



THE COLLECTION

PASADENA, CALIFORNIA



**2 Units Available: Approximately 2,454 SF on ground floor on Cordova
Approximately 1,934 SF on ground floor on Lake Ave.**

THE MARKET

- Great address in the South Lake Avenue shopping and financial district
- Lake Avenue corridor - the "locals" main street
- Walking distance from 3 million square feet of class A office buildings
- Thousands of residential units in immediate area
- 1.5 blocks south of Colorado Boulevard
- Coming soon to The Collection: SweatHouz and The Mark

THE BUYING POWER

| Demographics/2024. | 3 Mile | 5 Mile | 7 Mile |
|----------------------------|-----------|-----------|-----------|
| Population | 197,181 | 527,904 | 966,538 |
| Average H.H. Income | \$135,693 | \$123,831 | \$115,429 |
| Median Age | 41 | 41 | 41 |

Bachelor Degree/Higher City of Pasadena: 56%

Source: South Lake Properties

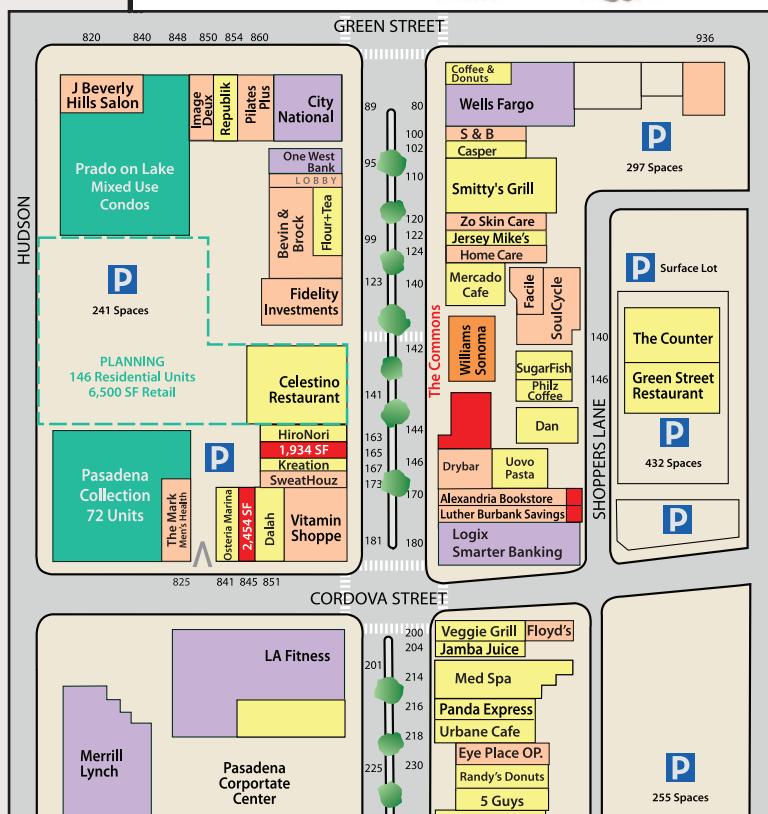
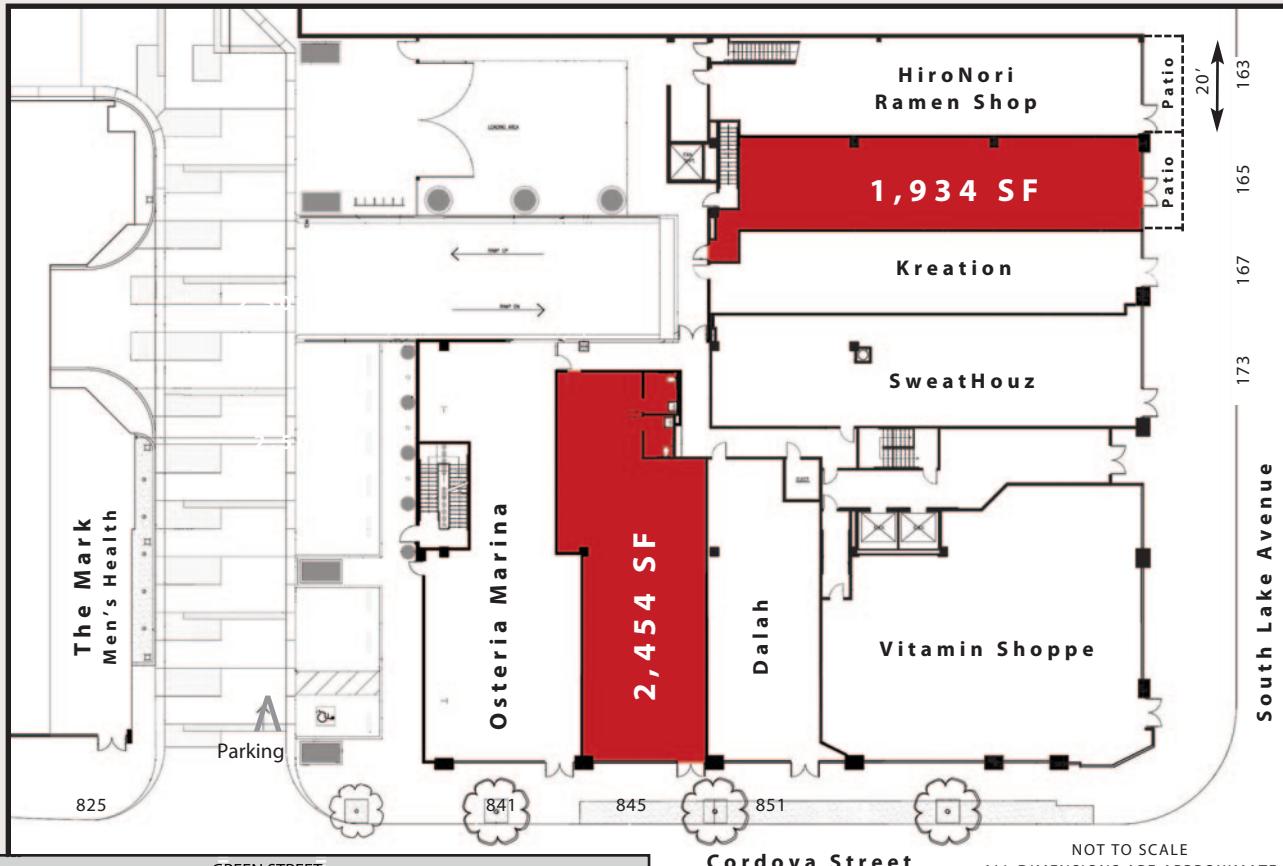
THE OPPORTUNITY

- Great visibility on one of South Lake's busiest blocks
- 151 parking spaces in structure
- Frontage on Cordova and Lake Avenue
- Traffic counts are 52,000 daily
- Area tenants include Williams-Sonoma, Drybar, SoulCycle, SugarFish, Kreation, Erewhon, Smitty's Grill, Mercado, UOVO, etc.



THE COLLECTION

PASADENA, CALIFORNIA



for leasing information:

P a t s . H u r s t

3 1 0 . 3 7 5 . 1 8 2 1



HURST/HARRIGAN
ASSOCIATES

436 Calle Mayor
Second Floor
Redondo Beach
California 90277

T 310.375.1821
F 310.375.8641
psh@hurstharrigan.com

01.29.26

AVAILABLE FOR LEASE



THE COLLECTION

PASADENA, CALIFORNIA

AREA TENANTS

