



62 E
COLORADO
BOULEVARD

OLD PASADENA LEASE
2,030 RSF RETAIL
1,156 RSF OFFICE



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100 West Walnut Development: The 6.4-acre development surrounding the former headquarters of Parsco, developed by LPC West and AMLI Residential, features structures containing 400 apartments, 210,000 square feet of ground-floor commercial space, and 17,500 square feet of ground-floor commercial subterranean parking.

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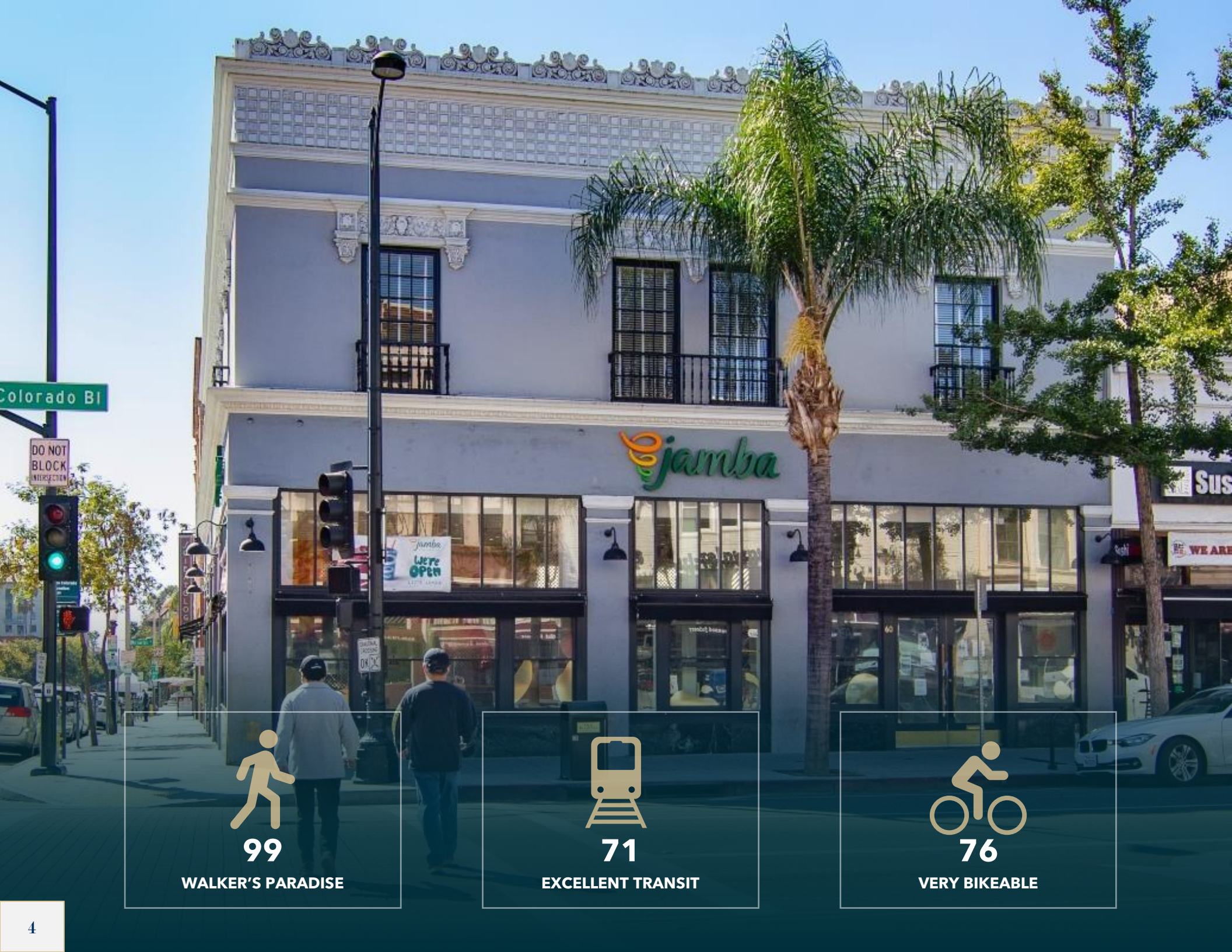
**PASADENA PUBLIC
LIBRARY**



LEASE SUMMARY

62 E. Colorado Boulevard
Pasadena, CA 91105

SPACE	SIZE	RATE	TYPE
Ground Floor	2,030 RSF	Negotiable	Retail
2 nd Floor	1,156 RSF	Negotiable	Office



99

WALKER'S PARADISE



71

EXCELLENT TRANSIT



76

VERY BIKEABLE



2,030 RSF ■ RETAIL

RETAIL STOREFRONT ■ OLD PASADENA





1,156 RSF ■ OFFICE

2ND FLOOR OFFICE ■ OLD PASADENA





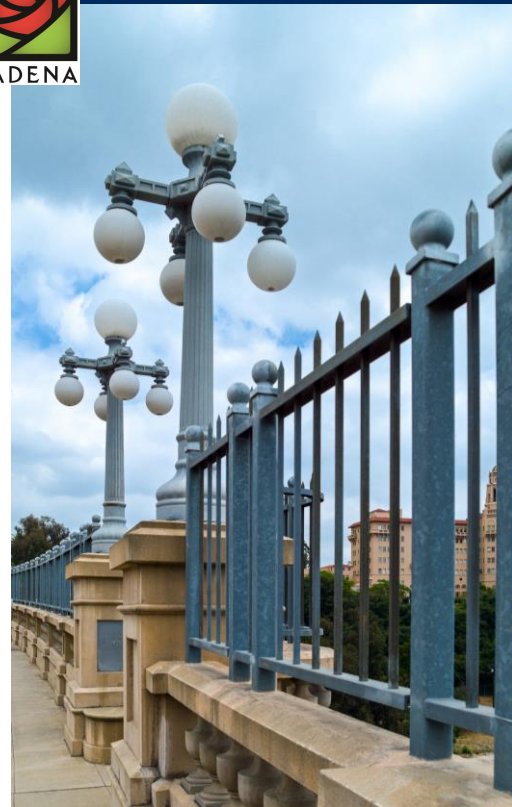
City of Pasadena

As one of the premier markets in Los Angeles County, Pasadena, including South Pasadena, boasts one of the strongest demographic profiles providing historically low unemployment, a highly educated workforce and access to an abundance of recently constructed multi-family residential housing and affluent executive housing in the adjacent communities of San Marino, Arcadia, South Pasadena and La Canada.

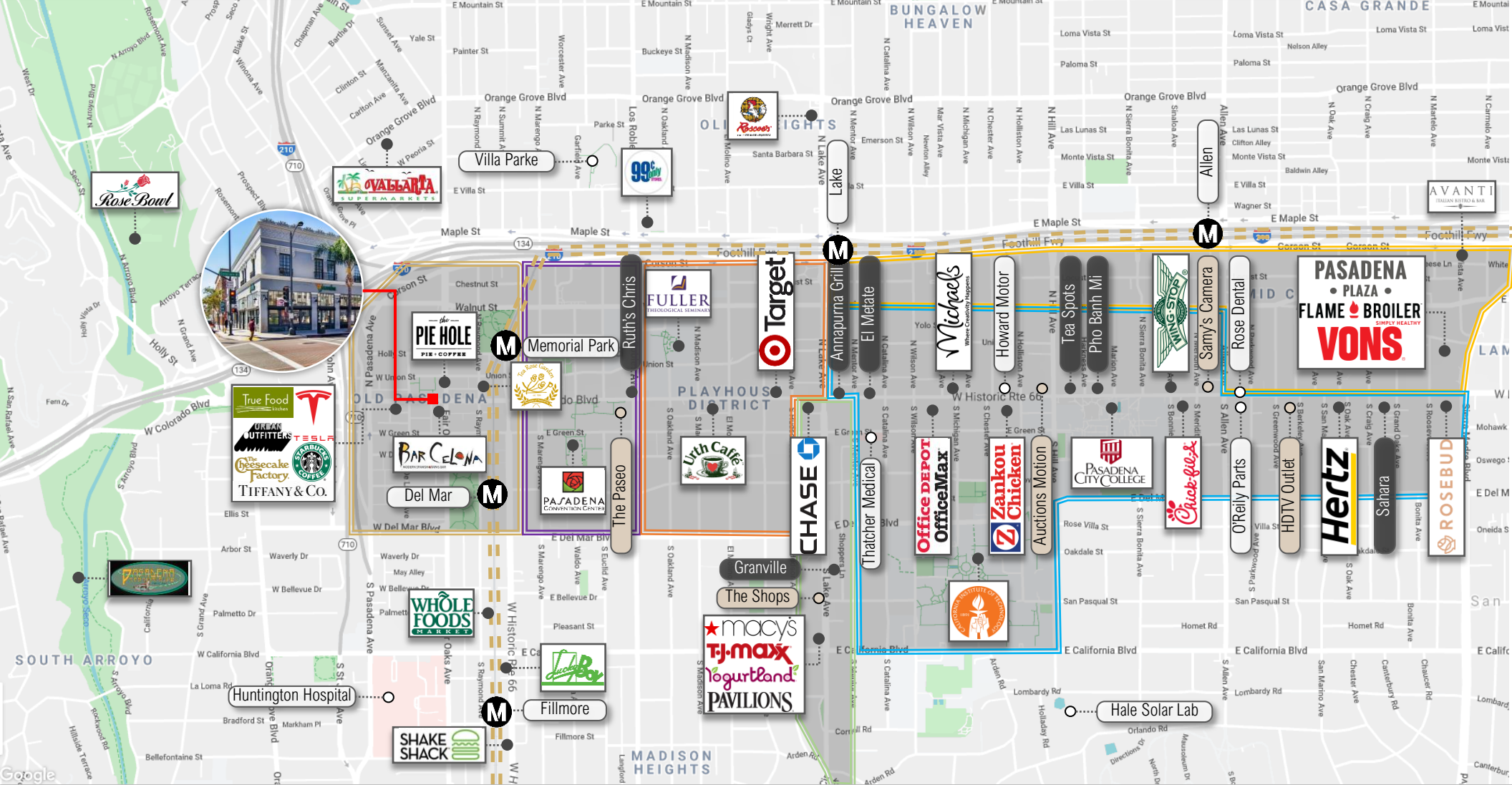


Pasadena attracts \$1.9 billion in federal R&D funds annually, \$25 billion since 2001. That's over \$14,000 per capita more than any other innovation hub in the U.S. Nearly 1 in 6 jobs in Pasadena are in professional or creative fields, beating out Seattle, San Jose, Austin, and Portland. Between Caltech/JPL and IdeaLab, more than 311 new companies have been created, leading to 40 successful IPOs and acquisitions.

Pasadena sits in the heart of a region that files the most patents in the U.S. outside of the Silicon Valley.







Old Pasadena	The City's original business district, Old Pasadena is where old world charm meets modern convenience. Serviced by two Gold Line Rail stops, the district spans 22 blocks and features more than 300 businesses.
Playhouse District	The Playhouse District serves as the crossroads of culture, commerce and community. The Playhouse District covers 32 city blocks and has 24,000 workers within a half mile.
Civic	One of the grandest concentrations of Renaissance and Mediterranean architecture in all of the Los Angeles region. The Civic Center is home to Pasadena's City Hall, Central Library, Civic Auditorium, and other sites.
South Lake	The South Lake Business District is a stone's throw from the California Institute of Technology and Langham Hotel. Dubbed the "corporate center" of the city, South Lake Avenue supports a daytime population of over 56,000 people.
College	The College area is buzzing with student activity from Caltech and PCC. One of 22 retail spaces in the US to be honored with a Gold Award by the Association of Retail Environments.
Walnut	Walnut is the go-to for specialty auto repair the Pasadena Bioscience Collaborative (a hub for biotech startups), Waterworks, Club Champion Gymnastics.



Pasadena has small-town charms, yet exudes global spirit and style. It is a vibrant city with international cachet, as host of "America's New Year Celebration" that includes the Rose Bowl and parade, as well as home to Caltech and NASA's Jet Propulsion Laboratory. Opportunities abound in Pasadena from cultural and entertainment to economic ones. Anchored by great science institutions and fortune 500 companies, the city is a technology and financial hub unrivalled in Southern California

POPULATION

145,181

AVG. HH INCOME

\$115,646

WORKFORCE

80,717

PROPERTY VALUE

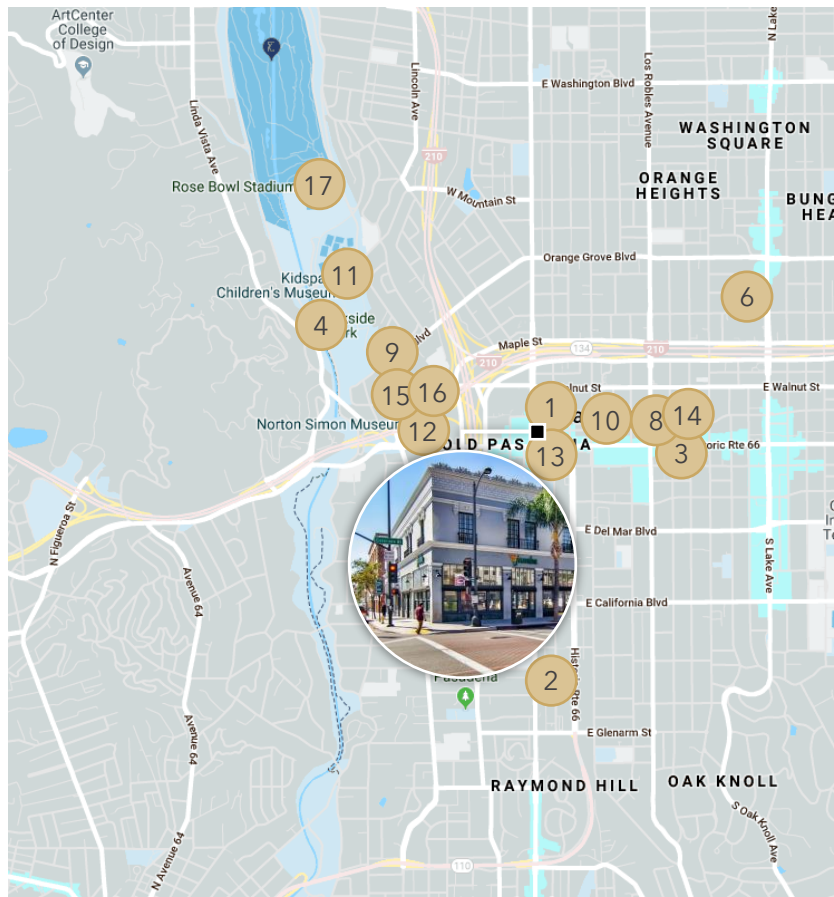
\$900,421

ANNUAL HH SPENDING

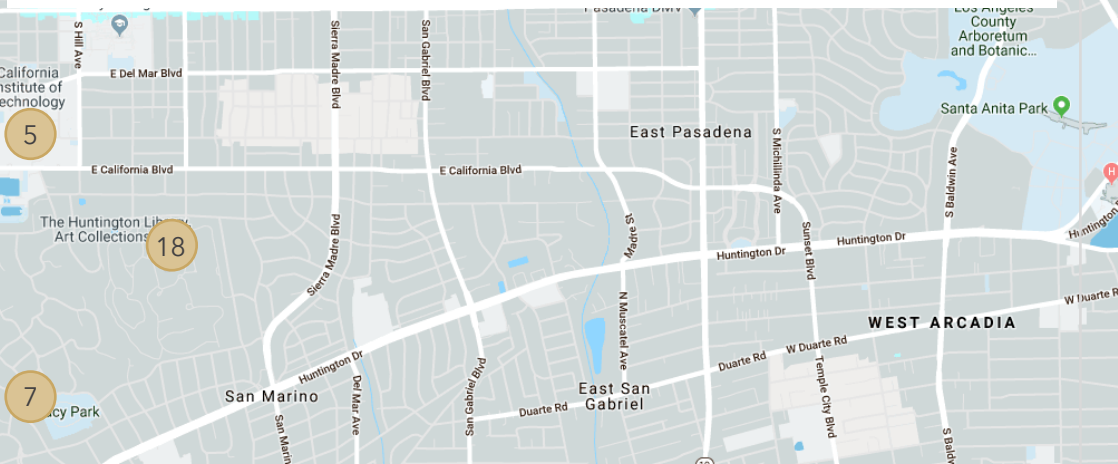
\$5.7B

AMENITIES

Pasadena is rich with amenities of local, national, and international stature. From the Pasadena Museum of California Art to the Norton Simon, to educational institutions such as Caltech and Art Center College of Design, doing business in the City of Pasadena is rewarding on many levels of commercial traffic in the City. Pasadena is home to more restaurants per capita than New York City, as reported by the Los Angeles Times (12/16/12), offering cuisine options from around the world.



1. Armory Center for the Arts
2. Art Center College of Design
3. Art Walking Tours around Pasadena
4. Brookside Golf Course
5. California Institute of Technology
6. Carnegie Observatories
7. El Molino Viejo (The Old Mill)
8. Fuller Theological Seminary
9. Gamble House
10. City Hall
11. Kidspace Children's Museum
12. Norton Simon Museum
13. Old Pasadena
14. Pacific Asia Museum
15. Pasadena Museum of History
16. Pasadena Museum of California Art
17. Rose Bowl
18. The Huntington Library



ACCESSIBILITY

62 E. COLORADO BOULEVARD

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Academic PROFILE

Pasadena has a variety of world class educational and research institutions such as the California Institute of Technology (Cal-Tech), Art Center College of Design, Fuller Theological Seminary, Los Angeles College of Music, Pacific Oaks College and other private schools. Each institution complements current and emerging economic trends to produce a rich source of skilled labor capable of pursuing highly specialized occupations and business ventures. A healthy economic environment that supports these institutions will continue to elevate Pasadena's advantage over the other cities in the region.



The California Institute of Technology: Was founded in 1891 and is a private research university in Pasadena located on a 124-acre campus. Caltech has six academic divisions with strong emphasis on science and engineering, managing \$332 million in 2011 in sponsored research. Caltech is frequently cited as one of the world's best universities. 33 Caltech alumni and faculty have won a total of 34 Nobel Prizes and 71 have won the U.S. National Medal of Science or Technology. Given its Los Angeles area location, the grounds of the Institute are often host to short scenes in movies and television.



Pasadena City College: Pasadena City College provides the San Gabriel Valley with a high quality, innovative and dynamic learning environment that inspires student success. Each semester we offer academic programs that encompass degrees, transfer programs, and certificates, to 30,250+ students. Pasadena City College is recognized as one of the best community colleges in California. It is embedded in Southern California and every day our faculty, students, and staff go beyond convention to achieve what some might say was unachievable.



Art Center: Cited as home to the nation's top programs in Product Design and Industrial Design by Design Intelligence for the last 7 years. In addition to its top-ranked academic programs, the College also serves residents of the Greater Los Angeles region through a highly regarded series of year-round educational programs for all ages and levels of experience. Throughout the College's long and storied history, Art Center alumni have had a profound impact on popular culture, the way we live and important issues in our society.



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Commercial Real Estate