

AVAILABLE FOR LEASE



THE COLLECTION

PASADENA, CALIFORNIA



1 Unit Available: Approximately 2,454 SF ground floor on Cordova



THE MARKET

- Great address in the South Lake Avenue shopping and financial district
- Lake Avenue corridor - the "locals" main street
- Walking distance from 3 million square feet of class A office buildings
- Thousands of residential units in immediate area
- 1.5 blocks south of Colorado Boulevard
- Coming soon to The Collection: SEV Skin Care

THE BUYING POWER

Demographics/2026	3 Mile	5 Mile	7 Mile
Population	197,181	527,904	966,538
Average H.H. Income	\$135,693	\$123,831	\$115,429
Median Age	41	41	41

Bachelor Degree/Higher City of Pasadena: 56%

Source: South Lake Properties

THE OPPORTUNITY

- Great visibility on one of South Lake's busiest blocks
- 151 parking spaces in structure
- Frontage on Cordova
- Traffic counts are 52,000 daily
- Area tenants include Williams-Sonoma, Drybar, SoulCycle, SugarFish, Kreation, Erewhon, Smitty'sGrill, Mercado, UOVO, LA Fitness, etc.

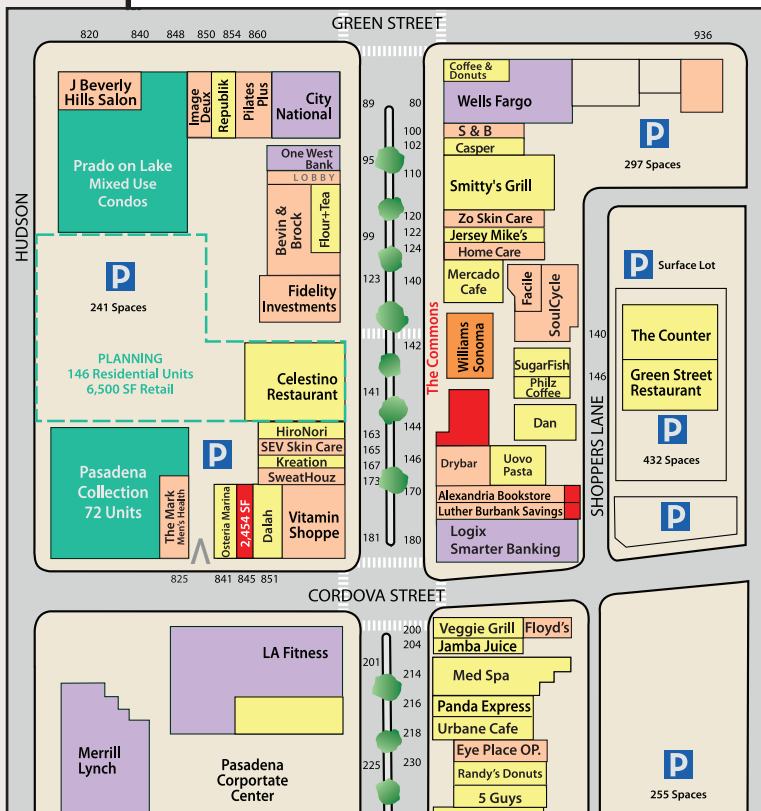
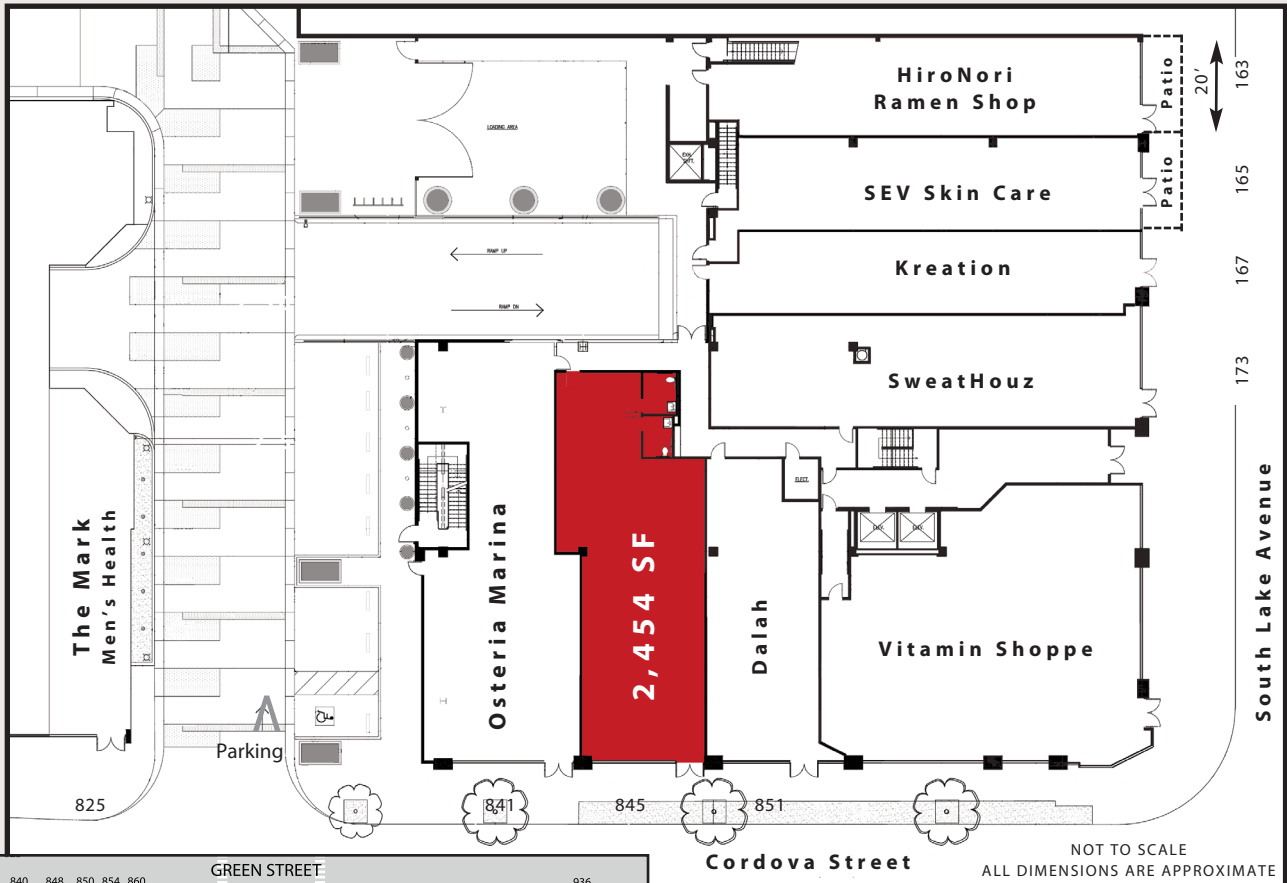


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AREA TENANTS

