

AVAILABLE FOR LEASE

±9,390 SF FREESTANDING RETAIL BUILDING ON OVER 1 ACRE

PREMIERE LOCATION



1978 E. COLORADO BLVD • PASADENA, CA

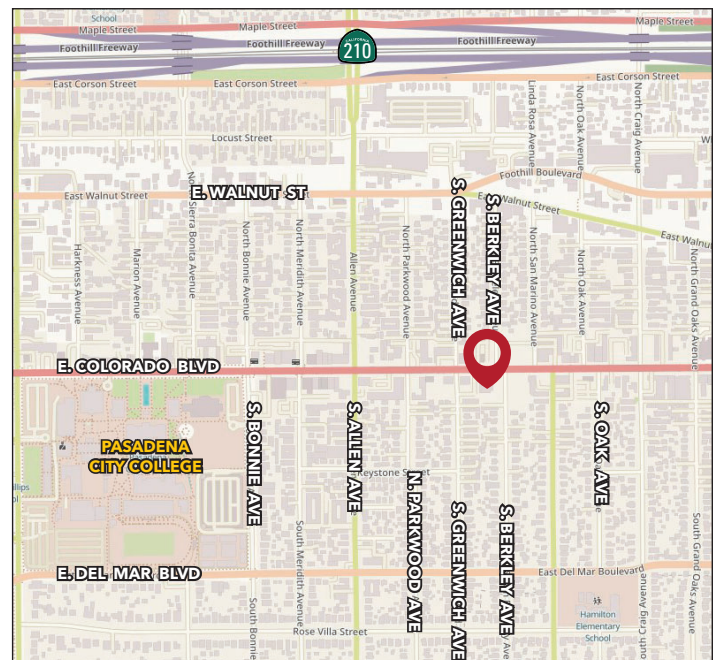
PROPERTY HIGHLIGHTS:

- Major E. Colorado Blvd Frontage/Signage
- Close to Colleges/Tech Schools
- Heavy Traffic and High Daily Car Count
- Signalized Corner with 3 Ingress/Egress Points
- Large ± 1.07 Acre Site (±46,474 SF)
- Abundant 10:1 + Parking and Bonus Street Parking
- Approved for Multiple Retail/Wholesale Uses
- Possible Medical Uses Approved
- Extensive Restaurant Fixtures Included
- Fully Fire Sprinklered Building

For more information, please contact:



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DRE: 01055859



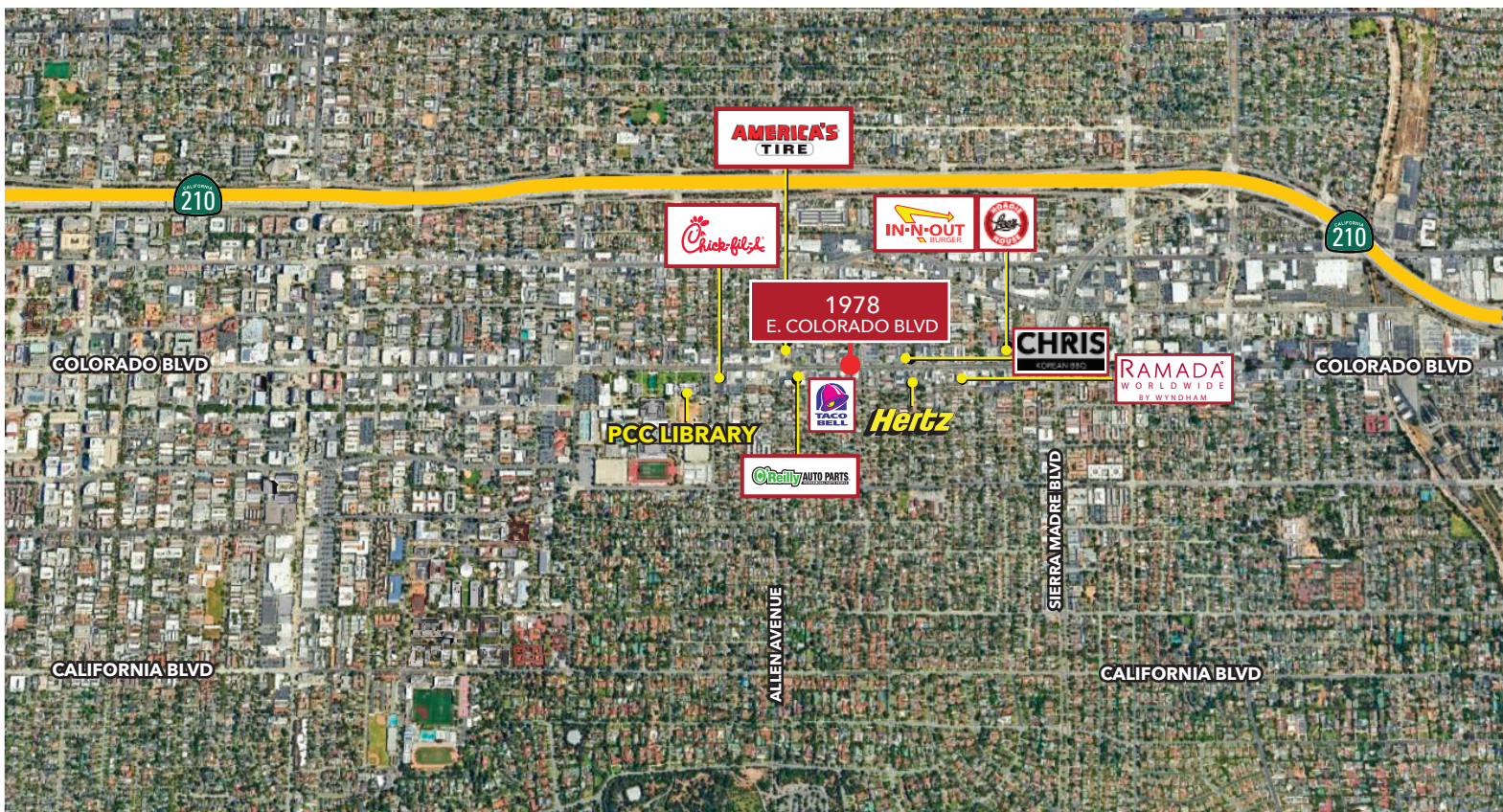
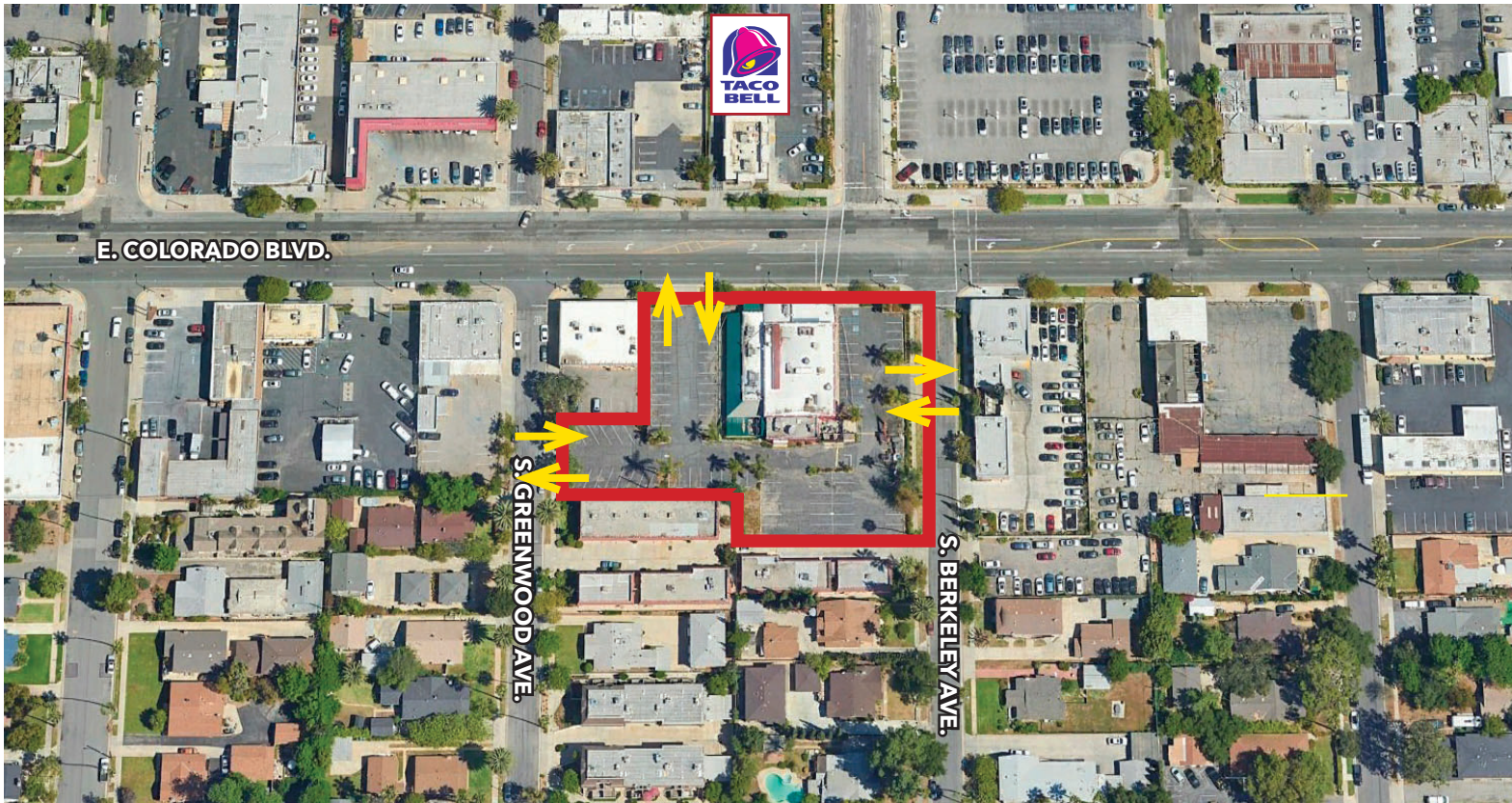
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

LEE & ASSOCIATES - NEWPORT BEACH, INC.
A member of the Lee & Associates Group of Companies
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DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

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GENERAL POPULATION CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
Male	12,613	91,303	228,888
Female	12,136	95,521	240,147

POPULATION BY YEAR

	1 MILE	3 MILES	5 MILES
Population (Current)	24,749	186,824	469,035
Population (5 Yr. Forecast)	25,498	192,341	482,895

POPULATION BY AGE

	1 MILE	3 MILES	5 MILES
Median Age	37	40	42
Aged 18 to 24	2,020	13,147	32,105
Aged 25 to 34	5,417	30,958	68,751
Aged 35 to 44	4,092	27,292	65,855
Aged 45 to 54	3,288	25,588	66,501
Aged 55 to 64	2,457	22,937	61,571
Aged 65 to 74	2,001	16,475	45,284

POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
White (Alone)	10,224	73,706	141,524
Black (Alone)	1,450	10,563	22,876
Asian (Alone)	5,937	50,329	174,734

GENERAL INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
Median HH Income	\$98,173	\$103,582	\$99,269
Avg. HH Income	\$136,456	\$148,731	\$142,871
Per Capita Income	\$57,975	\$58,796	\$52,003
Avg. Family Income	\$168,403	\$182,698	\$169,313

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