

FOR LEASE
550 E COLORADO BLVD.
PASADENA, CA

THE NEW FRONT DOOR TO
PASADENA LUXURY



RETAIL FOR LEASE | AC HOTEL PASADENA

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PASADENA


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RARE HOSPITALITY ANCHORED RETAIL OPPORTUNITY



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550 E. COLORADO BLVD. | PASADENA, CA 91101



\$6.50/SF/Mo
ASKING RATE



±4,955
SUITE SIZE
(Single Tenant)



DEMISED:

RETAIL #1

±3,245

RETAIL #2

±1,710

PROPERTY HIGHLIGHTS

- ±4,955 SF prime retail space on the ground floor of the AC Hotel by Marriott in Pasadena's Playhouse Village.
- The new AC Hotel is design-forward, affluent, and experiential—perfect for retailers that value brand elevation.
- Retail brands will join Pasadena's newest luxury hotel with a ground floor restaurant and outdoor dining, Osa Rooftop Bar/Lounge and Peloton fitness room.
- Built-in tourist traffic, business travelers and loyal, local customers.
- Seeking luxury soft-goods, accessory retailers and hospitality-aligned retail (travel, design, fragrance).



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MODERN LUXURY MEETS PASADENA HERITAGE

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The AC Hotel, with a built-in brand curation opportunity, is located at the SWC of Colorado Blvd and Madison Street across from Urth Caffé on the world-famous Rose Parade Route.



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Playhouse Village is the heart of Pasadena's arts and culture district featuring the Pasadena Playhouse (the state theatre of California), Boston Court, The Children's Museum and iconic comedy club, The Ice House.



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Pasadena's premier residential and commercial center, for Culture and Commerce, with over 1,100 new residential units and one of the highest household income concentrations in LA County.

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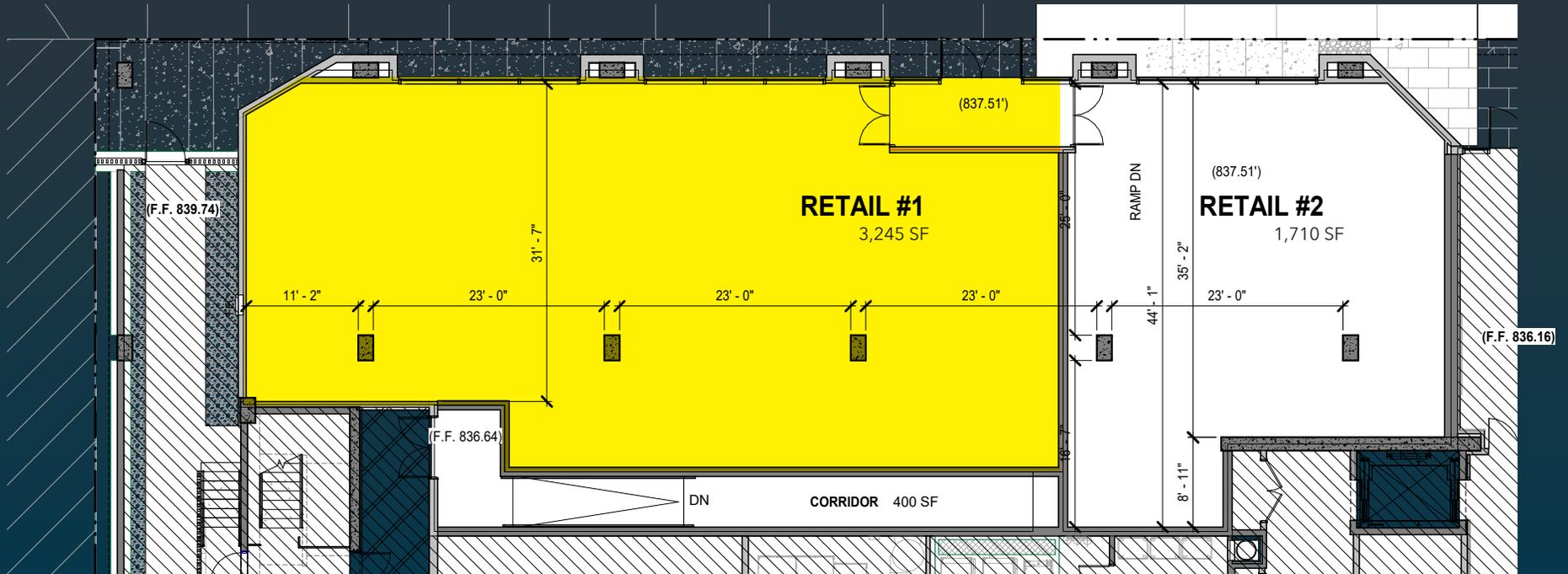
Only 12 miles from Downtown LA, the City of Pasadena's rich history, cultural museums, fine dining, shopping and entertainment draw an average of 25,000-35,000 visitors on weekends!

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FLOOR PLAN



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SUITE SIZE
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Playhouse Village
In the heart of Pasadena

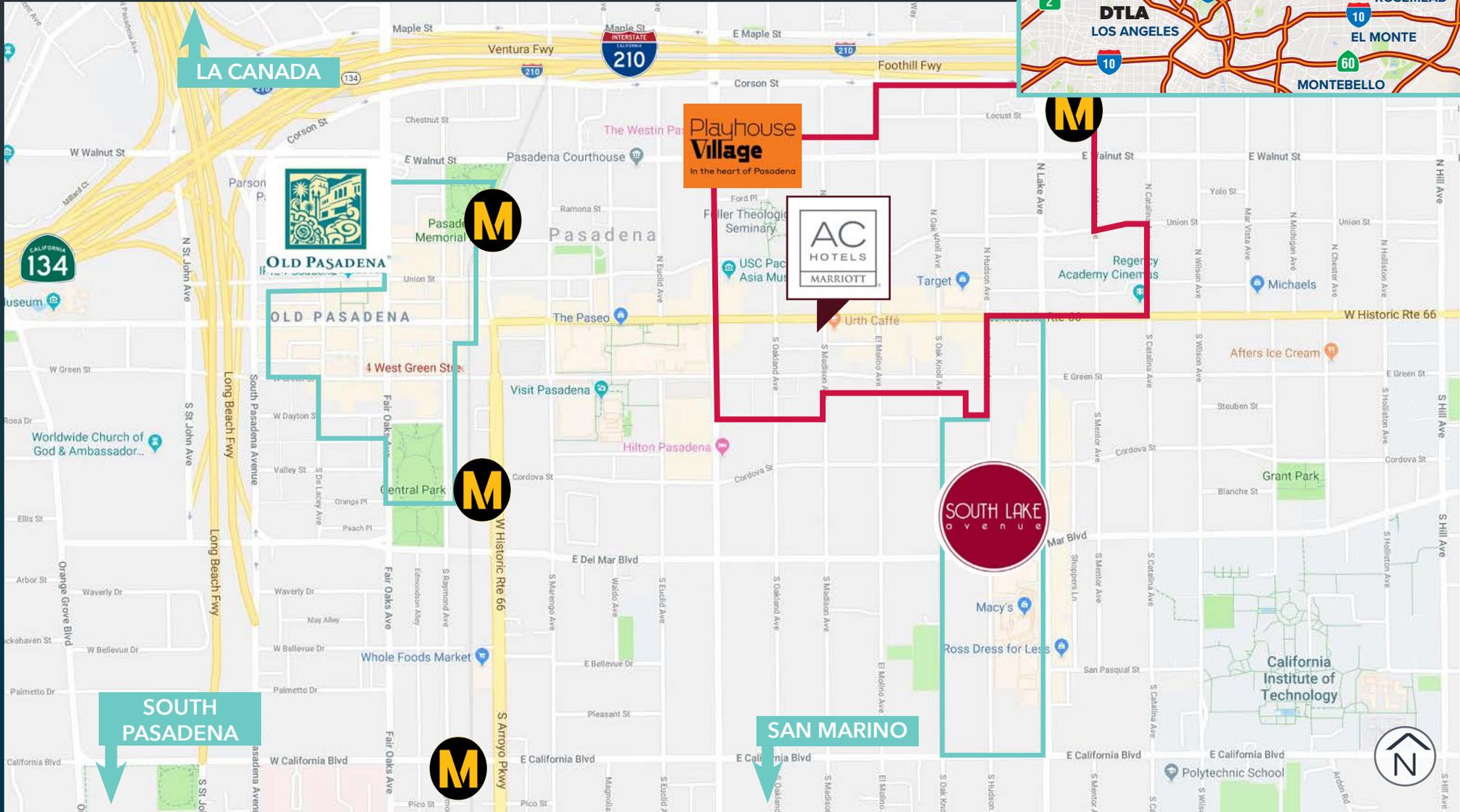


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 Aerial imagery is for illustrative purposes only and may not reflect the current condition of the property. The subject property also known as AC Hotels | Marriott, is fully constructed, finished, and operational as of the date (1/14/26) of this offering.

- Blocks away from the Metro Gold Line
- Trade Area Encompasses High Income Housing Communities of Pasadena, South Pasadena, La Canada and San Marino



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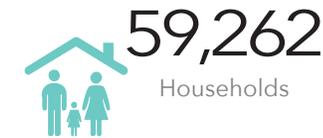


Playhouse Village is a hub of culture, entertainment, commerce and education. Named after the iconic Playhouse Theater established in 1924, this area has evolved into Pasadena's center for art, literature, and entertainment. The village boasts an impressive array of attractions, including art cinemas, the Pacific Asia Museum, Boston Court, and the legendary Ice House Comedy Club. In addition, visitors can explore an eclectic mix of galleries, over 45 restaurants, bars, and coffee shops.

One of the highlights of Playhouse Village is its walkability. With many beautiful, tree-lined streets, residents can easily stroll around and enjoy the vibrant atmosphere. The Village is also conveniently located near numerous elementary and secondary schools, colleges, and universities, such as the Institute of Culinary Education (ICE) and the prestigious California Institute of Technology.

Playhouse Village is undergoing a significant transformation with an unprecedented number of development projects recently completed or in process. These developments will bring over 1,000 new residential units to Playhouse Village. In addition, the village has welcomed Kaiser's 80,000 square feet new medical school campus. This staggering amount of new development will undoubtedly bring more foot traffic and drive revenues to the Village's retail tenants.

Playhouse Village Park opened in 2022 to great fanfare and was the culmination of a 20-year effort to bring a dazzling new park to the village. Playhouse Village is fast becoming a sought-after destination for both residents and businesses, and it's exciting to see the area's potential being realized.



DEMOGRAPHICS



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