



# Shops on Hill

RETAIL & RESTAURANT SPACES AVAILABLE



N HILL AVE & E WASHINGTON BLVD, PASADENA, CA

# Property Summary

Located at the signalized intersection of Washington Boulevard and Hill Avenue in extremely desirable northeast Pasadena, near the border of flourishing Altadena, the Shops on Hill is an architecturally attractive and charming collection of daily needs retail, fitness and restaurants.

Surrounded by average incomes of over \$119,000/year, the immediate well-to-do area gravitates to the Shops on Hill for its convenience, accessibility, and inviting retail atmosphere. The painstakingly curated tenant mix ensures a one-stop shop for the surrounding community, which promises to welcome an exciting new purveyor to the collection.

Plant your flag at the Shops on Hill and become the neighborhood's next favorite hangout today.



# Property Highlights

- Affluent Pasadena neighborhood (\$119,000 AHHI) within 3-mile radius
- Incredible curb appeal: Historic, original buildings with charming brick facades and vintage signage
- 162,000 population within 3-mile radius
- Direct visibility to ± 32,000 vehicles daily at signalized intersection
- Surrounding tenancy includes Millie's Cafe, Be Pilates, Lavender & Honey Espresso Bar, Acai Bar, Domino's, and Rite Aid
- Walkable boutique retail dominating the critical intersection of Hill Ave and Washington Blvd
- Highly anticipated Chinese restaurant [Woon](#) coming soon to Shops on Hill



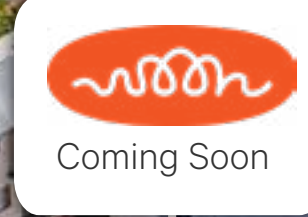
# Shops on Hill

## TENANTS & AVAILABILITIES



1,500 SF

ONSITE PARKING



SCALP SANCTUARY



627 SF



ONSITE PARKING

1,300 SF

BE PILATES PASADENA



32,500 VPD



# Site Plan



### Available Spaces

UNIT	GLA	USE
1357 N Hill Ave	627 SF	Retail
1365 N Hill Ave	1,300 SF	Retail
1400 E Washington Blvd	1,500 SF	Retail/ Restaurant

### Tenant List

UNIT	TENANT
1351	Acai Bar Pasadena
1353	Octavia's Bookshelf
1355	Sliders
1359	Scissors Paper Rock Salon
1361	Buzzed Barbers
1383	Lavender and Honey Espresso
1384	Bacchus Kitchen
1385/1387	Be Pilates
1389	Scalp Sanctuary
1392	Woon - Coming Soon!
1393/1395	Be Pilates
1396	The Camp
1399	Millie's Restaurant Café



1357 N Hill Ave

± 627 SF  
Retail Space Available



1305 N Hill Ave

± 1,300 SF  
Retail Space Available

1,500 SF



1400 E Washington Blvd

± 1,500 SF  
Restaurant Space (Currently Domino's)

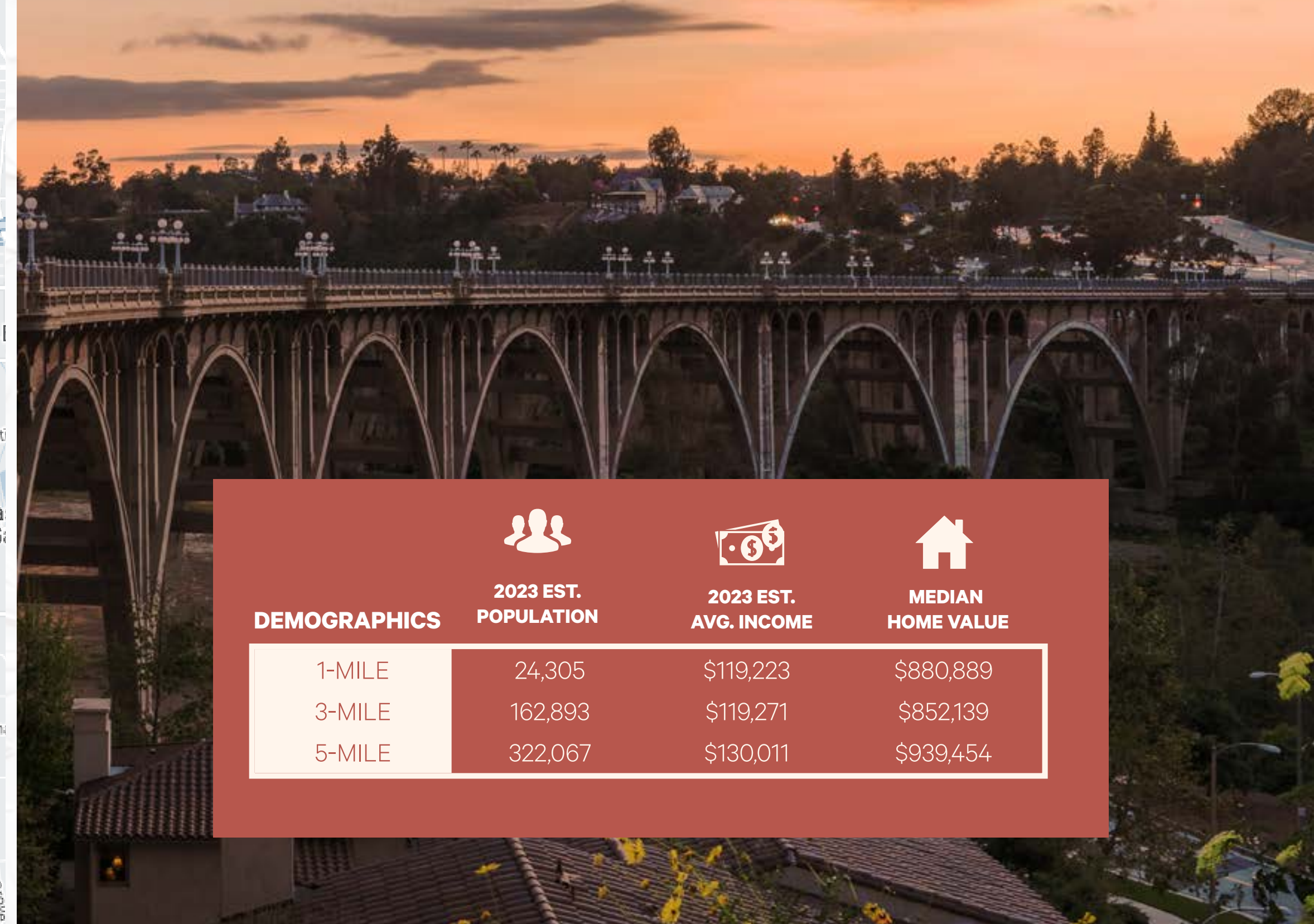







# Pasadena

A cultural center of the San Gabriel Valley, Pasadena is home to the famed Rose Bowl, Caltech, the Pasadena Playhouse, the Norton Simon Museum, Huntington Gardens, and the Jet Propulsion Laboratory.

Situated in the heart of the Bungalow Heaven neighborhood of Pasadena, the Shops on Hill caters to a highly residential area with easy access to I-210, Downtown LA, and Burbank - the entertainment hub of Los Angeles.



	 2023 EST. POPULATION	 2023 EST. AVG. INCOME	 MEDIAN HOME VALUE
1-MILE	24,305	\$119,223	\$880,889
3-MILE	162,893	\$119,271	\$852,139
5-MILE	322,067	\$130,011	\$939,454

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