

EDUCATIONAL SPACE FOR LEASE

# 1495 COLORADO BLVD

LOS ANGELES, CALIFORNIA

16,806± SF | 1.61 AC





COLORADO BLVD, LOS ANGELES, CA

# property highlights

## 23±

### EXISTING CLASSROOM/OFFICE SPACES

With 23 rooms available, the property has space to comfortably accommodate students and faculty

## 5 MINS

### TO THE HEART OF PASADENA

Immediate access to CA-134 means that Pasadena is only a few short minutes away, convenient for families in the area

## 16,806 SF

### WITH OPEN INTERIOR COURTYARD SPACE

Surrounded by two floors of classrooms and meeting spaces is an open courtyard

## M-F

### AVAILABLE WEEKDAYS

The property is available for exclusive use during weekday business hours — Some portions of the property may be shared with the landlord in off hours

PROPERTY SUMMARY

**ADDRESS**

1495 Colorado Blvd  
Los Angeles, CA 90041

**BUILDING SIZE**

16,806 SF

**YEAR BUILT**

1965

**CLASSROOMS/OFFICES**

23 rooms

**PARKING**

68 spaces for use during school hours

**SITE SIZE**

1.61 AC



COLORADO BLVD, LOS ANGELES, CA

# site overview

68 PARKING SPACES

AVAILABLE AREA

OUTDOOR COURTYARD INSIDE BUILDING

LOCATED AT LIGHTED INTERSECTION

COLORADO BLVD



PASADENA & GLENDALE SUBMARKET

# drive times

15-MINUTE RADIUS

10-MINUTE RADIUS

**DOWNTOWN GLENDALE**

4 miles

**OLD PASADENA**

3 miles

**1495 COLORADO BLVD**

**DOWNTOWN LOS ANGELES**

10 miles

Los Angeles International Airport



## DEMOGRAPHICS

	1/2 MILE	1 MILE	3 MILE
<b>EST. POPULATION '21</b>	6,227	17,323	205,561
<b>PROJ. POPULATION '26</b>	6,001 (-0.7%)	16,761 (-0.6%)	201,893 (-0.4%)
<b>AVG. HOUSEHOLD INCOME</b>	\$159,067	\$153,142	\$119,575
<b>MEDIAN HOME VALUE</b>	\$754,016	\$780,480	\$837,819
<b>MEDIAN AGE</b>	42.5	41.9	39.7



AUDITORIUM



CLASSROOM

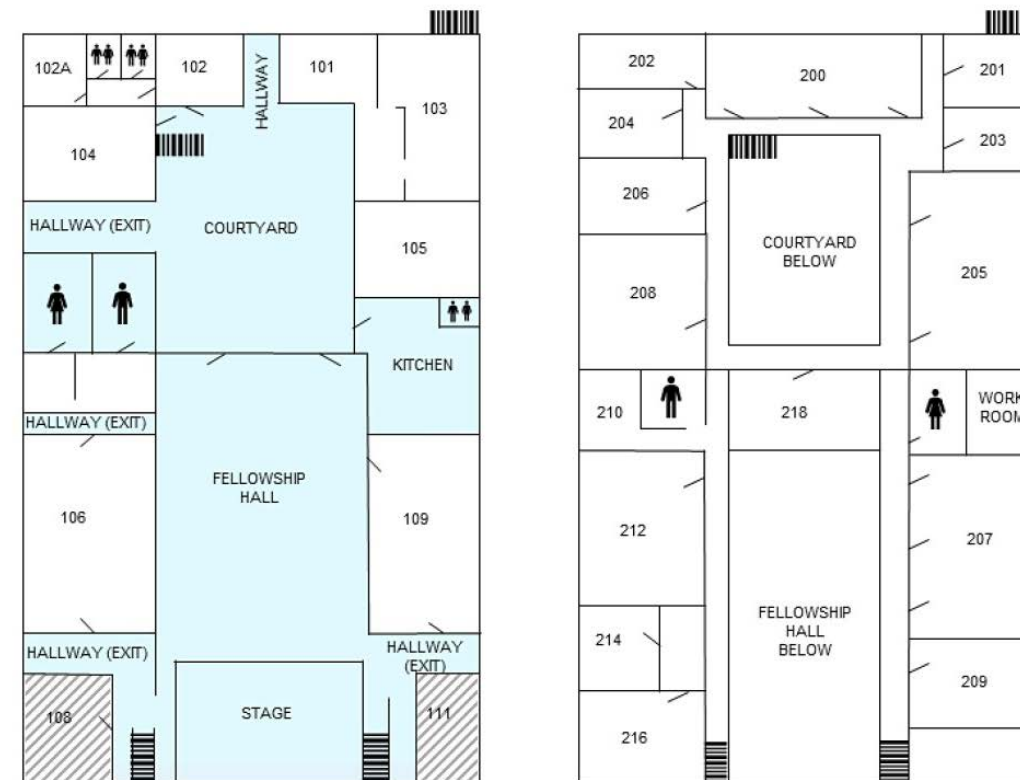


CLASSROOM



KITCHEN

SITE PLAN



NO USE SPACE SHARED SPACE

# contact

## FOUNDRY COMMERCIAL TEAM

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**FOUNDRY**  
COMMERCIAL