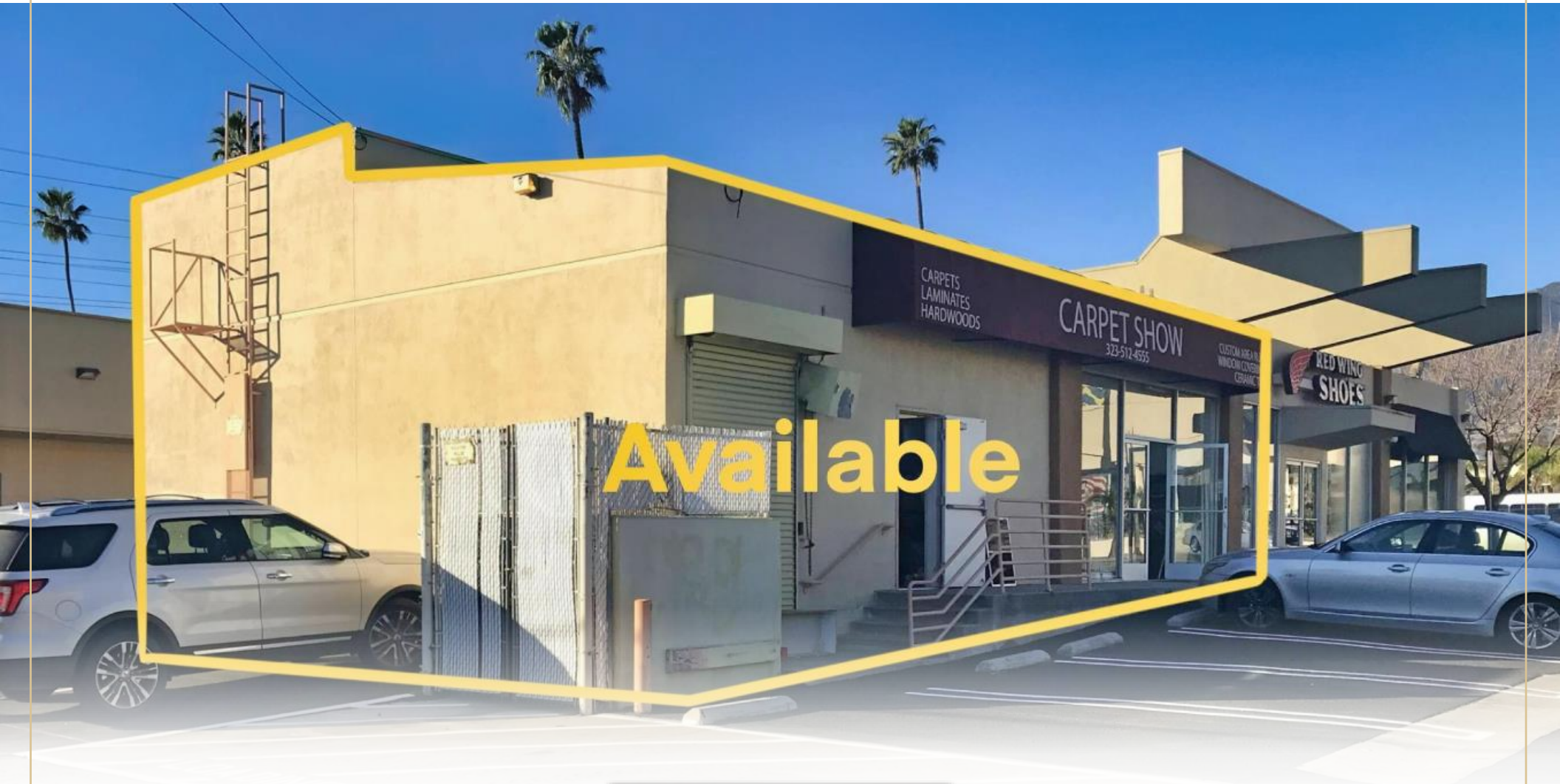


3124 E. COLORADO BLVD

1,665 SF LEASE ■ PASADENA, CA 91107



Available

Sauvé & Associates
Commercial Real Estate

PRIME LEASE OPPORTUNITY EAST PASADENA ■ LEASE OFFERING

PROPERTY SUMMARY



PROPERTY SUMMARY

ADDRESS	3124 E. COLORADO BLVD
CITY	Pasadena, CA 91107
RENTALBE SF ±	1,665 SF
TYPE	RETAIL
LEASE RATE	NEGOTIABLE
AVAILABILITY	IMMEDIATE
ANCHOR	Sherwin Williams Red Wings Shoe Store

ACCESSIBILITY

- Colorado Boulevard
- Foothill Freeway (210)
- Sierra Madre Station (Gold Line)

Opportunity Highlights



1,665 Square Feet Available along Colorado Boulevard



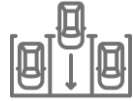
Anchored by Sherwin Williams and Red Wings Shoe Store



Excellent Foot Traffic Synergy From Target Across Street



Minutes to 210 and Sierra Madre Gold Line Station

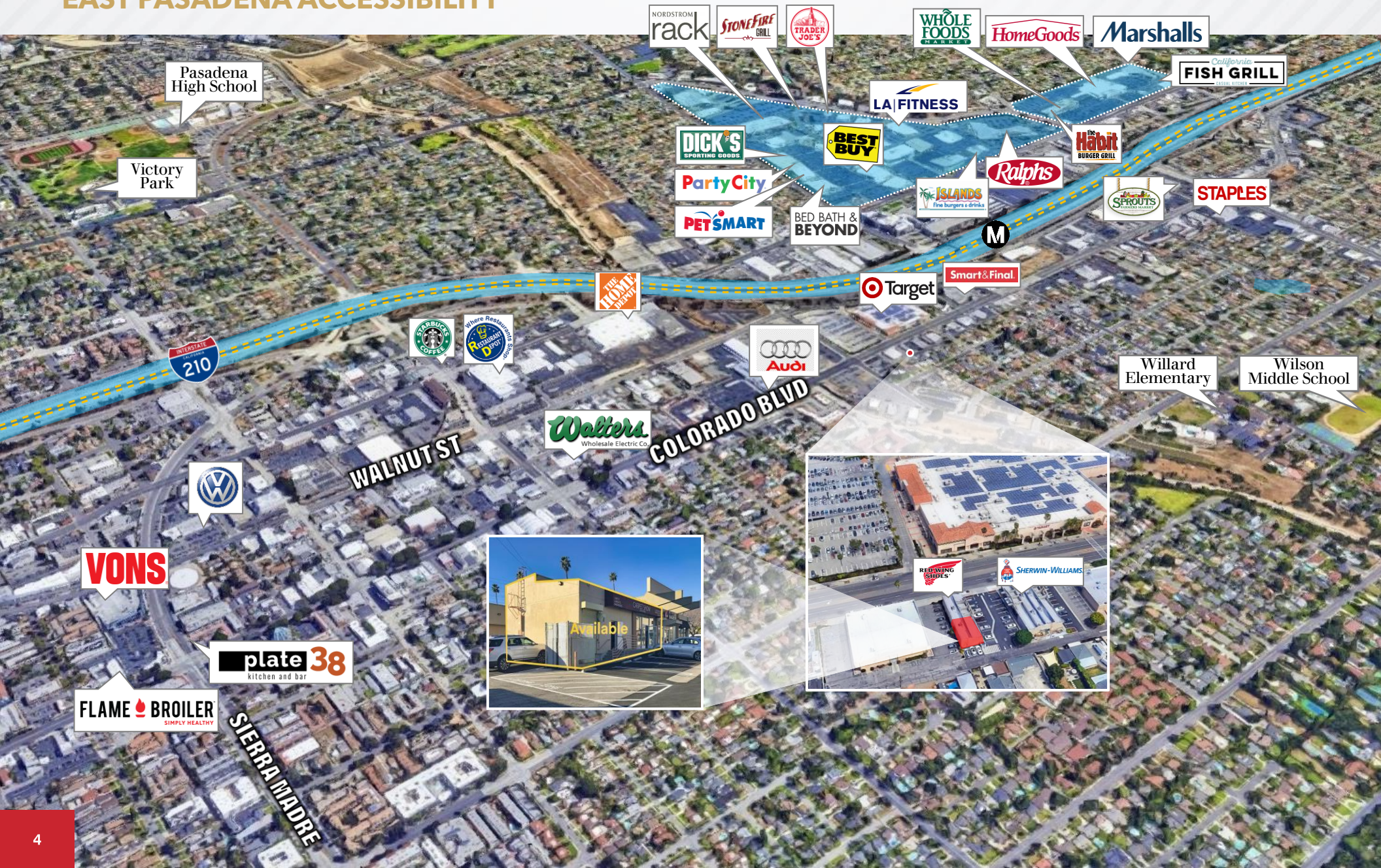


On-Site Parking With Alley Access – **Entire Lot under the Same Ownership**



Location Synergy

EAST PASADENA ACCESSIBILITY





Pasadena, CA

As one of the premier markets in Los Angeles County, Pasadena, including South Pasadena, boasts one of the strongest demographic profiles providing historically low unemployment, a highly educated workforce and access to an abundance of recently constructed multi-family residential housing and affluent executive housing in the adjacent communities of San Marino, Arcadia, South Pasadena and La Canada.

Pasadena sits in the heart of a region that files the most patents in the U.S. outside of the Silicon Valley.

Pasadena attracts \$1.9 billion in federal R&D funds annually, \$25 billion since 2001. That's over \$14,000 per capita more than any other innovation hub in the U.S. Nearly 1 in 6 jobs in Pasadena are in professional or creative fields, beating out Seattle, San Jose, Austin, and Portland. Between Caltech/JPL and IdeaLab, more than 311 new companies have been created, leading to 40 successful IPOs and acquisitions.



Landmarks



- Anthropologie
- Apple Store
- Athleta
- Crate & Barrel
- All India Café
- Bar Celona
- Blind Donkey
- Mi Piacé
- Cheesecake Factory





POPULATION

145,181

AVG. HH INCOME

\$115,646

WORKFORCE

80,717

PROPERTY VALUE

\$900,421

ANNUAL HH SPENDING

\$5.7B

Area Overview

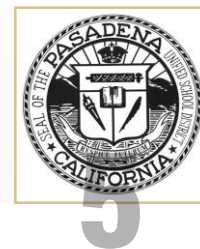
Pasadena has small-town charms, yet exudes global spirit and style. It is a vibrant city with international cachet, as host of "America's New Year Celebration" that includes the Rose Bowl and parade, as well as home to Caltech and NASA's Jet Propulsion Laboratory. Opportunities abound in Pasadena from cultural and entertainment to economic ones. Anchored by great science institutions and fortune 500 companies, the city is a technology and financial hub unrivalled in Southern California



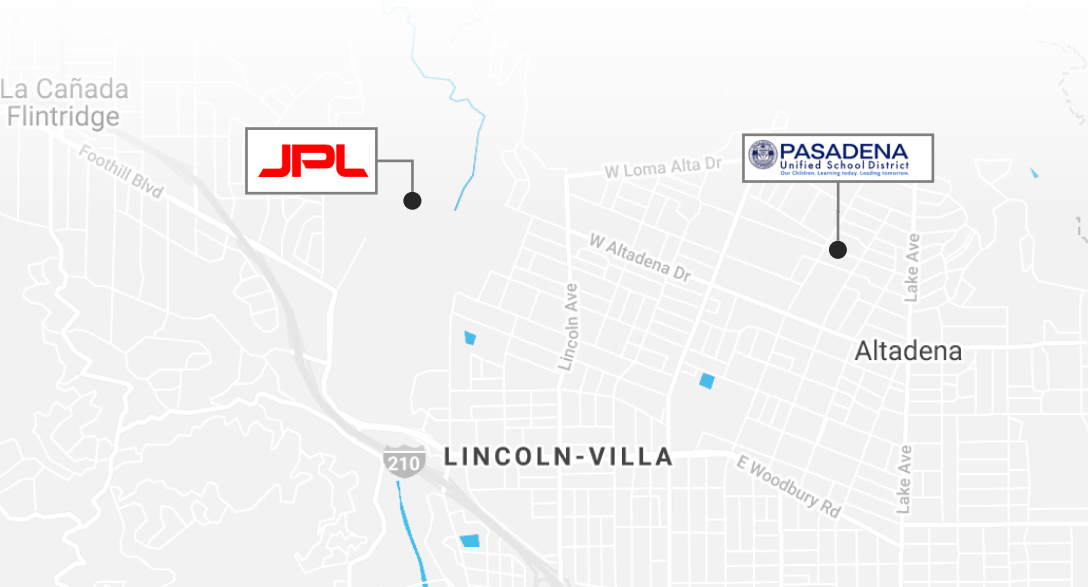
Economic Overview

Pasadena has a population of nearly 140,000 people and benefits from a unique combination of sophisticated charm, culture, and historical ambiance. Pasadena's pro-business tax benefits, no city business taxes, parking taxes or utility taxes, coupled with its central location and excellent freeway and public transportation access offers local businesses the ability to draw from an enormous and diverse labor base while providing local residents easy access to amenities in Downtown Los Angeles and the surrounding markets. Initially one of Los Angeles' first suburbs, Pasadena has become a thriving 24/7 urban center where residents can live, work and play in one of the most dynamic markets in Southern California. Since 2010 Pasadena has made significant employment gains, primarily in the medical engineering, technology and financial fields.

TOP EMPLOYERS



CORPORATE HEADQUARTERS



Excellent Corporate Dynamics

Highly educated workforce with nearly 50% of Pasadena's population has a bachelor's degree or higher, over 15 times the national average.

The cluster of technology related companies, world class universities and institutions, Caltech, JPL, IdeaLab, and the Art Center College of Design, has spawned over 311 new companies in this technology hotbed. Recent growth includes iRobot, Blue Beam Software, Call-the-car, Open X, GMTO, and GM Cruise.

Pasadena notably sits in the heart of a region that files the most patents in the US outside of Silicon Valley.



Academic Profile

Pasadena has a variety of world class educational and research institutions such as the California Institute of Technology (Cal-Tech), Art Center College of Design, Fuller Theological Seminary, Los Angeles College of Music, Pacific Oaks College and other private schools. Each institution complements current and emerging economic trends to produce a rich source of skilled labor capable of pursuing highly specialized occupations and business ventures. A healthy economic environment that supports these institutions will continue to elevate Pasadena's advantage over the other cities in the region.



The California Institute of Technology: Was founded in 1891 and is a private research university in Pasadena located on a 124-acre campus. Caltech has six academic divisions with strong emphasis on science and engineering, managing \$332 million in 2011 in sponsored research. Caltech is frequently cited as one of the world's best universities. 33 Caltech alumni and faculty have won a total of 34 Nobel Prizes and 71 have won the U.S. National Medal of Science or Technology. Given its Los Angeles area location, the grounds of the Institute are often host to short scenes in movies and television.



Pasadena City College: Pasadena City College provides the San Gabriel Valley with a high quality, innovative and dynamic learning environment that inspires student success. Each semester we offer academic programs that encompass degrees, transfer programs, and certificates, to 30,250+ students. Pasadena City College is recognized as one of the best community colleges in California. It is embedded in Southern California and every day our faculty, students, and staff go beyond convention to achieve what some might say was unachievable.

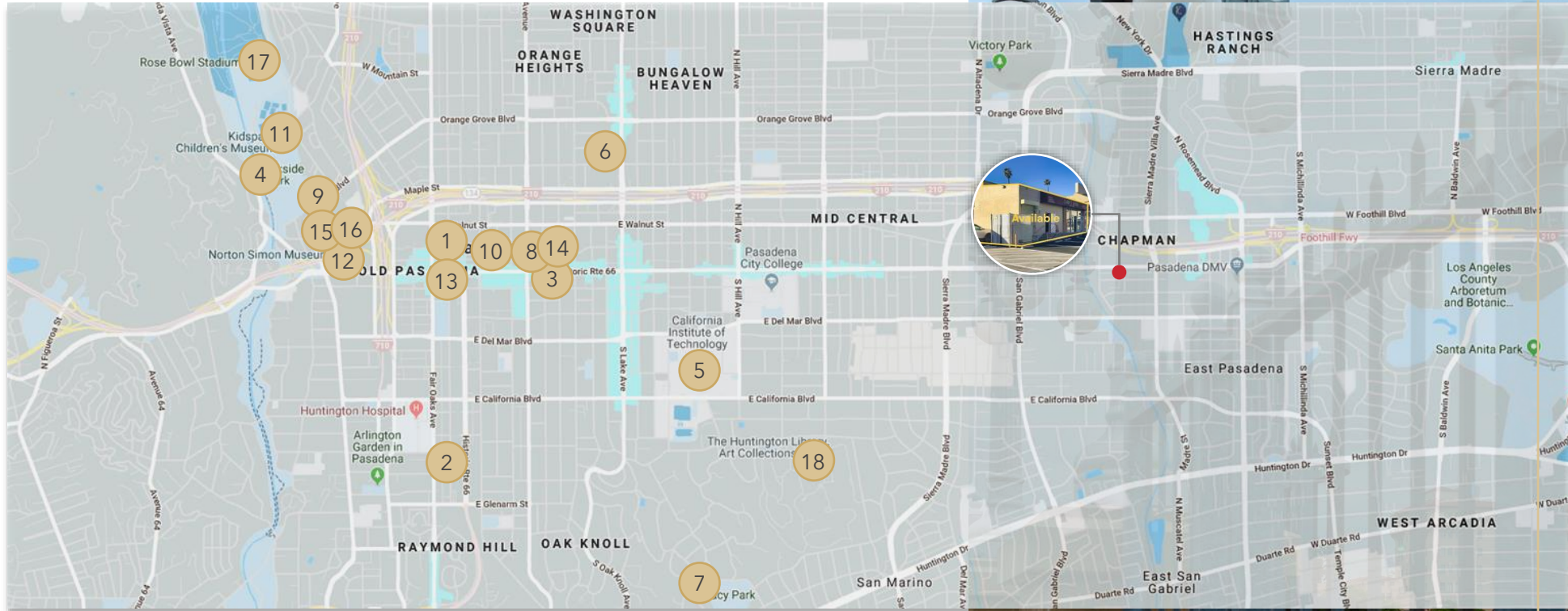


Art Center: Cited as home to the nation's top programs in Product Design and Industrial Design by Design Intelligence for the last 7 years. In addition to its top-ranked academic programs, the College also serves residents of the Greater Los Angeles region through a highly regarded series of year-round educational programs for all ages and levels of experience. Throughout the College's long and storied history, Art Center alumni have had a profound impact on popular culture, the way we live and important issues in our society.

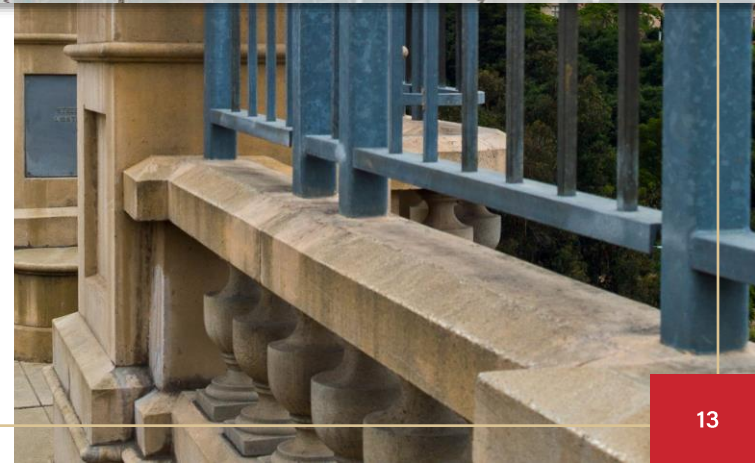


Amenities

Pasadena is rich with amenities of local, national, and international stature. From the Pasadena Museum of California Art to the Norton Simon, to educational institutions such as Caltech and Art Center College of Design, doing business in the City of Pasadena is rewarding on many levels of commercial traffic in the City. Pasadena is home to more restaurants per capita than New York City, as reported by the Los Angeles Times (12/16/12), offering cuisine options from around the world.



- | | |
|---------------------------------------|---------------------------------------|
| 1. Armory Center for the Arts | 10. City Hall |
| 2. Art Center College of Design | 11. Kidspace Children's Museum |
| 3. Art Walking Tours around Pasadena | 12. Norton Simon Museum |
| 4. Brookside Golf Course | 13. Old Pasadena |
| 5. California Institute of Technology | 14. Pacific Asia Museum |
| 6. Carnegie Observatories | 15. Pasadena Museum of History |
| 7. El Molino Viejo (The Old Mill) | 16. Pasadena Museum of California Art |
| 8. Fuller Theological Seminary | 17. Rose Bowl |
| 9. Gamble House | 18. The Huntington Library |



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Sauvé & Associates
Commercial Real Estate