

Arbor



ON PARADE ROUTE

CHAK-DE BISTRO

TWISTED INDIAN FOOD

CHAK-DE LOUNGE

CHAK-DE

38-46 E COLORADO BOULEVARD

2ND GENERATION RESTAURANT **FOR LEASE**

PASADENA, CA

DISCLAIMER: The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Owner or any of their respective representatives, affiliates, officers, employees,shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but ratheronly outlines of some of the principal provisions contained therein. Neither the Agent or the Owner shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or informationtransmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

William Stifel

Senior Associate
CA License #01960653
wstifel@arcainc.us
323.515.8361

Arbor Realty Capital Advisors, Inc.
CA License #01980430

PASADENA OFFICE

180 S Lake Avenue, Suite 205
Pasadena, CA 91101
323.515.8302

www.arcainc.us



TABLE OF CONTENTS

- 01 PROPERTY OVERVIEW
- 02 AREA OVERVIEW
- 03 FLOOR PLAN



PROPERTY OVERVIEW



38-46 E COLORADO BLVD,
PASADENA, CA 91105

- SECOND GENERATION FULL SERVICE RESTAURANT
- PATIO WITH OUTDOOR SEATING
- FULL BAR & CUP FOR LIQUOR & BEER & WINE
- TYPE 1 HOOD & GREASE TRAP IN PLACE
- HIGH STREET RETAIL

DINNING AREA ± SF

KITCHEN ± SF

TOTAL AREA ± SF

PATIO AREA ± SF

OLD TOWN PASADENA



Old Pasadena is the city’s original downtown and a 22-block National Register Historic District centered on Colorado Boulevard. The district blends late 19th/early-20th-century brick facades with modern retail, dining, entertainment, and upper-floor office/loft space - drawing both tourists and a strong local customer base.

UNMATCHED WALKABILITY & TRANSIT

The Colorado Boulevard corridor is a true “park-once” environment with a Wlk Scor of 98 (“Walker’s Paradise”) and Transit Score of 72, supported by Metro’s A Line at Memorial Park Station, just a short walk from Colorado Boulevard.

RETAIL & DINING CLUSTER

Colorado Boulevard and its side streets (Fair Oaks, Raymond, De Lacey, Union, Green) offer a dense lineup of national brands, chef-driven restaurants, cafes, theaters, and boutique fitness - concentrated within a compact, pedestrian-friendly grid that supports all-day trade.

BUSINESS IMPROVEMENT DISTRICT MANAGEMENT

Operations, marketing, cleanliness, and safety initiatives are coordinated by the Old Pasadena Management District, which helps sustain strong street conditions and even programming.



THE ROSE BOWL STADIUM: One of the most famous stadiums in the world, the Rose Bowl seats over 88,000 and hosts: The annual Rose Bowl Game, Major concerts, UCLA Bruins football home games, Music festivals and community events year-round.

CULTURAL ANCHORS: The Norton Simon Museum is less than a mile west on Colorado, reinforcing the district's destination draw.

CIVIC CENTER: Pasadena City Hall and the Civic Center complex are a few blocks east, adding daytime population and public-sector stability.

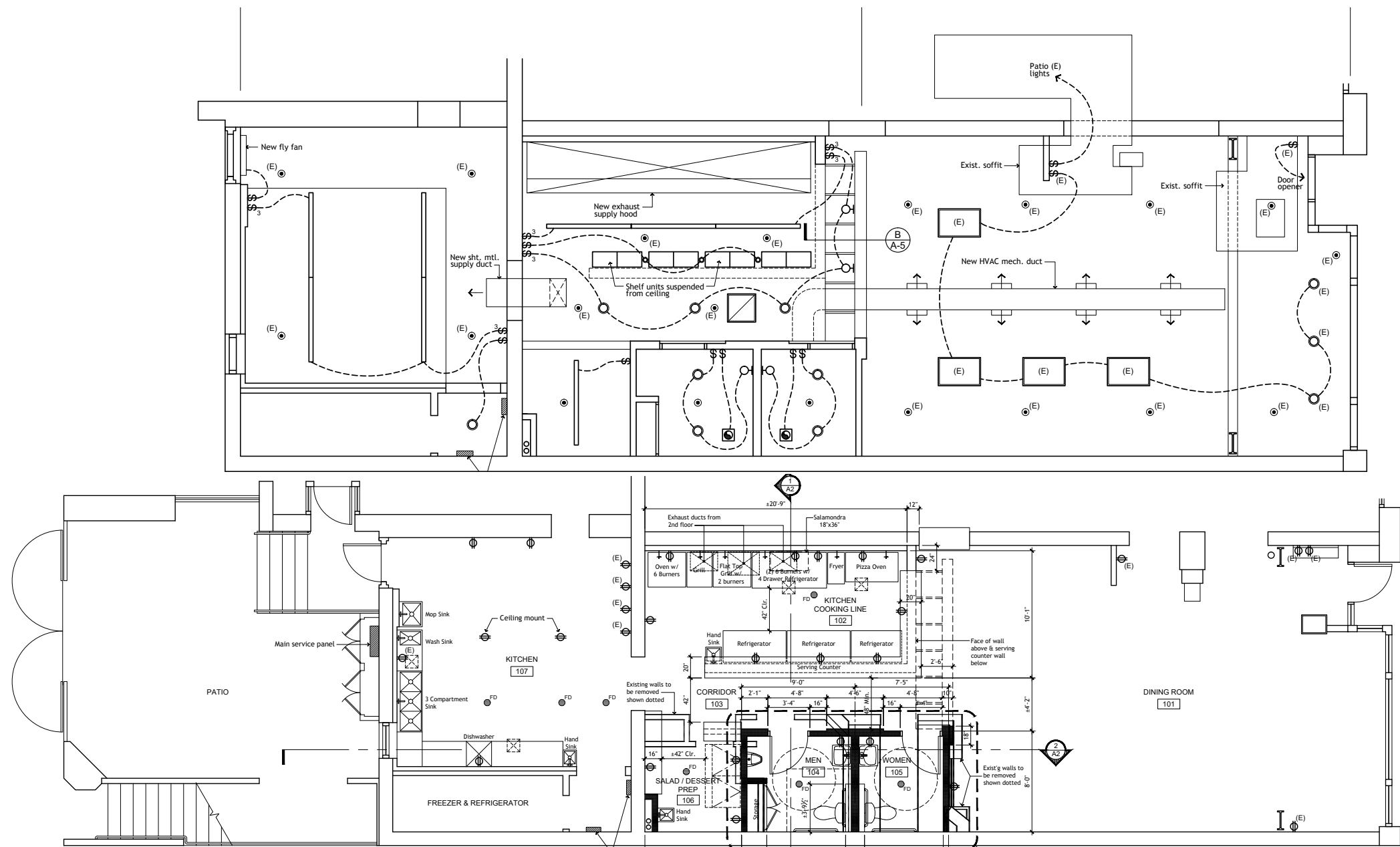
HIGHER EDUCATION: Caltech and affiliated research/tech ecosystems lie just southeast of Old Pasadena, underpinning a high-income, highly education consumer base citywide.

URBAND PARK & HISTORIC BUILDING BACKDROP: Central Park sits adjacent to the historic “Castle Green”, offering green open space, public events, and a restful counterbalance to the retail/restaurant core.

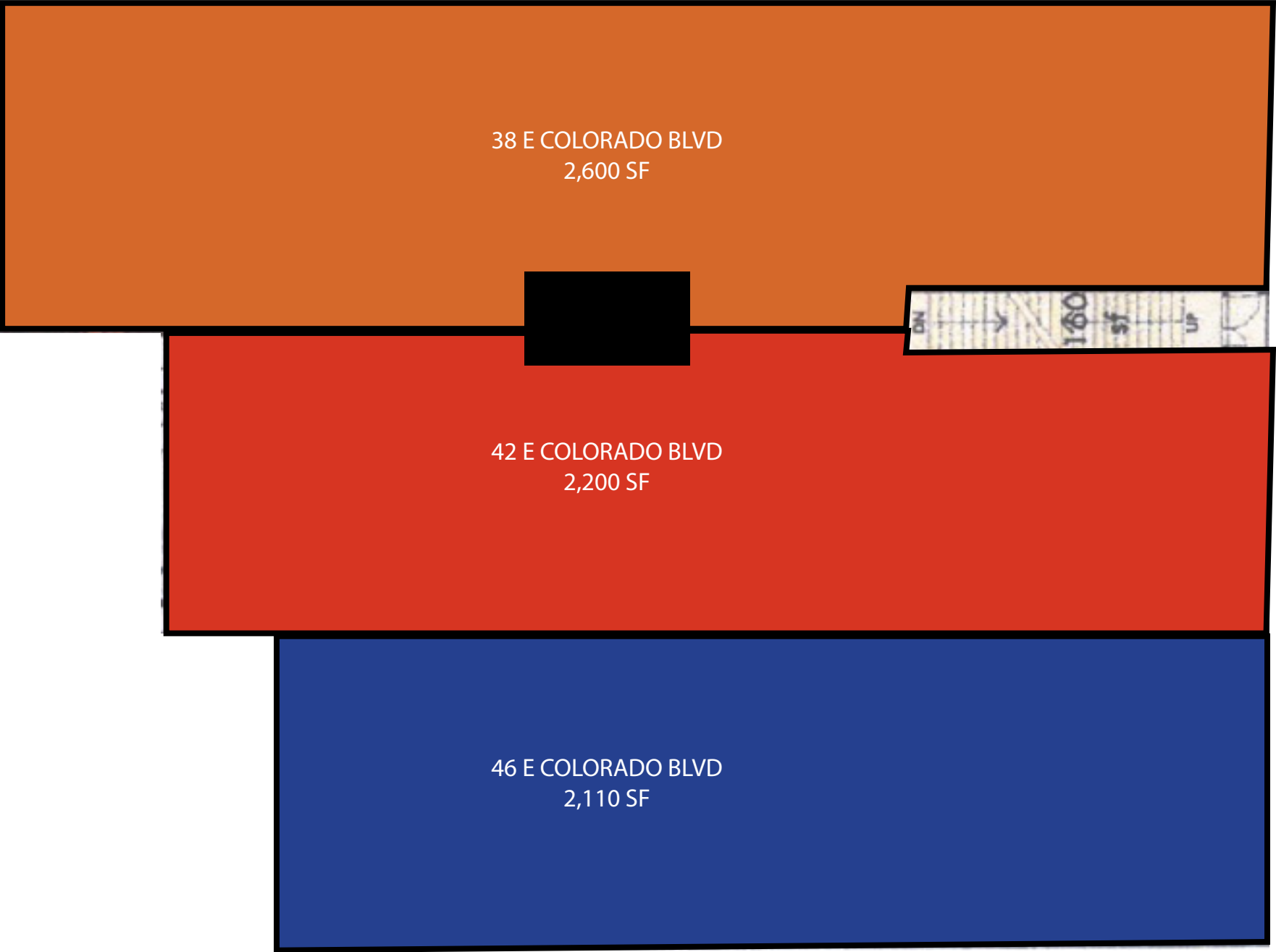


Caltech

FLOOR PLAN



FLOOR PLAN



PHOTOS



PARKING MAP



38-46 E COLORADO BOULEVARD

PASADENA, CA

Arbor

PASADENA OFFICE
180 S Lake Avenue, Suite 205
Pasadena, CA 91101
323.515.8302

www.arcainc.us

William Stifel

Senior Associate
CA License #01960653
wstifel@arcainc.us
323.515.8361