

950 E COLORADO BLVD

BAKERY/CAFE FOR LEASE

PASADENA, CA 91106



Hoss MacVaugh

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#00971669

MACVAUGH & CO
Commercial Real Estate Services

PRICING

UNIT	107 - 108
SQFT *approx	1,959
PRICE	\$2.49/SF
TYPE	NNN

LEASE HIGHLIGHTS

Two-story retail/restaurant complex located on the corner of Colorado Blvd and Mentor Ave. Large dedicated lot with free parking. High visibility with an estimated 70,000+ vehicles per day. One block from Lake Ave and minutes away from Old Pasadena. Tenant mix includes restaurant, cafes and a dental office.

SPACE FEATURES

- Second-generation bakery/coffee shop
- Previously occupied by EuroPan
- Sizeable kitchen/prep area with all equipment left behind
- Private office, two private employee restrooms
- Front dining area with built-in counter
- Direct parking lot access
- Free customer parking parkin







Floor plan details:

- Dining Area:** 30' 8 3/4" x 25'
- Kitchen:** 16' 1/4" x 33' 6 1/2"
- Kitchen:** 4' 3 3/4" x 28' 11 1/4"
- Restrooms:** 11' 3/4" x 7' 1/2"
- Private Office:** 6' 11 3/4" x 9'
- Storage:** 8' 8 1/4" x 11' 10 1/2"
- MHP Room:** 3' 1/2" x 6' 3"
- MHP Closet:**
- Closet:** 6' 11 3/4" x 3' 1 1/2"

Other features include a large central open area, several windows with air conditioning units, and a set of stairs.