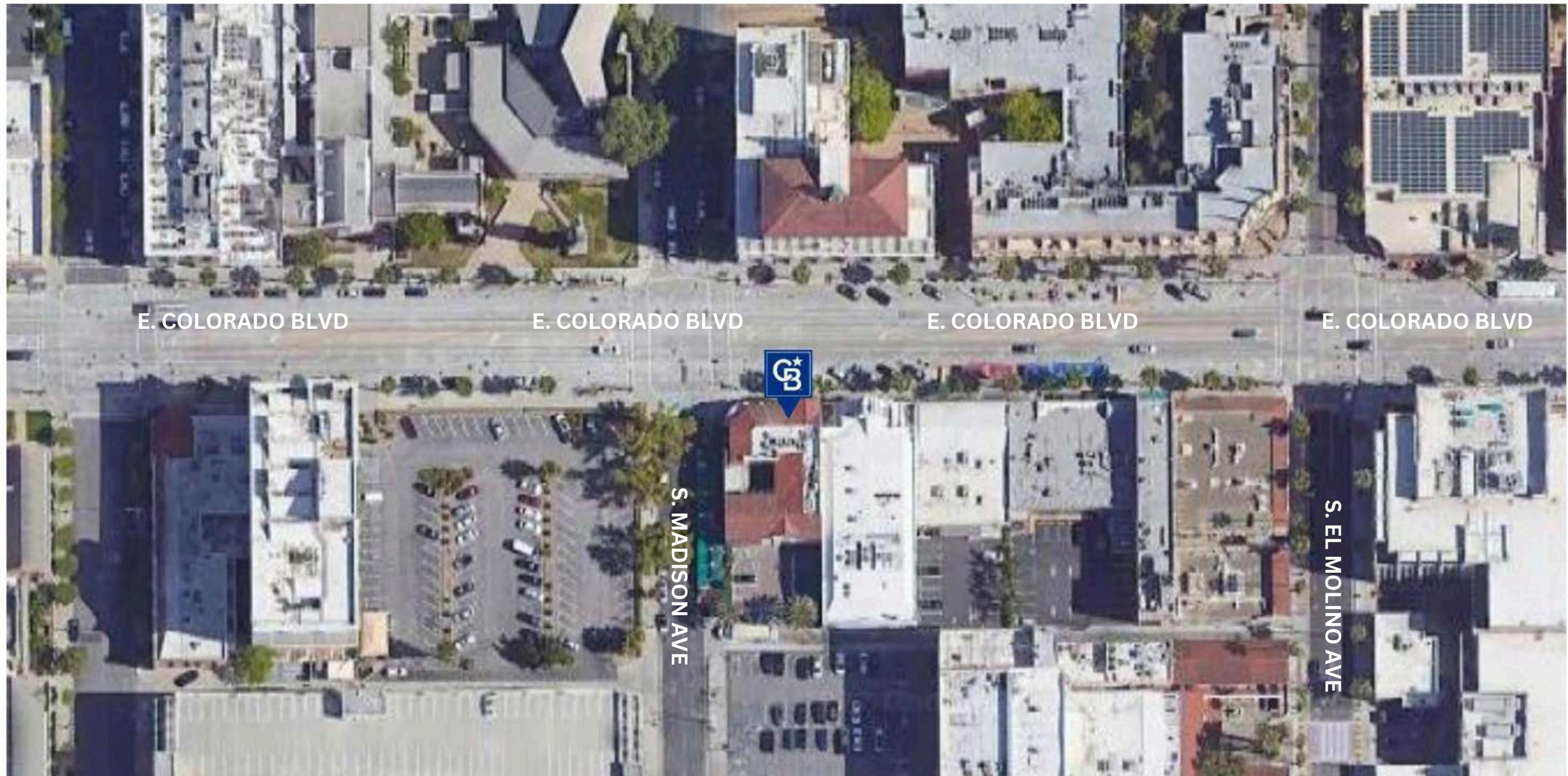


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AERIAL PHOTO



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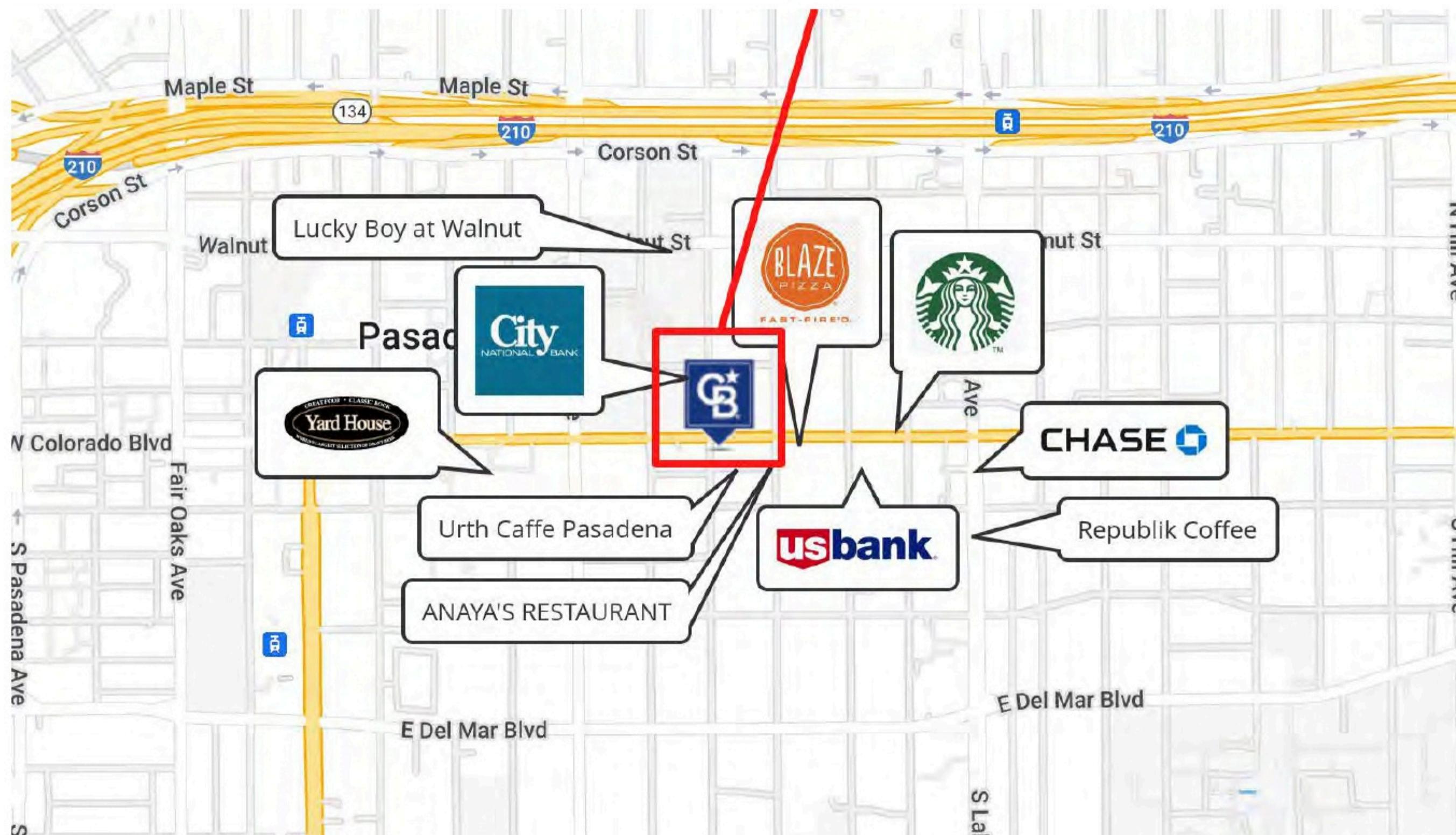
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RETAIL MAP

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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



67.9%



239

Housing Affordability Index

Percent of Income for Mortgage

Percent of Income for Mortgage (Index)

Age <18 **30,275**

Age 18-64 **116,758**

Age 65+ **34,821**

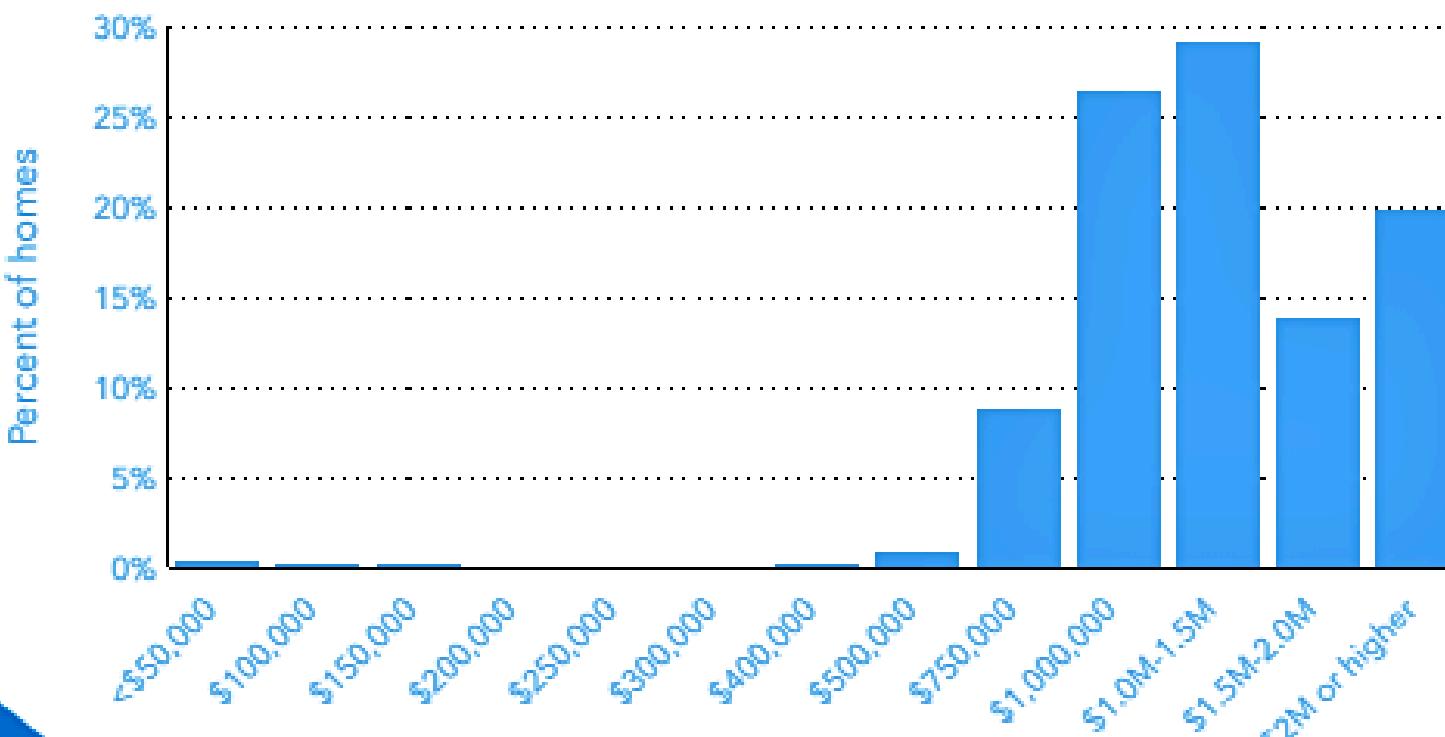
Total Pop
181,854

Pop Growth
-0.94%

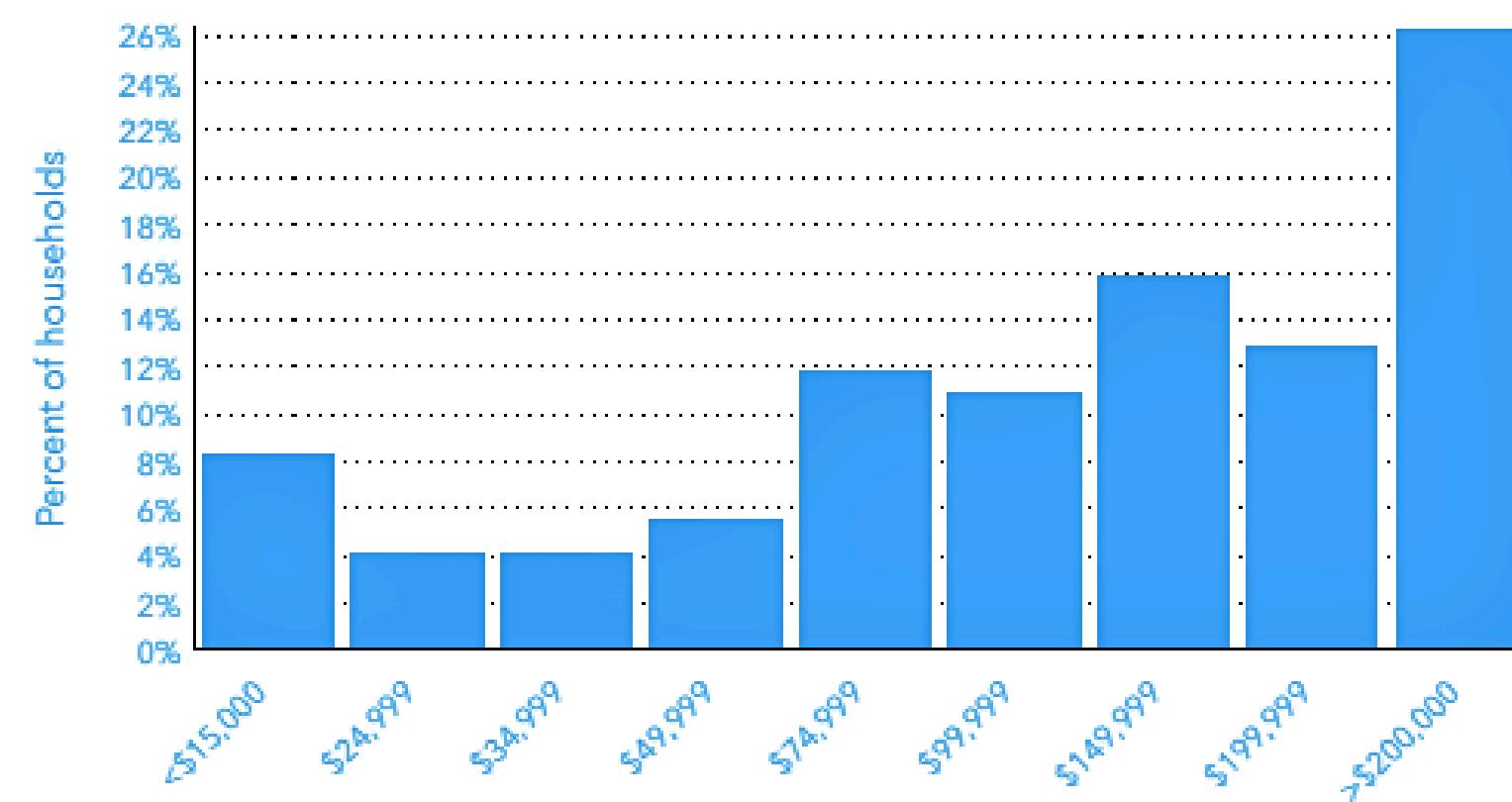
Average HH Size
2.31

Median Net Worth
\$209,011

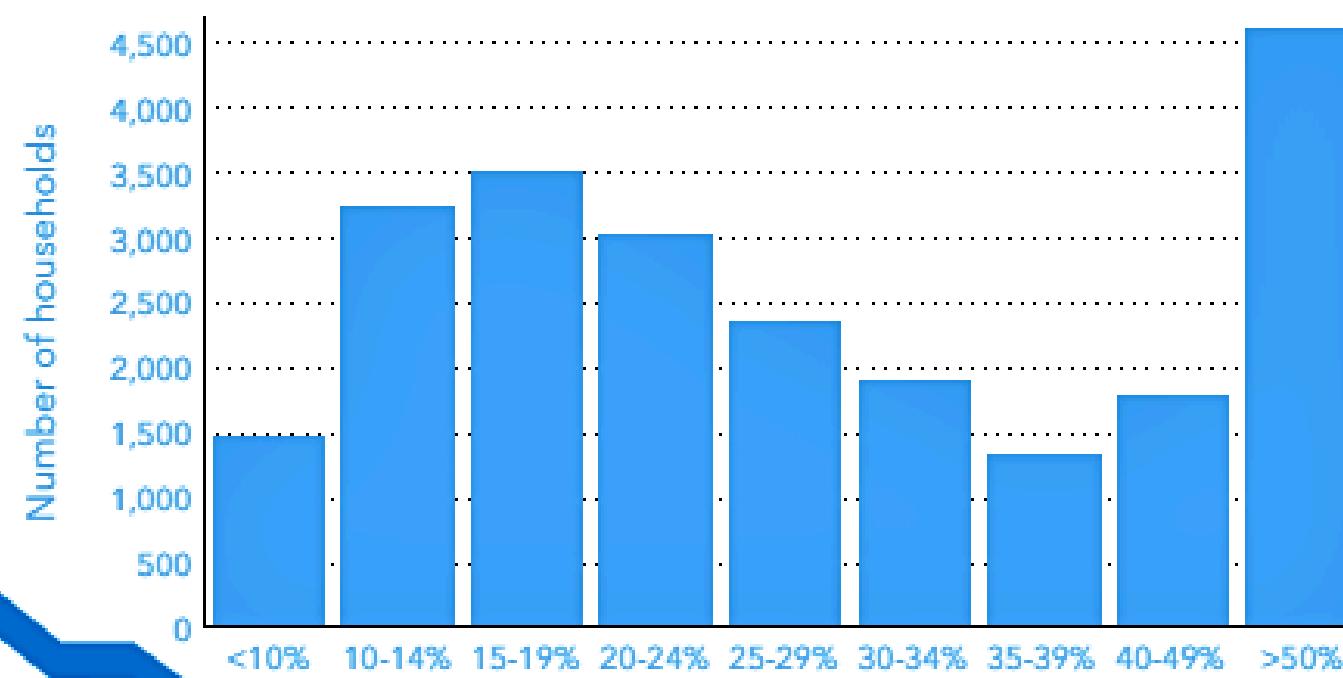
Home Value



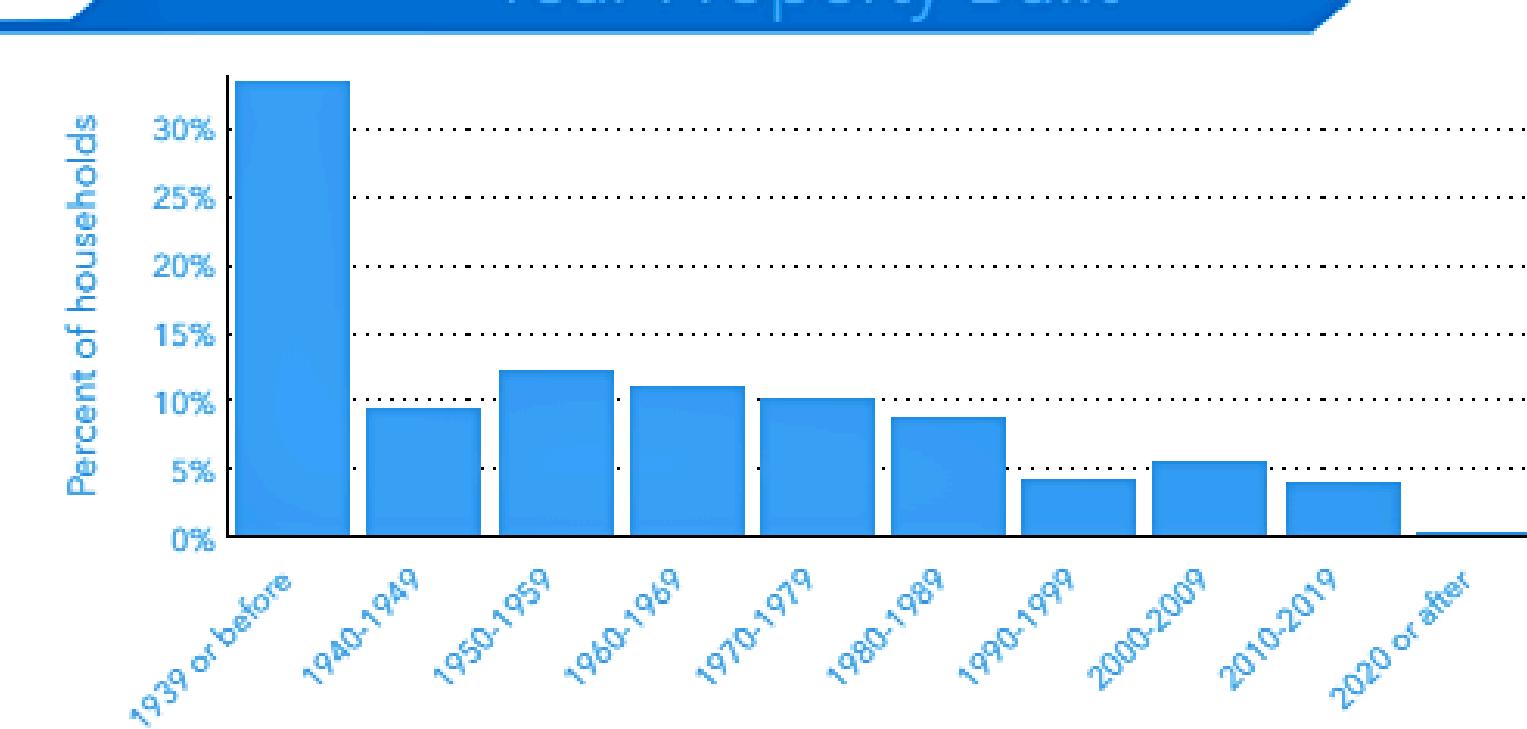
Household Income



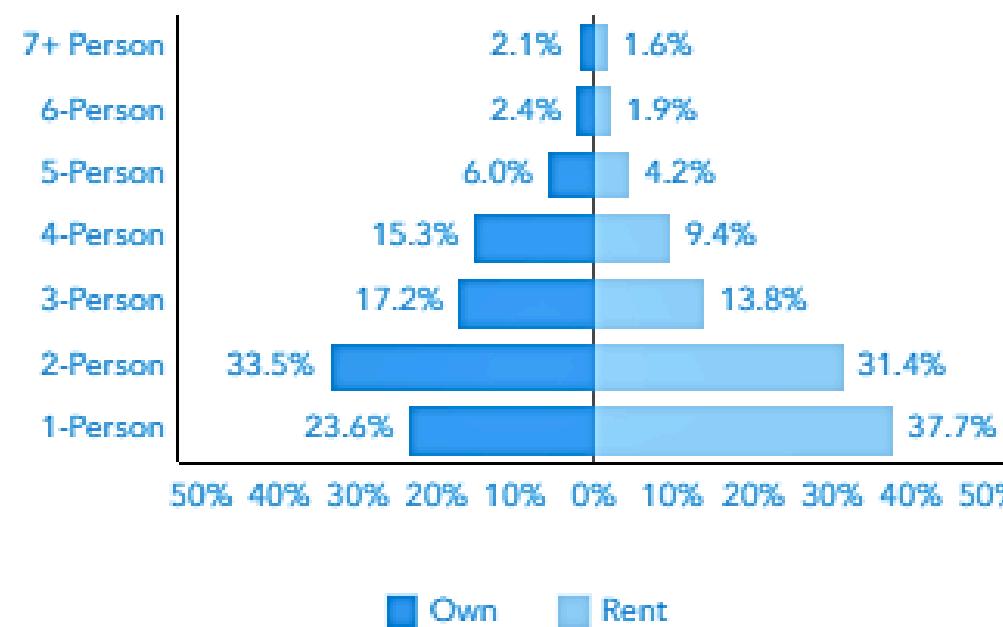
Mortgage as % Salary



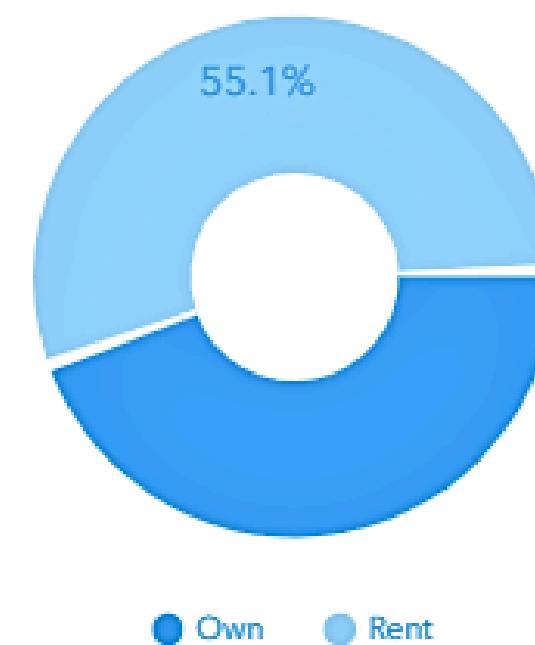
Year Property Built



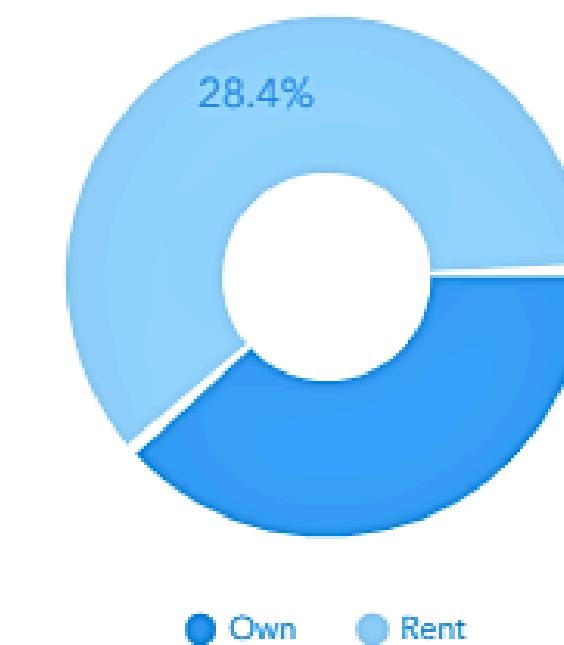
Census Housing by Size



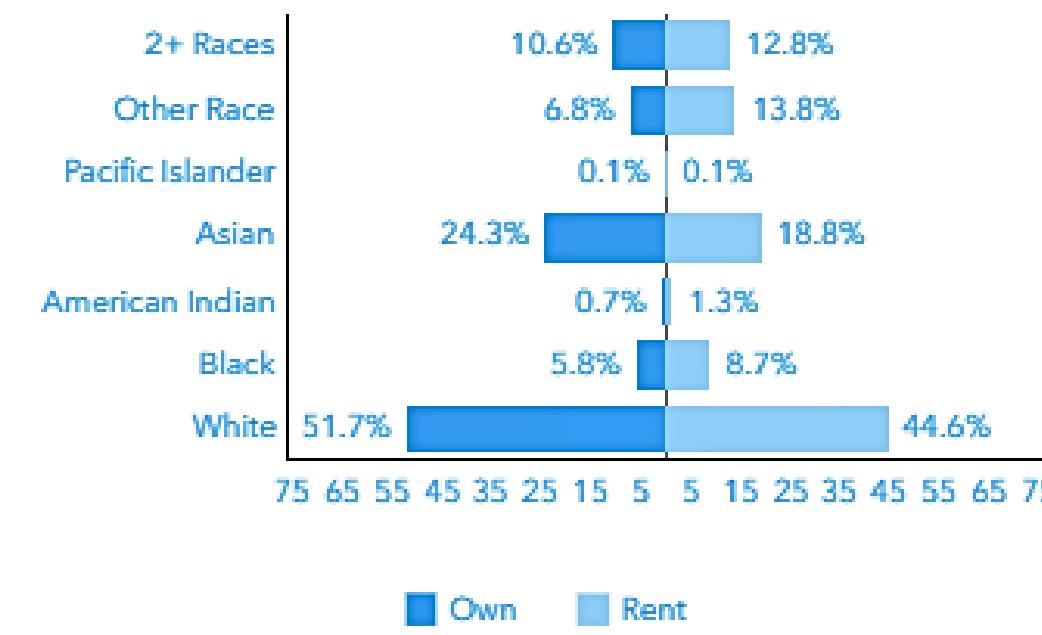
Home Ownership



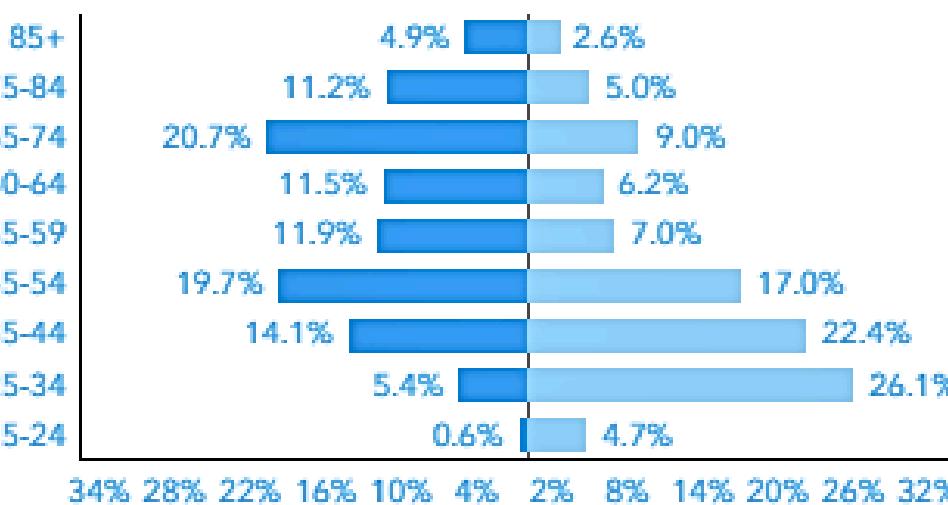
Hispanic Home Ownership



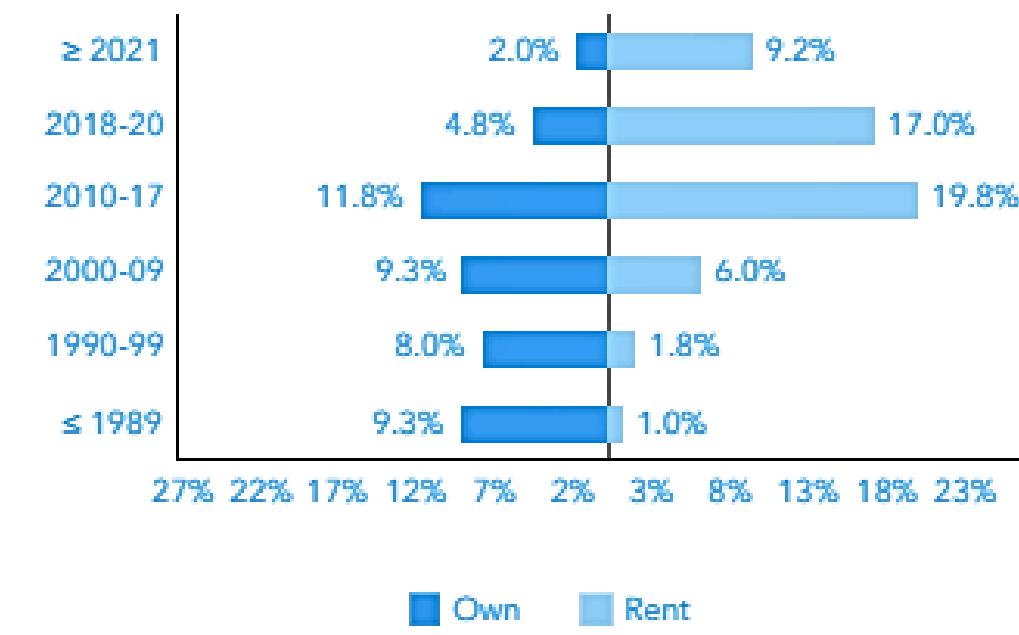
Housing by Race of Householder



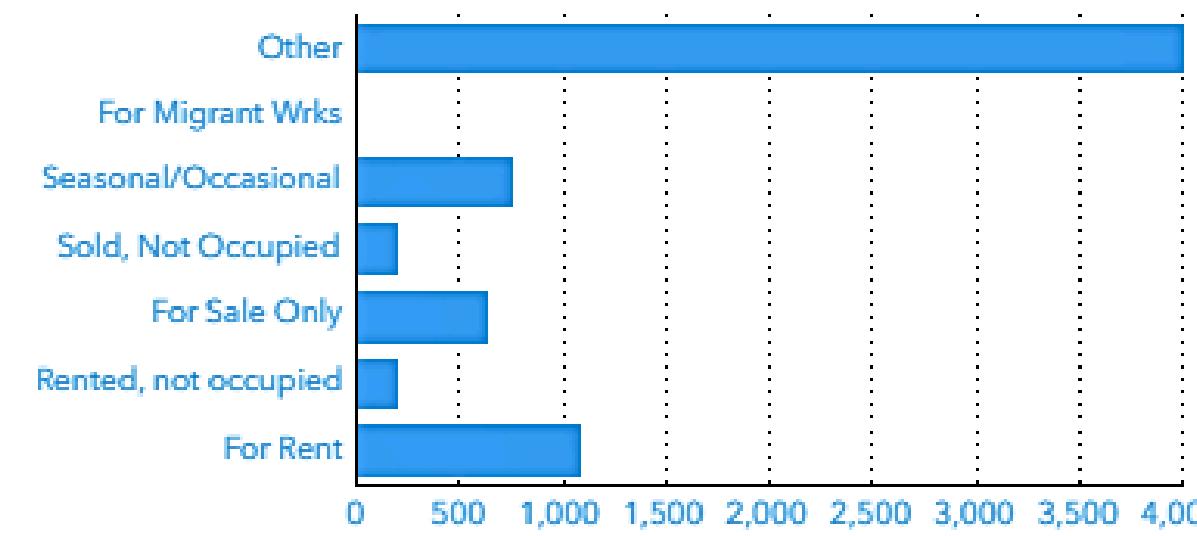
Housing by Age of Householder



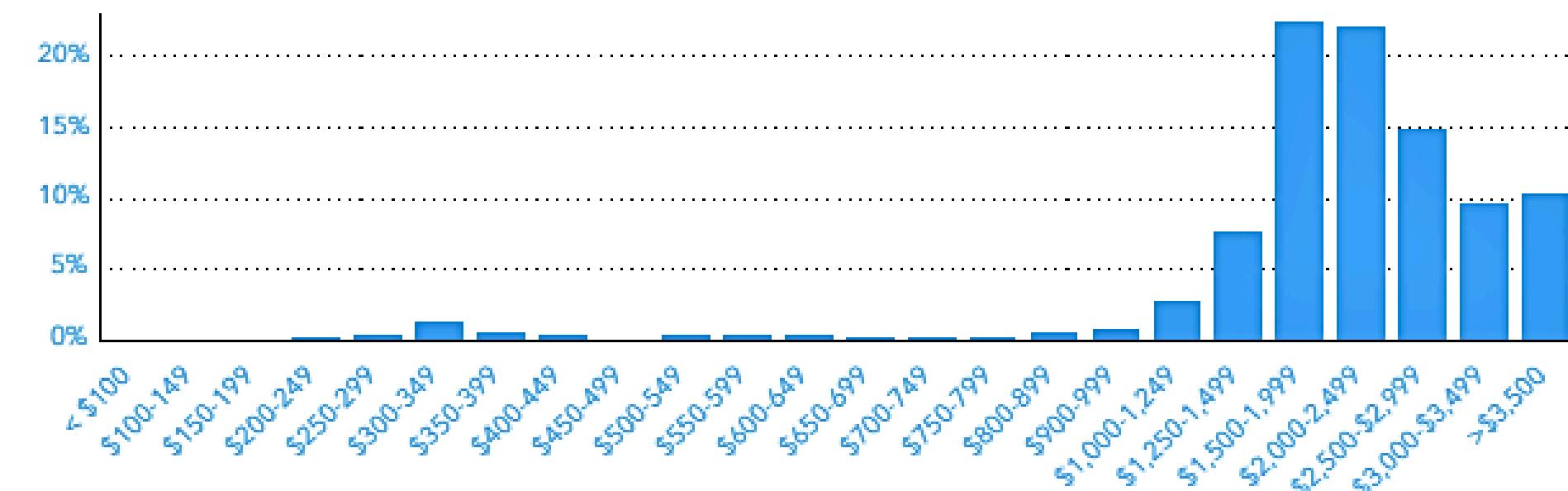
Year Householder Moved In



Vacant Housing Units (Total 6,903)



Gross Rent



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Exclusively Marketed by:



KATHI CONSTANZO, CCIM

EXECUTIVE VICE PRESIDENT
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Kathi.Constanzo@cbcprt.com
CalDRE #02067397



BILL UKROPINA, CRE

COMMERCIAL MANAGING DIRECTOR
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CalDRE #00820557