

# FOR LEASE GROUND FLOOR CORNER SPACE FROM 1,451 SF TO 4,680 SF

PRIME SIGNALIZED CORNER RETAIL/ OFFICE PROPERTY

2493 EAST COLORADO BOULEVARD  
PASADENA, CA 91107

1,451 TO 4,680 SF (\$1.99/SF/MO)  
SIGNALIZED CORNER  
GROUND FLOOR SPACE  
AVAILABLE IMMEDIATELY



COLDWELL BANKER  
COMMERCIAL  
REALTY

Bill Ukropina

626 844 2200

CaIDRE #00820557

Robert Ip

626 394 2527

CaIDRE #01876261

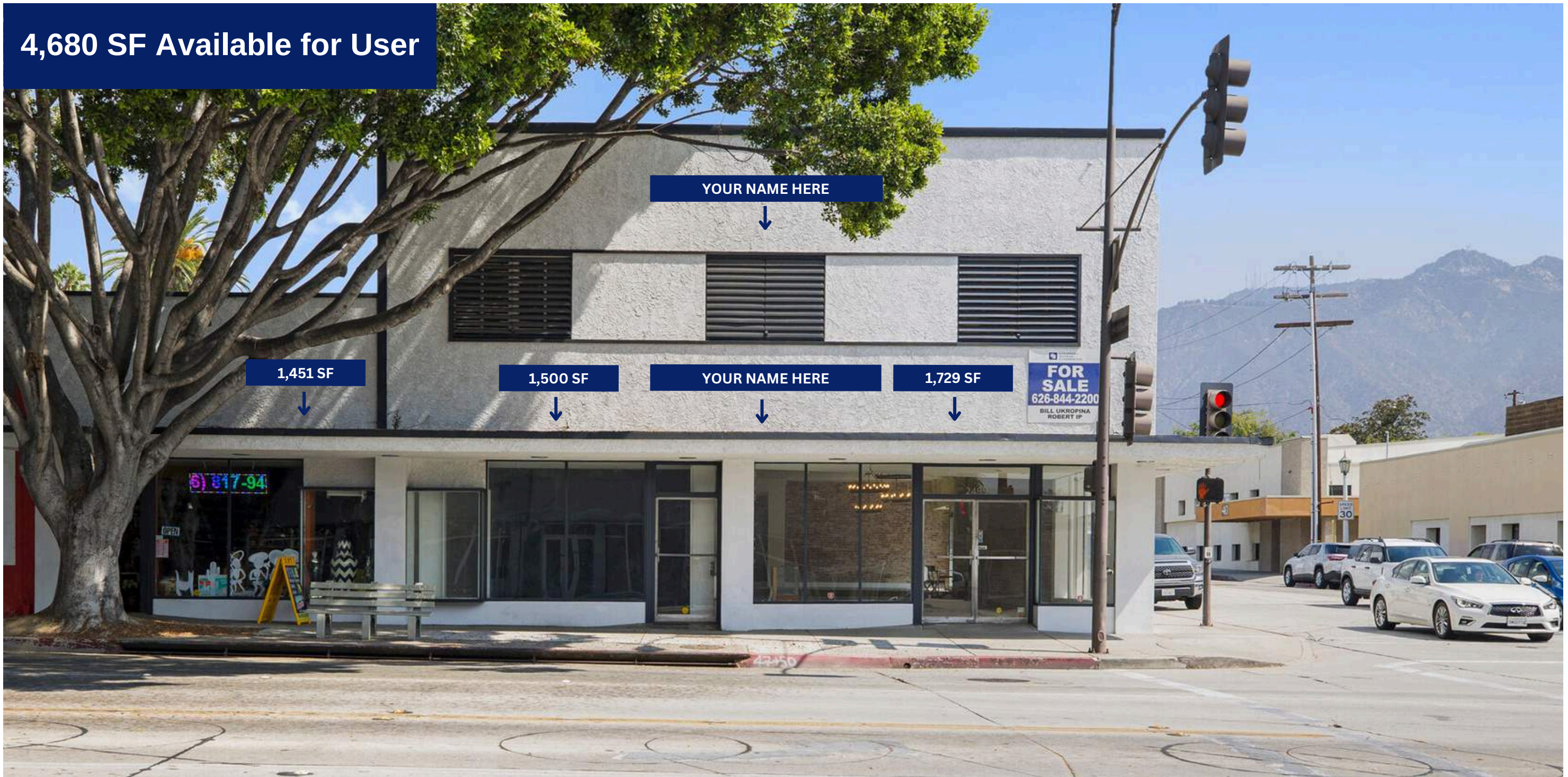


LEASE GROUND FLOOR SPACE

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**FOR LEASE: SIGNALIZED CORNER IN CENTRAL PASADENA, LEASE 1,451 SQUARE FEET TO 4,680 SQUARE FEET OF GROUND FLOOR SPACE IMMEDIATELY**

2493 East Colorado Blvd. Pasadena, CA 91107



**Lease Rate**  
**\$1.99/month (Modified Gross)**

**Building Size**  
**11,986 SF**

**Available Ground Floor Space**  
**1,451 - 4,680 SF**

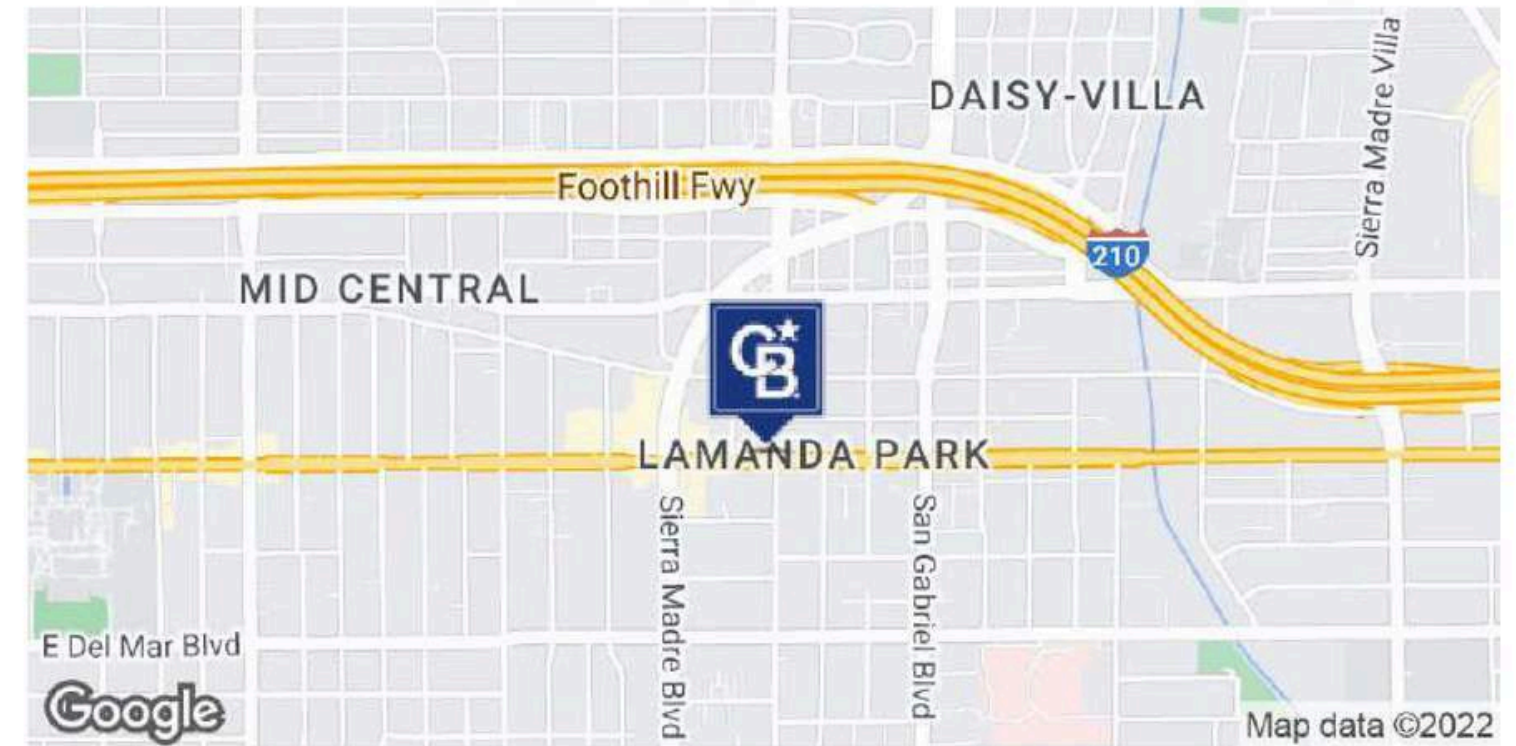
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## OFFERING SUMMARY

Building Size: 11,986 SF

Lot Size: 10,733 SF

Available Ground Floor: 1,451 - 4,680 SF

Rental Rate: \$1.99/SF/Mo (MG)

APN: 5746-001-030

(11 TENANTS CURRENTLY LEASING SPACE IN BUILDINGS)

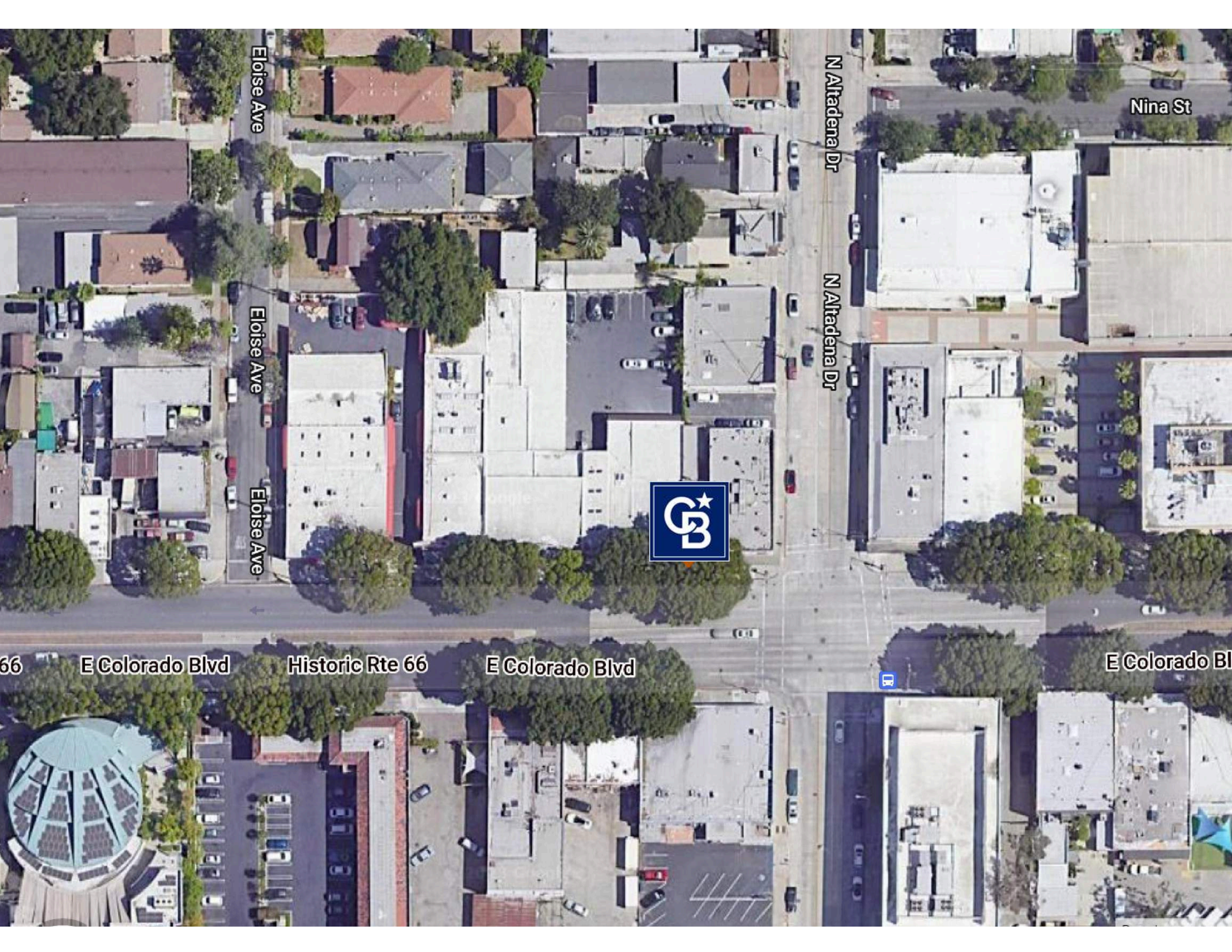
## PROPERTY HIGHLIGHTS

Coldwell Banker Commercial Realty is pleased to present this rare signalized corner property located at a major intersection of Colorado Boulevard and Altadena Drive in Pasadena. This property works perfectly for owner-users that want to occupy immediately from 1,451 to 4,680 Square Feet that they own. An investor can add value by leasing the vacant space. The property contains two buildings consisting of 8,642 SF of ground floor retail space. There is also 3,340 SF consisting of seven (7) units upstairs. The property is close to plenty of well known amenities such as In-N-Out Burger, Vons, Starbucks and Target. Plus, it has direct access to the 210 Freeway at Altadena Drive.

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Nina St

N Altadena Dr

N Altadena Dr

Eloise Ave

Eloise Ave

Eloise Ave



66

E Colorado Blvd

Historic Rte 66

E Colorado Blvd

DR

E Colorado Blvd

**1,729 SF**

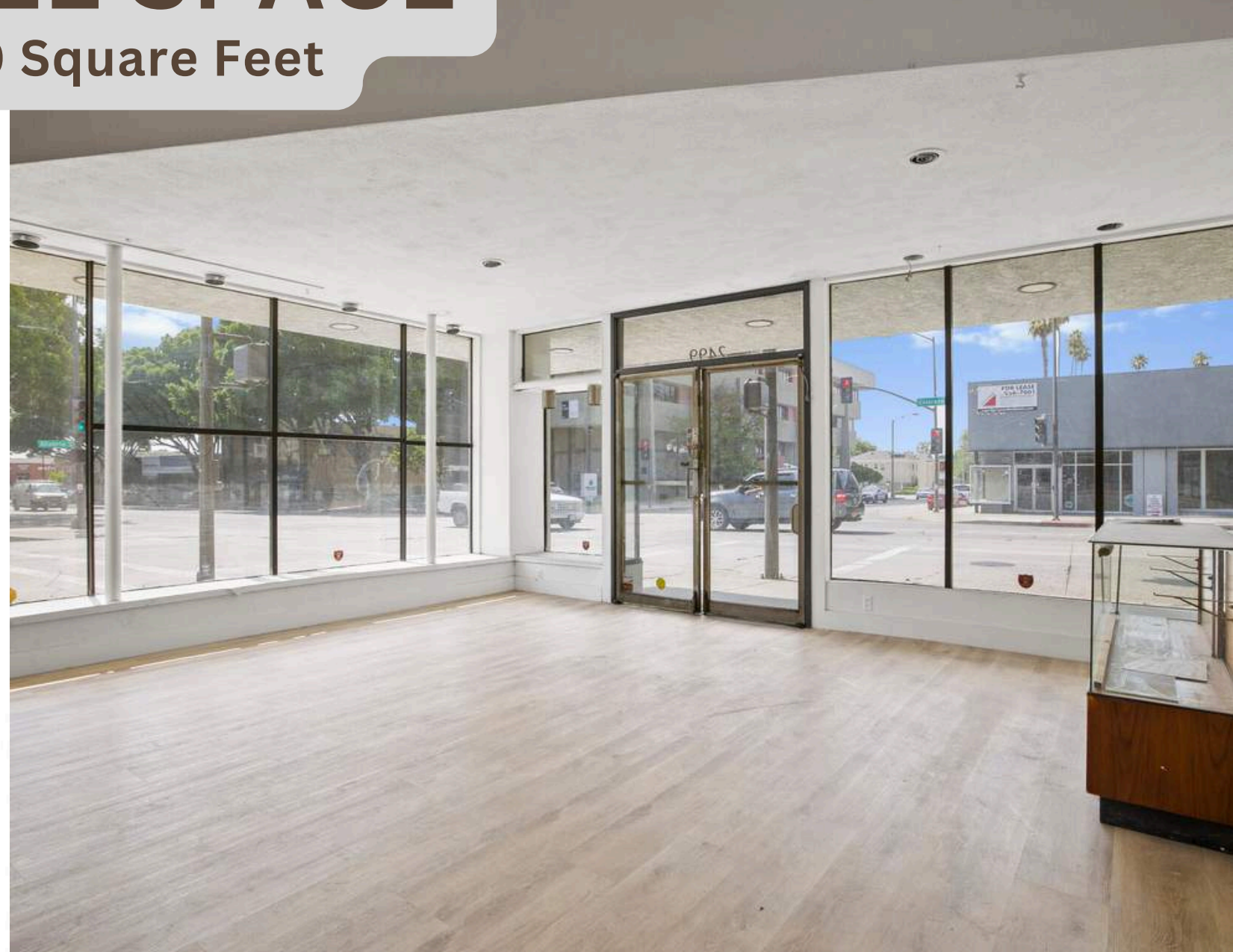


**1,500 SF**



# AVAILABLE SPACE

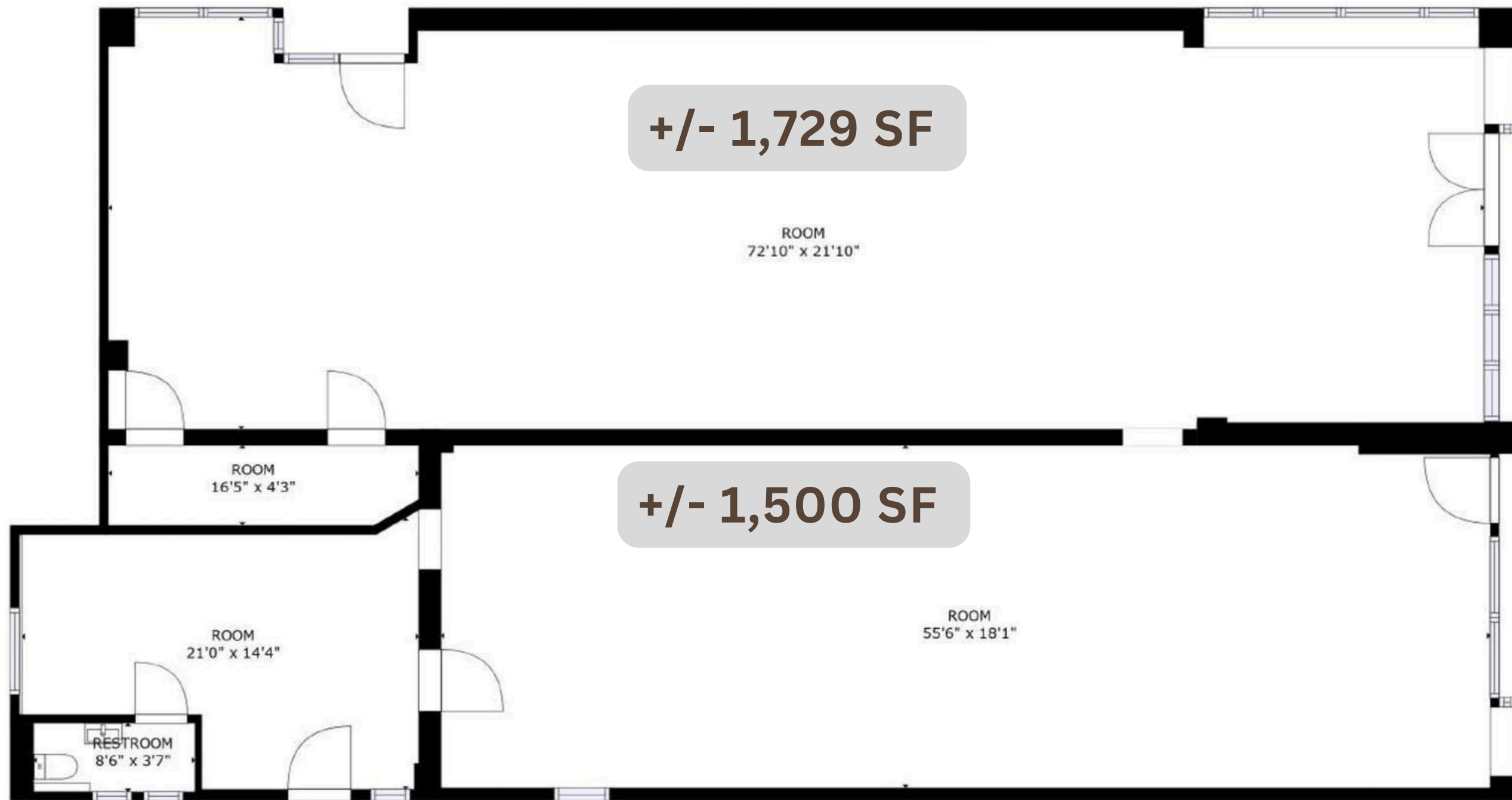
1,451 - 4,680 Square Feet



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AVAILABLE CORNER GROUND FLOOR SPACE



Click Icon for Virtual Tour

2493 E Colorado Blvd, Pasadena, CA 91107

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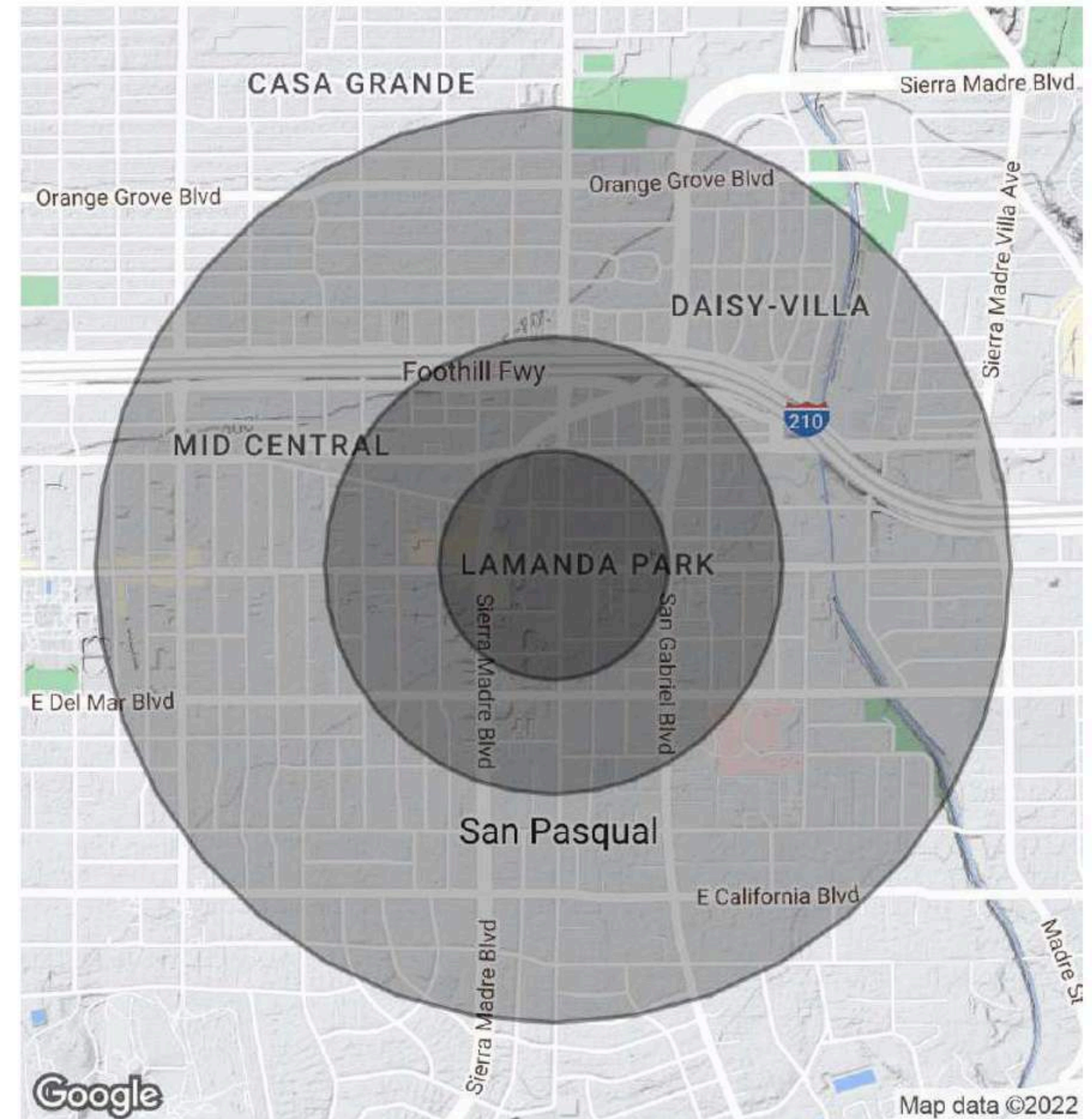
**2493 East Colorado Blvd. Pasadena, CA 91107**

<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,791	3,386	18,984
Average Age	38.9	40.1	41.9
Average Age (Male)	37.9	37.1	41.0
Average Age (Female)	40.1	43.0	42.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	821	1,471	8,268
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$105,570	\$97,521	\$115,767
Average House Value	\$845,733	\$1,090,254	\$907,485

\* Demographic data derived from 2020 ACS - US Census



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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	20,513	177,232	450,829
2010 Population	20,440	182,946	461,537
2022 Population	20,780	183,643	463,118
2027 Population	20,249	179,810	452,542
2022 African American	1,026	8,343	22,320
2022 American Indian	194	1,871	4,710
2022 Asian	5,483	58,928	181,187
2022 Hispanic	5,619	46,067	125,639
2022 Other Race	2,362	20,514	59,853
2022 White	8,529	69,599	136,584
2022 Multiracial	3,176	24,173	58,020
2022-2027: Population: Growth Rate	-2.60 %	-2.10 %	-2.30 %

<b>2022 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	554	6,160	12,535
\$15,000-\$24,999	261	2,968	8,558
\$25,000-\$34,999	300	3,233	8,494
\$35,000-\$49,999	477	4,567	12,711
\$50,000-\$74,999	1,189	9,315	23,761
\$75,000-\$99,999	1,268	8,970	21,209
\$100,000-\$149,999	1,528	14,184	33,417
\$150,000-\$199,999	1,282	9,166	20,672
\$200,000 or greater	1,960	15,499	31,968
Median HH Income	\$108,601	\$104,370	\$99,089
Average HH Income	\$155,901	\$150,309	\$141,012

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	8,786	72,090	170,281
2010 Total Households	8,510	72,747	169,155
2022 Total Households	8,819	74,062	173,325
2027 Total Households	8,633	72,866	170,066
2022 Average Household Size	2.34	2.44	2.63
2000 Owner Occupied Housing	4,324	35,468	85,385
2000 Renter Occupied Housing	4,160	33,866	78,734
2022 Owner Occupied Housing	4,517	36,198	87,338
2022 Renter Occupied Housing	4,302	37,864	85,987
2022 Vacant Housing	460	4,660	9,623
2022 Total Housing	9,279	78,722	182,948
2027 Owner Occupied Housing	4,409	35,558	86,082
2027 Renter Occupied Housing	4,223	37,308	83,985
2027 Vacant Housing	619	5,779	12,574
2027 Total Housing	9,252	78,645	182,640
2022-2027: Households: Growth Rate	-2.15 %	-1.65 %	-1.90 %

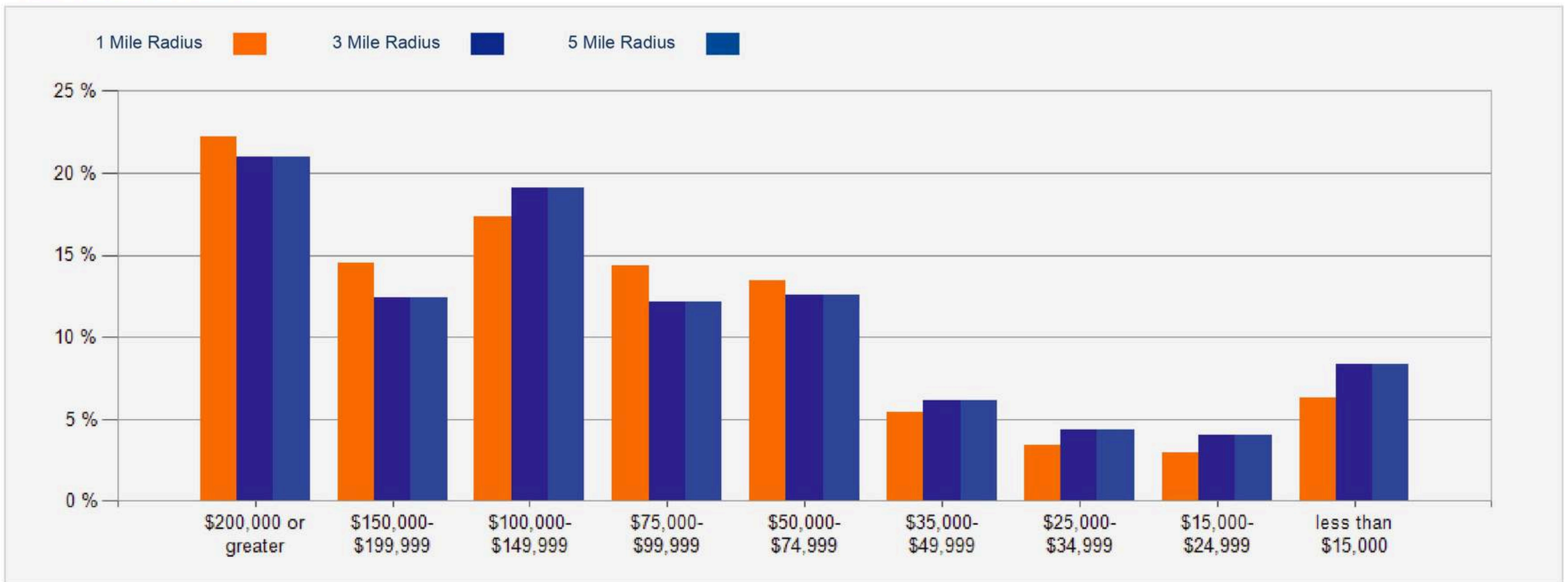
<b>2022 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2022 Population Age 30-34	1,585	13,022	32,410
2022 Population Age 35-39	1,581	13,375	32,672
2022 Population Age 40-44	1,465	12,613	30,519
2022 Population Age 45-49	1,405	12,167	30,192
2022 Population Age 50-54	1,416	12,322	31,579
2022 Population Age 55-59	1,395	12,151	32,156
2022 Population Age 60-64	1,316	11,552	30,418
2022 Population Age 65-69	1,126	10,246	26,810
2022 Population Age 70-74	933	8,603	22,168
2022 Population Age 75-79	692	6,549	16,306
2022 Population Age 80-84	421	4,274	10,622
2022 Population Age 85+	500	4,974	12,111
2022 Population Age 18+	16,975	150,066	378,097
2022 Median Age	41	41	42

<b>2022 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$98,702	\$96,651	\$91,123
Average Household Income 25-34	\$133,503	\$126,047	\$120,390
Median Household Income 35-44	\$130,525	\$117,035	\$109,677
Average Household Income 35-44	\$174,391	\$164,109	\$151,910
Median Household Income 45-54	\$151,328	\$138,889	\$125,120
Average Household Income 45-54	\$195,328	\$188,807	\$172,951
Median Household Income 55-64	\$137,128	\$130,057	\$117,056
Average Household Income 55-64	\$182,863	\$182,271	\$166,008
Median Household Income 65-74	\$88,142	\$91,358	\$85,348
Average Household Income 65-74	\$132,619	\$134,991	\$127,120
Average Household Income 75+	\$99,662	\$97,048	\$93,440

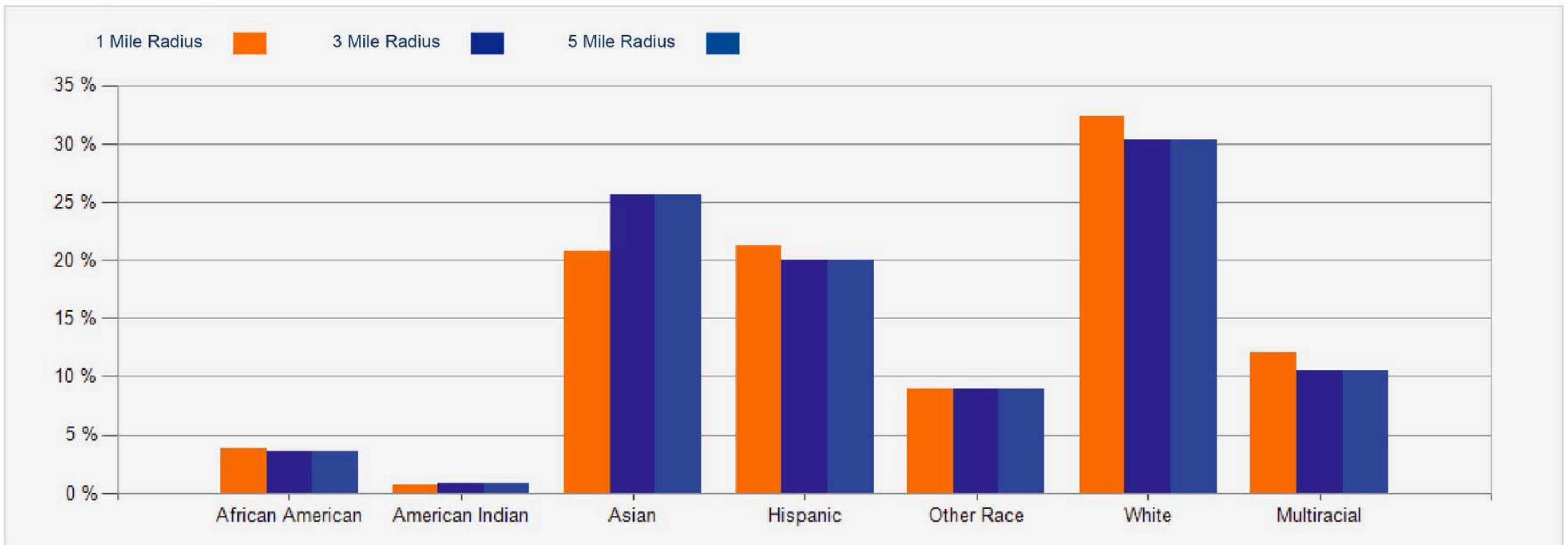
<b>2027 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2027 Population Age 30-34	1,663	13,348	32,740
2027 Population Age 35-39	1,427	12,691	32,308
2027 Population Age 40-44	1,417	12,896	31,940
2027 Population Age 45-49	1,358	11,969	29,534
2027 Population Age 50-54	1,292	11,305	28,688
2027 Population Age 55-59	1,299	11,424	29,663
2027 Population Age 60-64	1,205	10,808	28,871
2027 Population Age 65-69	1,127	10,181	26,801
2027 Population Age 70-74	967	8,923	23,309
2027 Population Age 75-79	747	7,189	18,562
2027 Population Age 80-84	514	5,220	12,915
2027 Population Age 85+	495	5,175	12,773
2027 Population Age 18+	16,775	148,721	373,711
2027 Median Age	41	42	43

<b>2027 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$111,389	\$108,027	\$105,571
Average Household Income 25-34	\$159,136	\$151,615	\$146,554
Median Household Income 35-44	\$155,164	\$139,017	\$129,460
Average Household Income 35-44	\$206,502	\$194,011	\$180,968
Median Household Income 45-54	\$166,827	\$157,954	\$147,029
Average Household Income 45-54	\$224,394	\$216,500	\$200,366
Median Household Income 55-64	\$162,502	\$153,050	\$138,396
Average Household Income 55-64	\$216,642	\$208,849	\$192,953
Median Household Income 65-74	\$114,354	\$110,937	\$104,701
Average Household Income 65-74	\$168,903	\$166,819	\$156,138
Average Household Income 75+	\$135,382	\$131,504	\$125,754

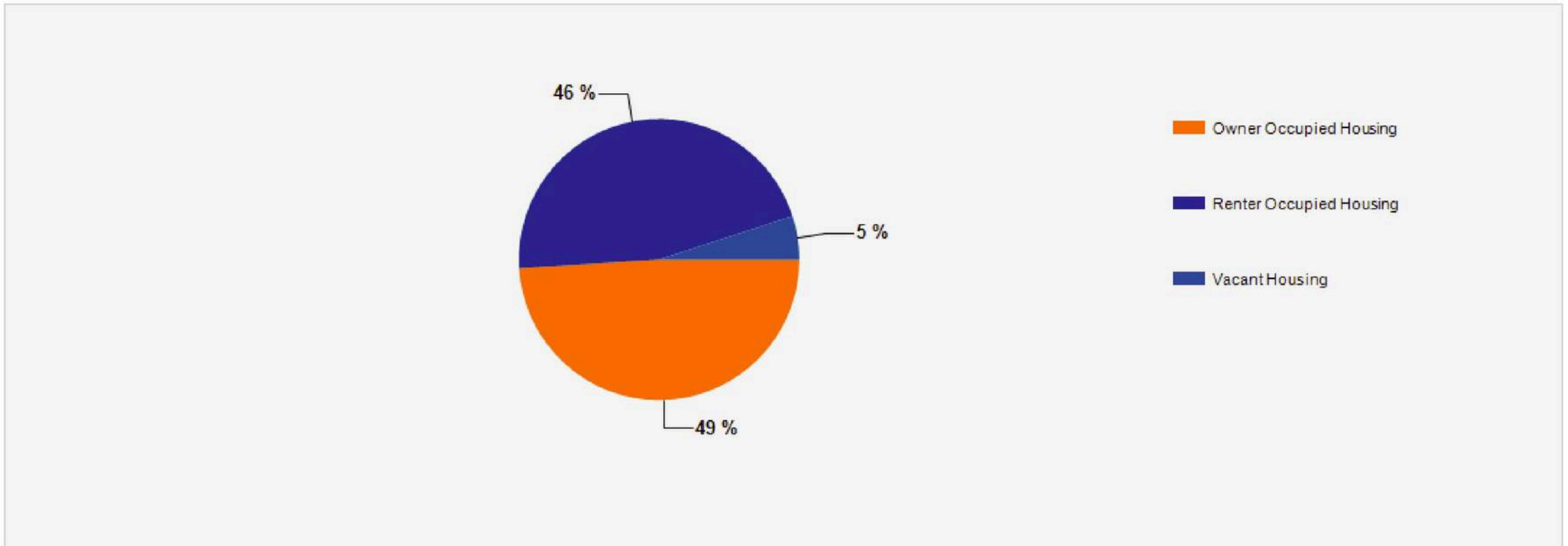
### 2022 Household Income



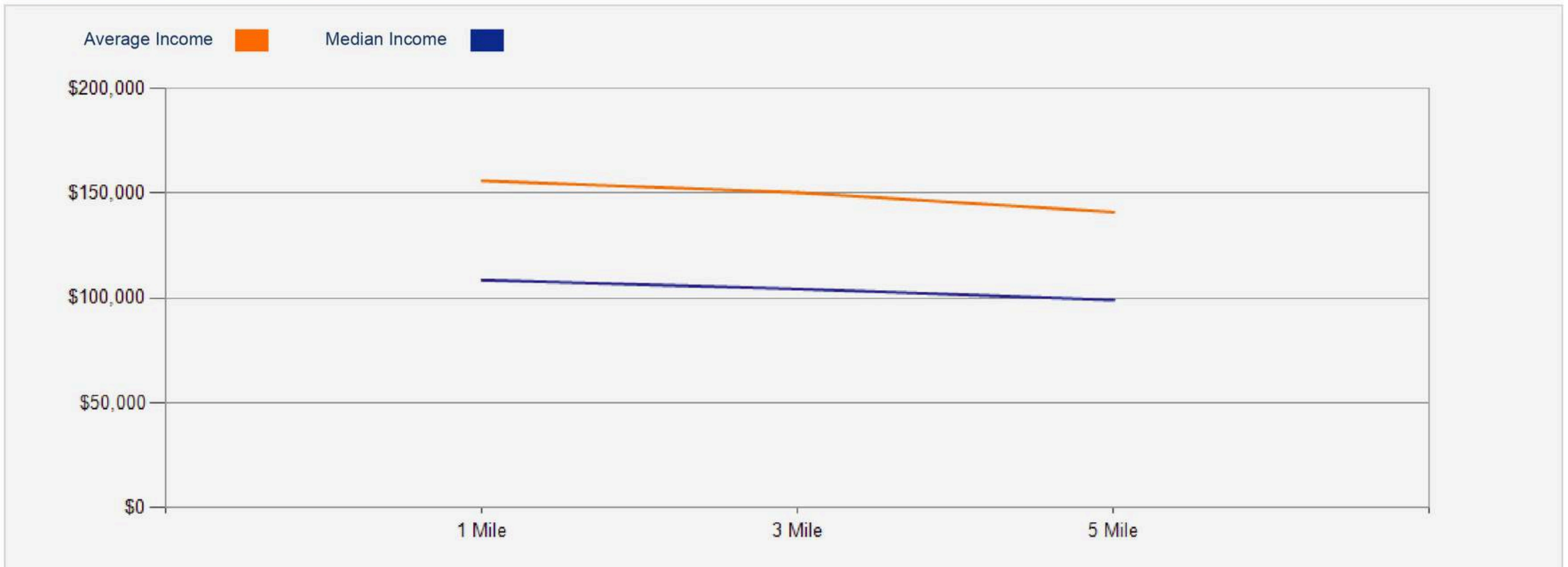
### 2022 Population by Race



### 2022 Household Occupancy - 1 Mile Radius



### 2022 Household Income Average and Median



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Pasadena, CA 91107**

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