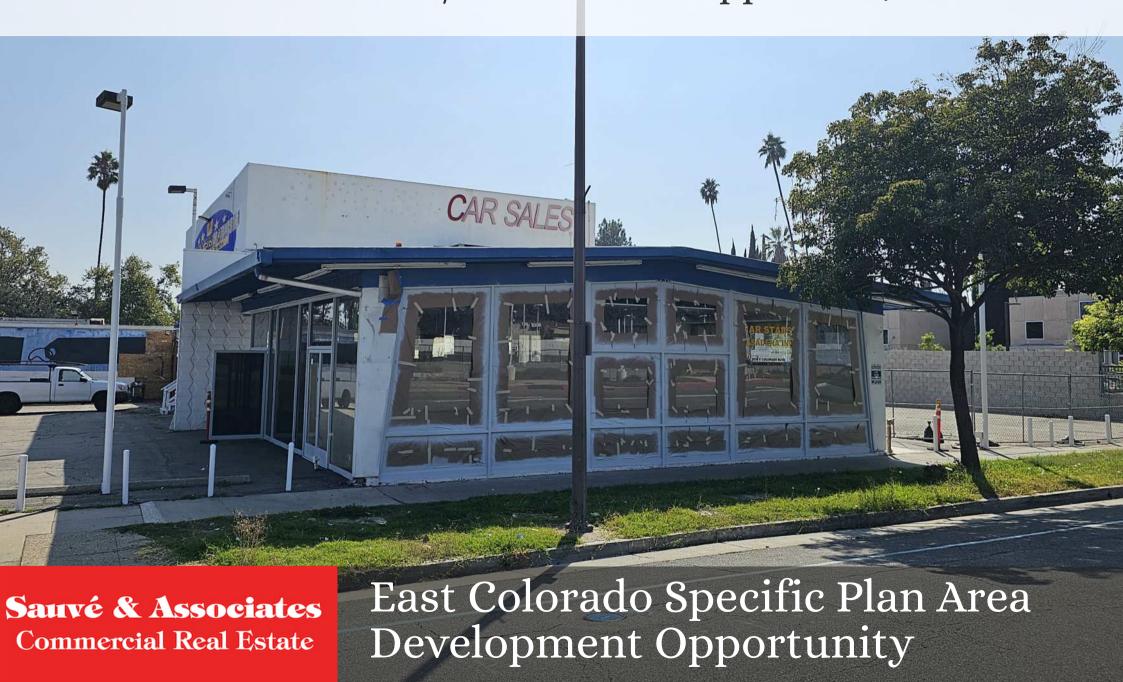
2000-2030 East Colorado Blvd, Pasadena, CA Premier Retail for Sale/Lease - on an approx. 40,000 SF Lot



Property Highlights

- Great frontage on Colorado Blvd
- Close to PCC and Cal-Tec
- 4 Ingress and Egress points
- Land Size: ±40,000 SF
- Building Size Total: ±10,877 SF
- Great Signage Opportunity
- Walk Score® Walker's Paradise (90)
- Transit Score® Good Transit (61)
- Traffic Volume ±21,788
- Parking Ratio 4.14/1,000 SF
- Zoning: PSC EC-MU-G
- Negotiable Build to Suit





Nearby Tenants















Income

Average Household Income

1 Mile



\$126,252

3 Mile



\$123,948

5 Mile



\$120,078

Median Household Income

1 Mile



\$97,875

3 Mile



\$96,202

5 Mile



\$92,792

Population

2023 Population

1 Mile



22,147

3 Mile



186,038

5 Mile



457,730

2028 Projected Population

1 Mile



21,674

3 Mile



181,454

5 Mile



445,961

Sauvé & Associates Commercial Real Estate

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