

RETAIL SPACE
FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

2494 EAST COLORADO BOULEVARD

PASADENA, CA 91107

KRIS HONS

CHIEF OPERATING OFFICER
O: 818.956.7001 X127 C: 626.826.2431
KHONS@STEVENSONREALESTATE.COM
CALDRE #01807261

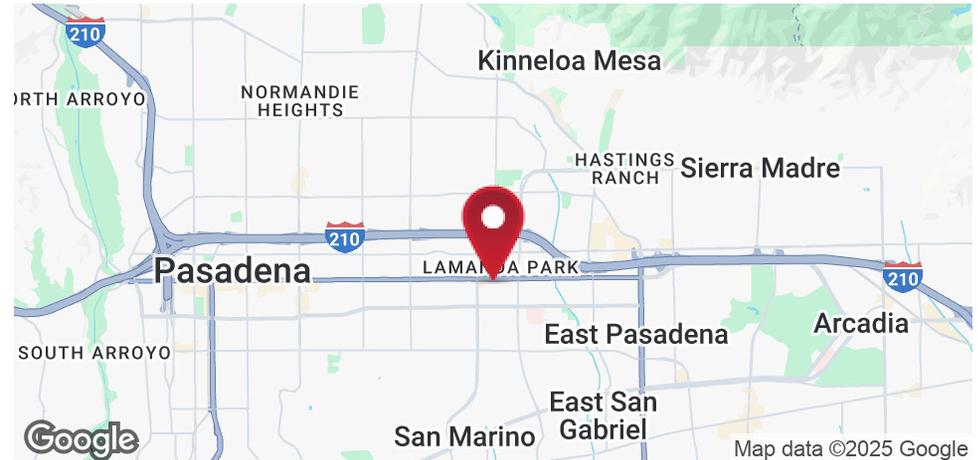
DAVID "RANDY" STEVENSON

PRESIDENT
O: 818.956.7001 X155 C: 818.634.3281
RANDYS@STEVENSONREALESTATE.COM
CALDRE #01228475

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

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OFFERING SUMMARY

Available Space:	1,675 SF
Lease Rate:	\$3.50/SF/MO, NNN
NNN Charges:	\$0.60/SF/MO
Lease Term:	3 - 5 Years
Building Size:	6,700 SF
Lot Size:	13,535 SF
Parking:	14 shared spaces

PROPERTY OVERVIEW

Retail space for lease ideally located on the corner of East Colorado Boulevard and South Altadena Drive; excellent visibility with a traffic count of 18,767 cars per day on Colorado Boulevard (per 2024 MPSI estimate). Please call the listing agent to schedule a showing.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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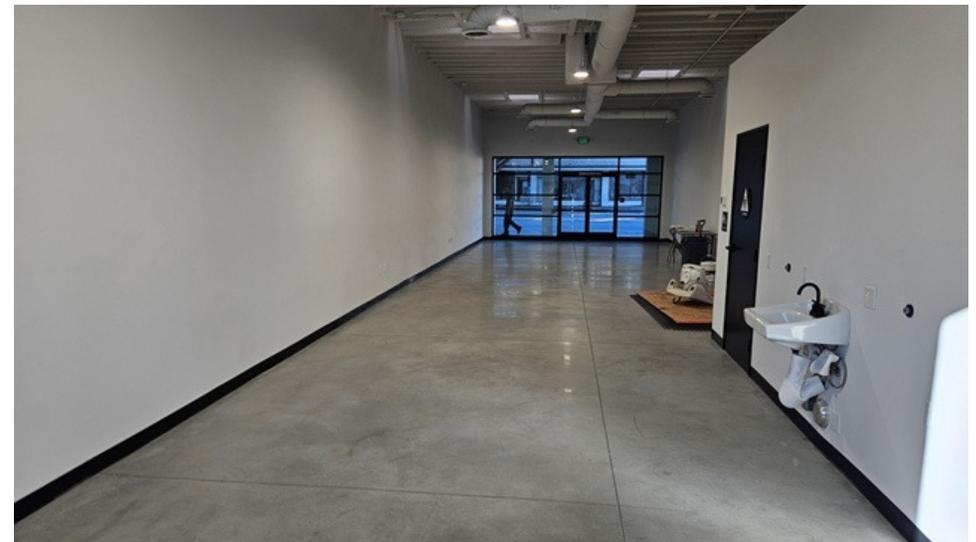
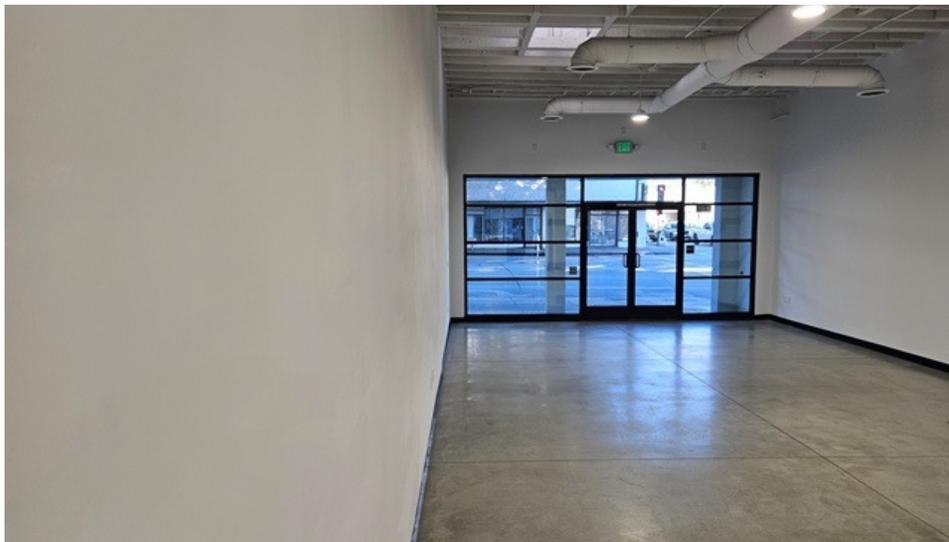
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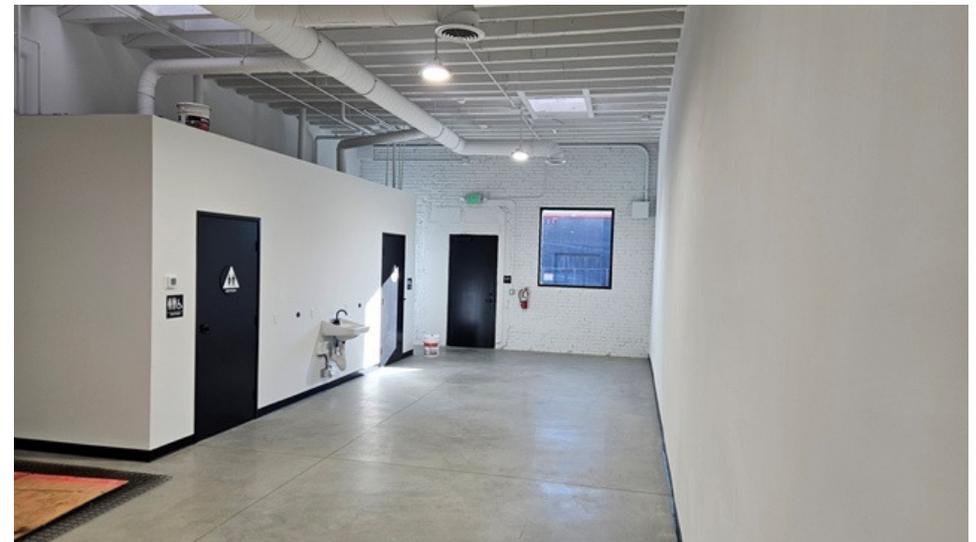
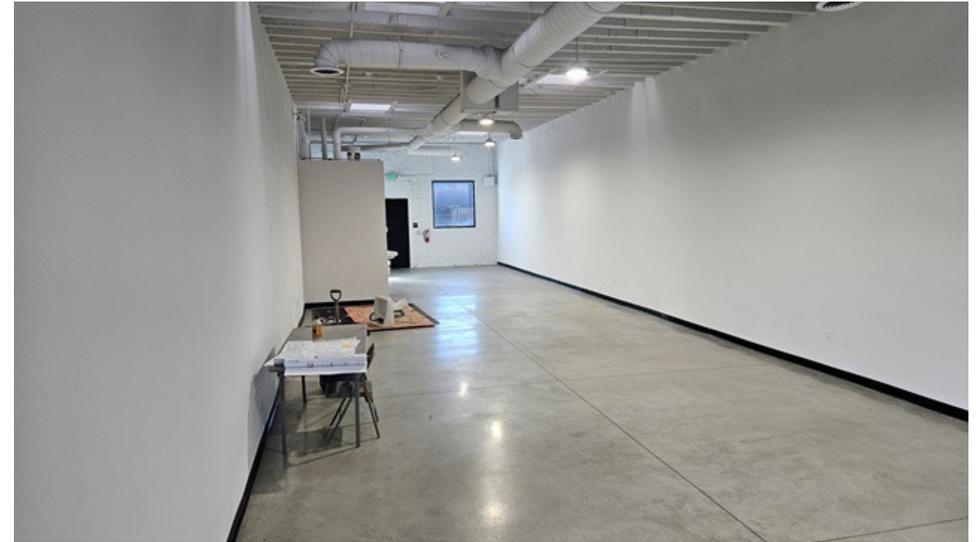
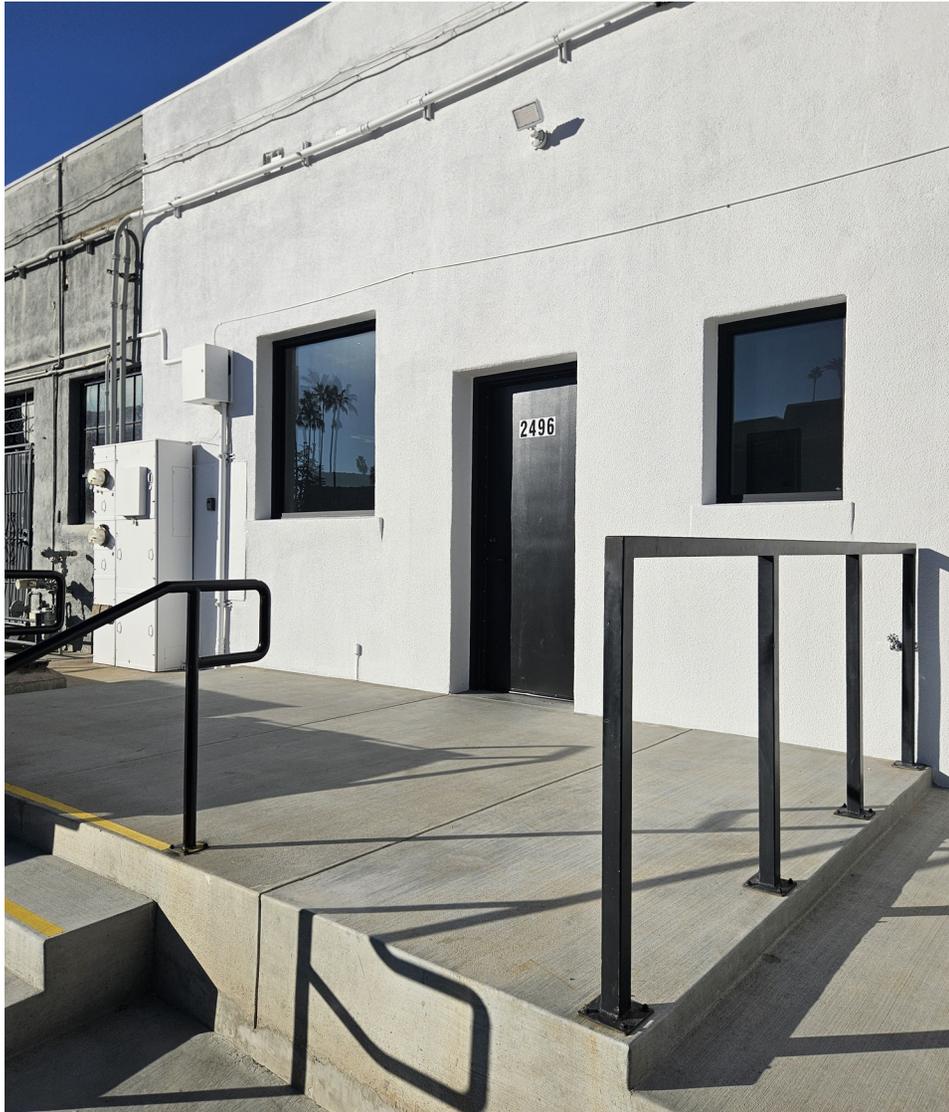
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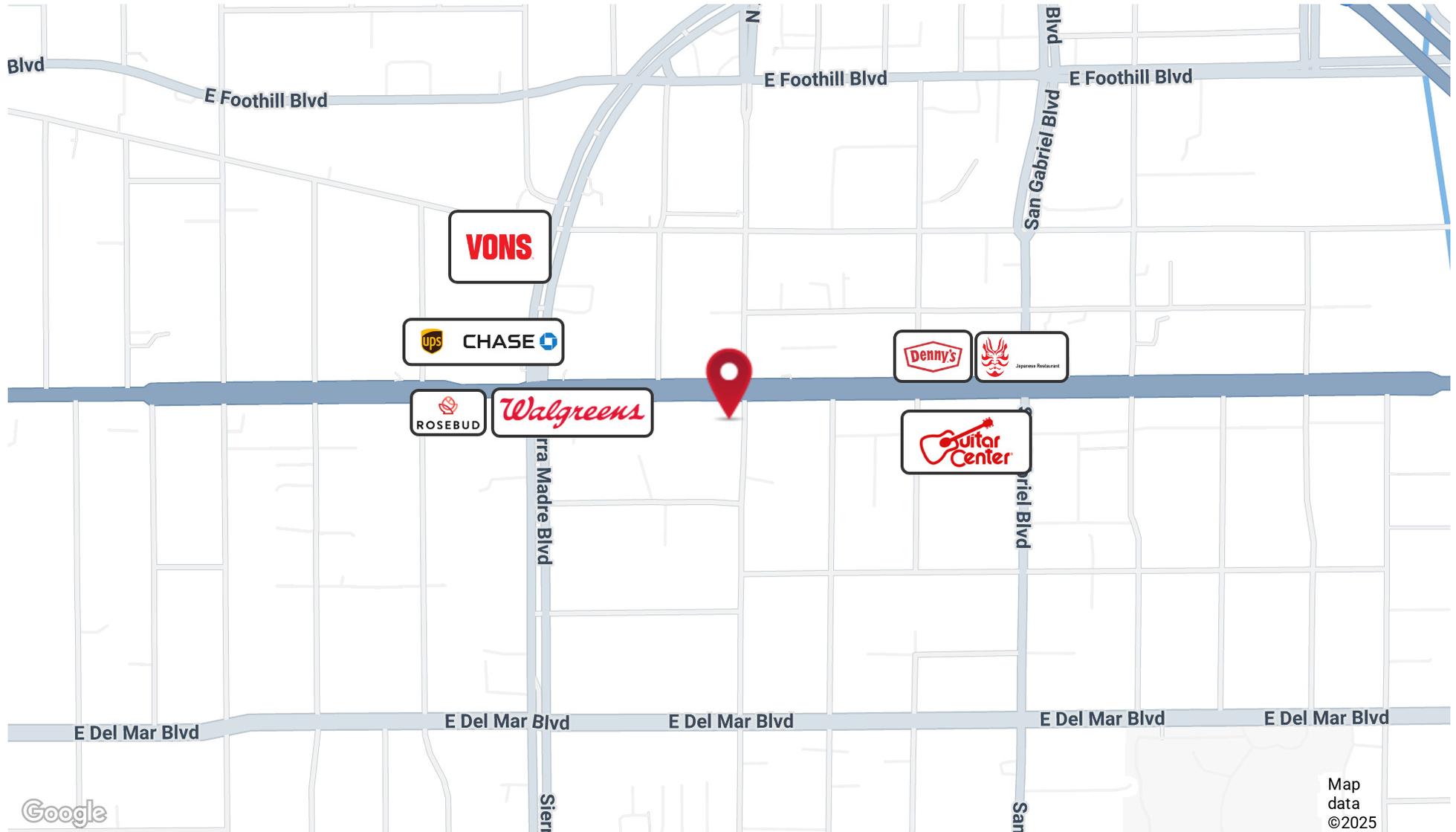
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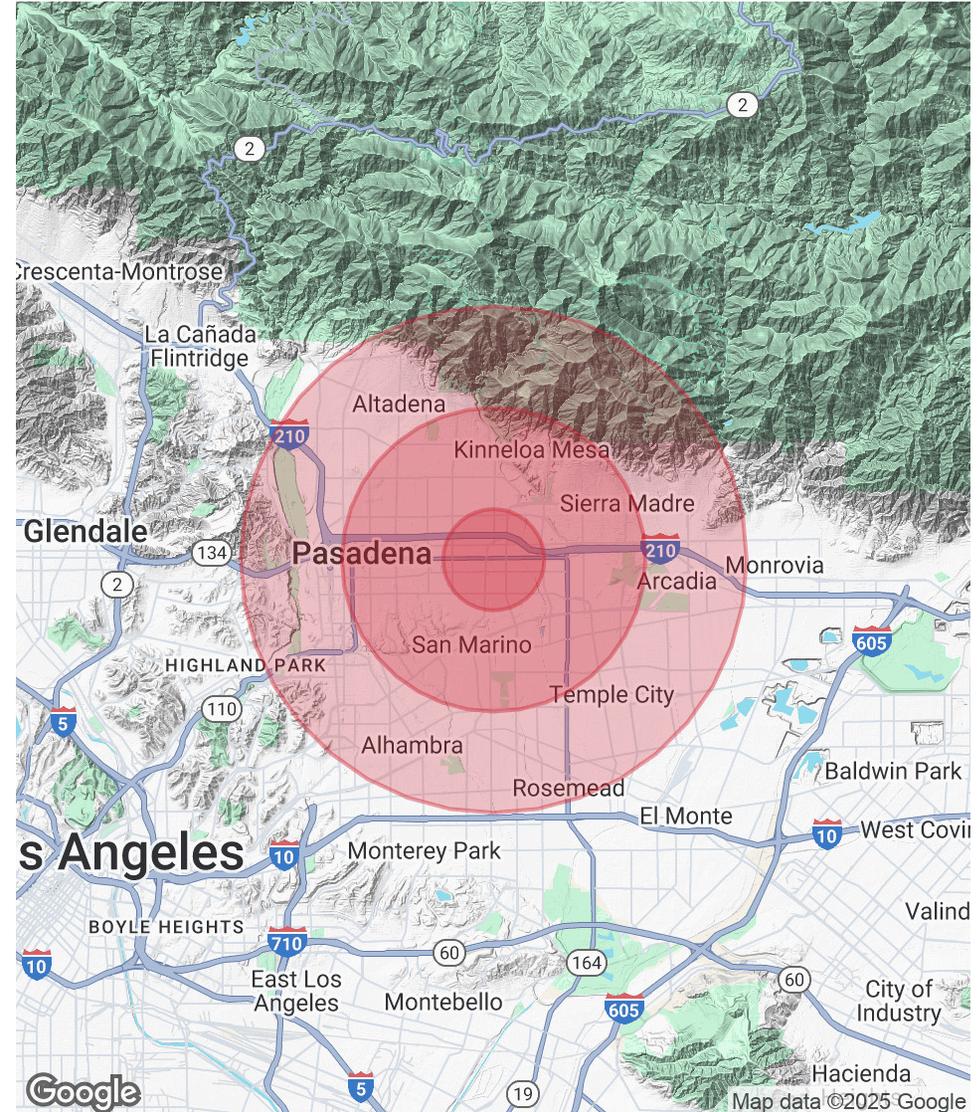
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,257	179,941	450,097
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,604	72,911	169,198
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$159,059	\$151,266	\$141,683
Average House Value	\$1,329,165	\$1,270,708	\$1,207,210

* Demographic data derived from 2020 ACS - US Census



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