

OFFICE FOR LEASE

119 E UNION ST

PASADENA, CA 91103



Hoss MacVaugh

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#00971669

MACVAUGH & CO
Commercial Real Estate Services

LEASE HIGHLIGHTS

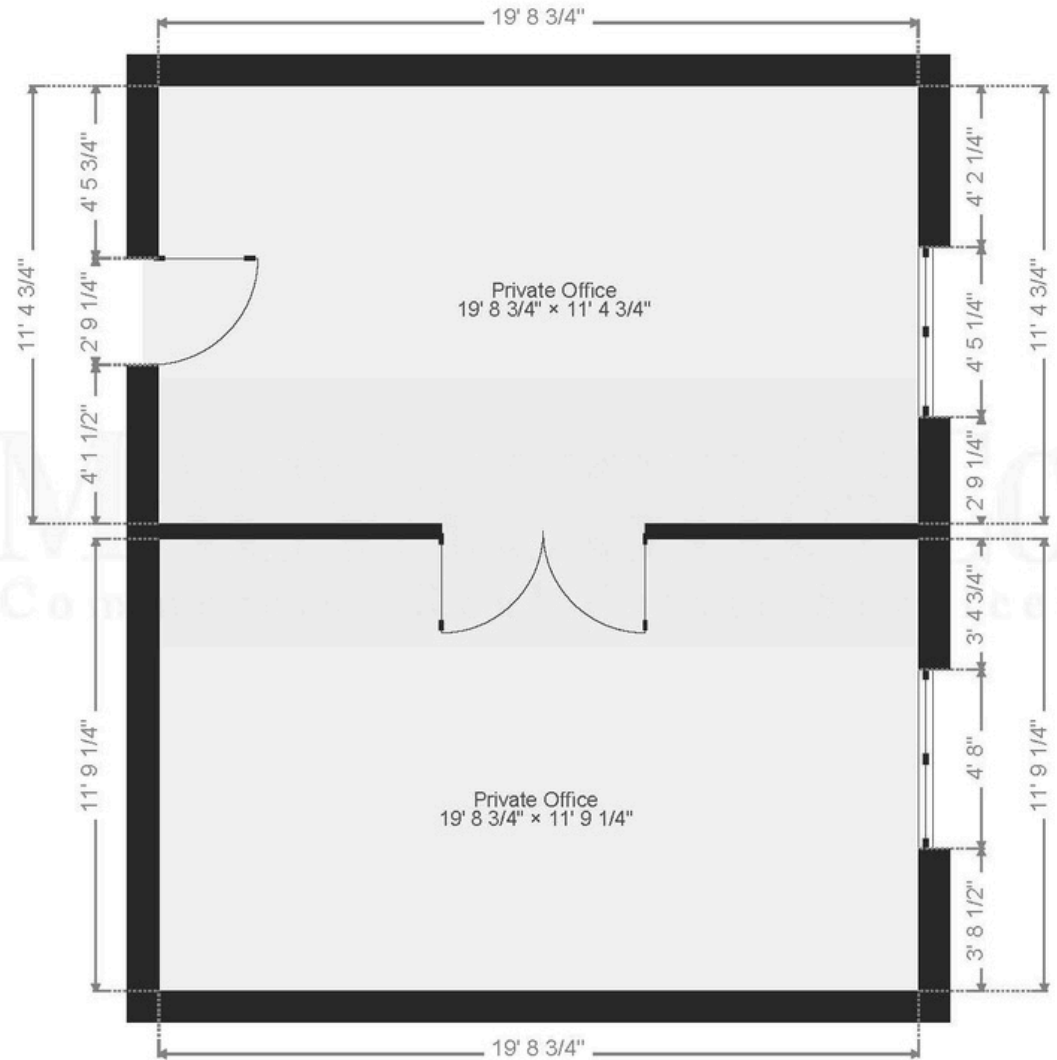
Located in the heart of Old Pasadena, 119 E Union St is a historic building constructed in 1915. The property encompasses 25,260 square feet and houses 13 units, serving both office and retail purposes. Notable tenants include Curatorial, Clothes Heaven, Whitmore Rare Books, Union St French Cafe, and Audio Element.

AVAILABILITIES

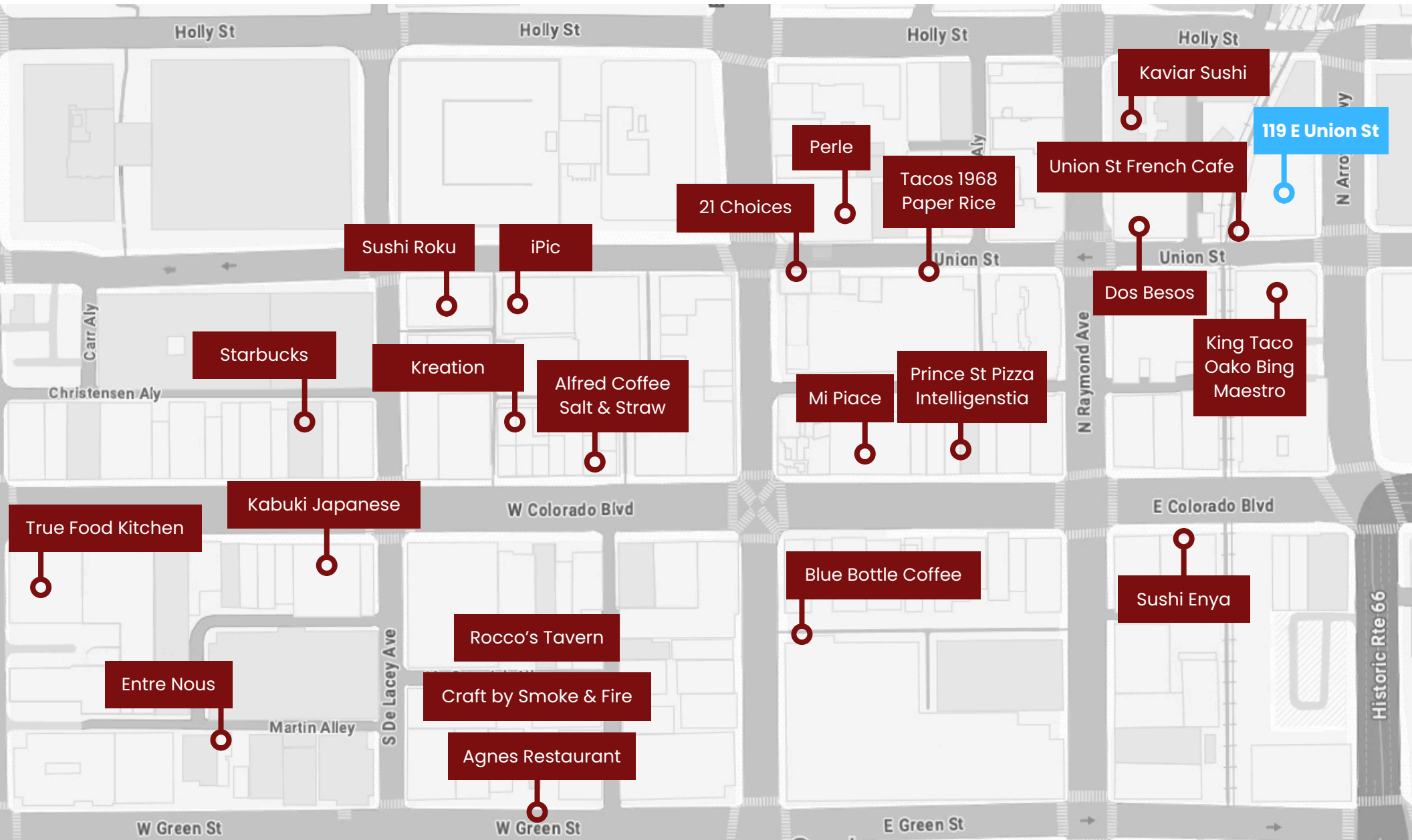
- Suite H** 538 SQFT @ \$2.65/SF FSG
- Two offices or one office and one conference room
 - Hardwood flooring
 - Available 4/13/2026



SUITE H | 538 SQFT



OLD PASADENA MAP



PASADENA, CA

CITY INFORMATION

200k population, 110k employees, 127k average household income all within a 3-mile radius

The seasonal population reaches its peak through the Rose Bowl with sports events, concerts and New Years Eve/Day

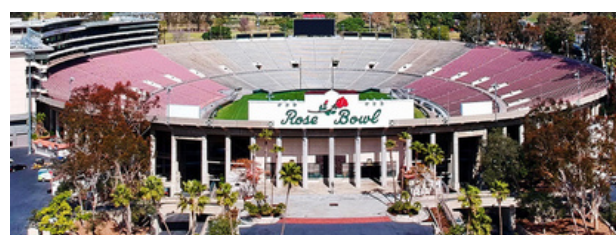
Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

National icons such as Art Center College of Deign, JPL and Cal Tech

Multiple Metro Gold Line stops are located throughout the city - Bringing in people from Azusa to Downtown Santa Monica

You'll find a combination of mom-and-pop shops and major tenants keeping the history of the city alive while bringing a modern day flare

Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings



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