



FOR LEASE

93 WEST COLORADO

PASADENA, CALIFORNIA



Great Location: Approximately 2,640 SF



CULTURAL VIBRANCY, CHARM AND WEALTH

- *Pasadena - A must visit travel destination - NY TIMES*
- Pasadena's Downtown Walk Score - 96
- 1.8 million consumers in the retail trade area
- Annual Rose Parade generates 70 million viewers worldwide

AFFLUENT SUBURBAN BUYING POWER

- **Established, educated and ambitious resident base**

Demographics/2024-25	5 MIN	10 MIN	15 MIN
Population	75,836	551,074	1.6 Million
Average H.H. Income	\$127,475	\$153,411	\$151,332
Average H.H. Wealth	\$234,900	\$244,115	\$230,056
College/1-4+ yrs	79%	74%	70%

Source: U.S. Sites



IRREPLACEABLE STRATEGIC LOCATION

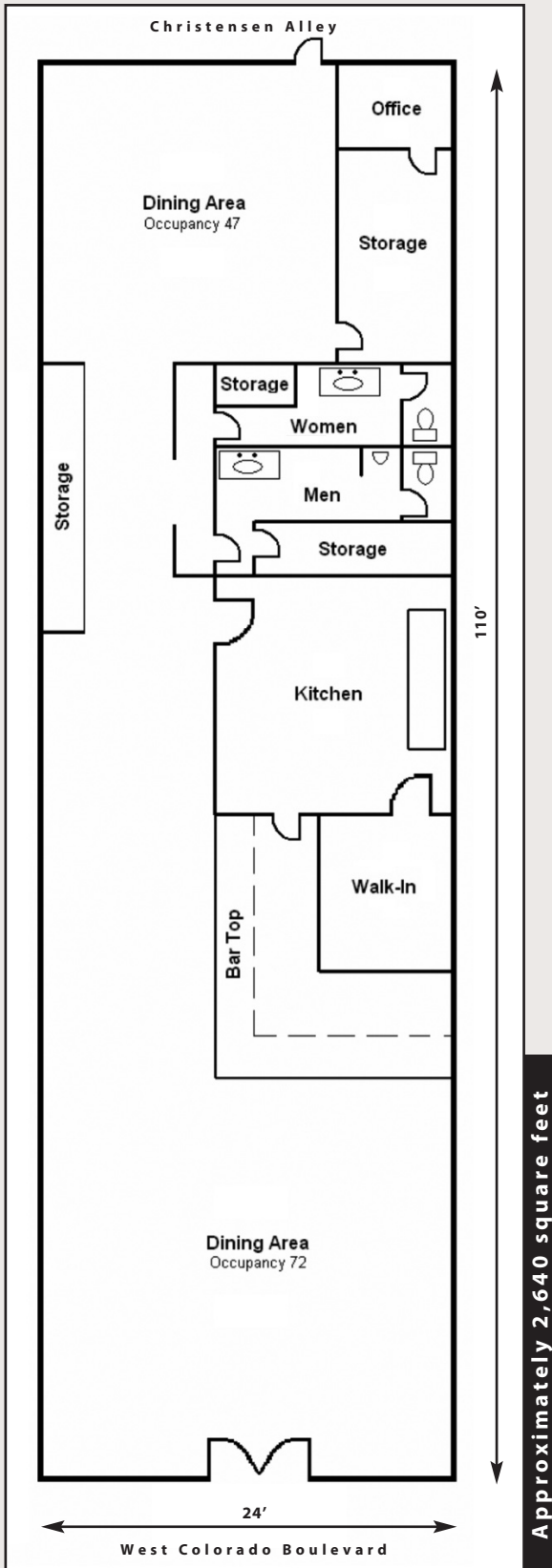
- Featuring 24 feet of Colorado Boulevard frontage - Rose Parade Route
- 8,000 public parking spaces throughout the district
- Prominently positioned just steps away from Tiffany, Apple, Rivian, and New Arhaus flagship
- Other neighboring tenants include Lululemon, iPic Theater, Anthropologie, Urban Outfitters, Tesla, Sephora, Cheesecake Factory, Warby Parker, Crate & Barrel, True Food Kitchen, Madewell, Visual Comfort & Co., Restoration Hardware, Rivian, Arc'teryx, Pandora, Doc Martens, Javier's (Fall 2025)

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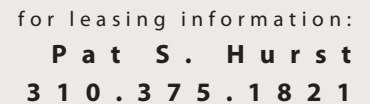


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Pasadena supports some of the strongest psychographic profiles in the nation. In addition to being well educated, well employed, well informed, well established and very ambitious, Pasadena consumers seek out quality high end products and experiences.

Area amenities include:

- | | |
|--------------------|-----------------------------------|
| fitness clubs | 100,000 seat Rose Bowl |
| an aquatics center | 2,100 hotel rooms |
| golf courses | country clubs |
| cinemas | culinary schools / 5 colleges |
| museums | multiple concert venues and more! |

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