

# 2000-2030 East Colorado Blvd, Pasadena, CA

Premier Retail for Sale/Lease - on an approx. 40,000 SF Lot



**Sauvé & Associates**  
Commercial Real Estate

East Colorado Specific Plan Area  
Development Opportunity



# Property Highlights

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



## Nearby Tenants





# Available for Sale/Lease

East Colorado Blvd

South Berkeley Ave

South San Marino Ave



# 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**  
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