

GROUND FLOOR
RETAIL & RESTAURANT OPPORTUNITIES.



10 WEST WALNUT ST., PASADENA, CA 91103

CBRE

LPCWEST
LINCOLN PROPERTY COMPANY

AMLI
RESIDENTIAL

OLD PASADENA'S FIRST OFFICE DEVELOPMENT IN OVER 30 YEARS.

10 WEST is ushering in a new generation of mixed-use retail, office and residential. One where work and lifestyle intersect in a world class retail and cultural district known as Old Pasadena. Setting a new gateway to Old Pasadena, this dynamic hub of creative energy will transform for an enriching experience for all.

Legacy technology began in the original Parsons Engineering campus now transforming to the 10 WEST project. It is destined to ignite a new era of forward innovation and entrepreneurial spirit that will inspire and cultivate the brilliant ideas of tomorrow. Minutes from international landmarks such as the Rose Bowl, CalTech, JPL, Art Center, Civic Center, South Lake - Playhouse - Old Pasadena Shopping Districts filled with amazing dining and shopping experiences.



Dedicated custom retail parking and directional signage provided



Access to Goldline Transit Station and the 210 Freeway, leading to Old Pasadena retail district



EV Charging Stations



Adjacent to One Colorado and Old Pasadena Retail District



Some spaces are designed with restaurant infrastructure and common area shade canopies



Signage opportunity visible to high traffic on Fair Oaks Avenue



Full-height glass storefronts allowing excellent retail visibility



Pick-up parking for Uber Eats/Lyft/DoorDash, etc.



Old Pasadena Management District and related Promotions



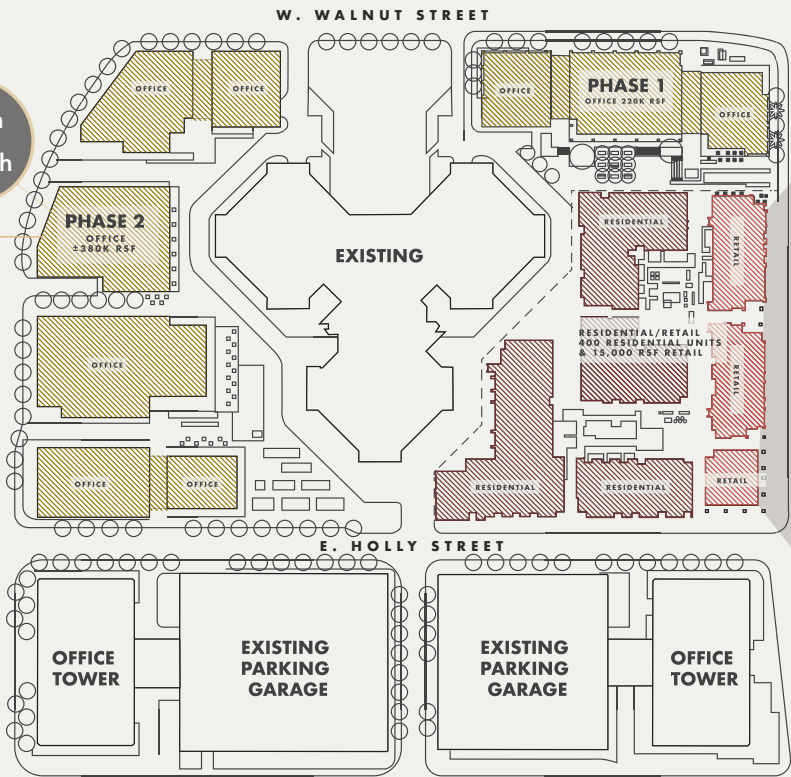
Flexible Configurations

THIS IS 10 WEST

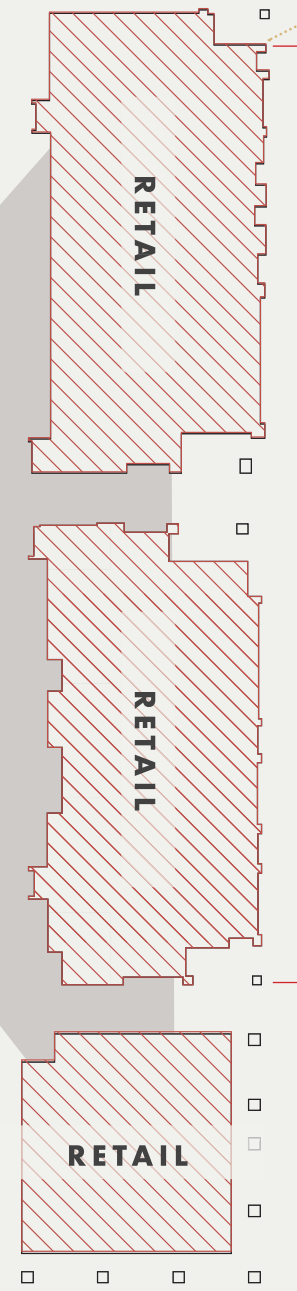
MIXED USE RETAIL OFFERING

Room for Growth

Adjacent Photo Taken Here



- OFFICE
- RESIDENTIAL
- RETAIL



N. FAIR OAKS AVENUE



POPULATION
 1 Mile - 35,069
 3 Miles - 193,012
 5 Miles - 504,150



HOUSING UNITS
 1 Mile - 17,494
 3 Miles - 80,745
 5 Miles - 194,439



AVG. HOUSEHOLD INCOME
 1 Mile - \$101,843
 3 Miles - \$142,917
 5 Miles - \$137,016



ACCESS TO EVERYWHERE.

THE GATEWAY TO TALENT, AMENITIES AND INNOVATION

Set your sights on a new era of discovery with Pasadena ascending as the region's preeminent technology and design hub. Located 11 miles northeast of Downtown LA, the city is home to world-renowned institutions including California Institute of Technology, NASA's Jet Propulsion Laboratory, Art Center College of Design and soon the Kaiser Permanente School of Medicine. Cultural distinction and international recognition root Pasadena's nationally recognized quality of life, while its high tech infrastructure, convenient public transit and access to amenities and housing support an ideal environment for business success.





LOCAL AMENITIES

FOOTHILL FREEWAY EAST 210

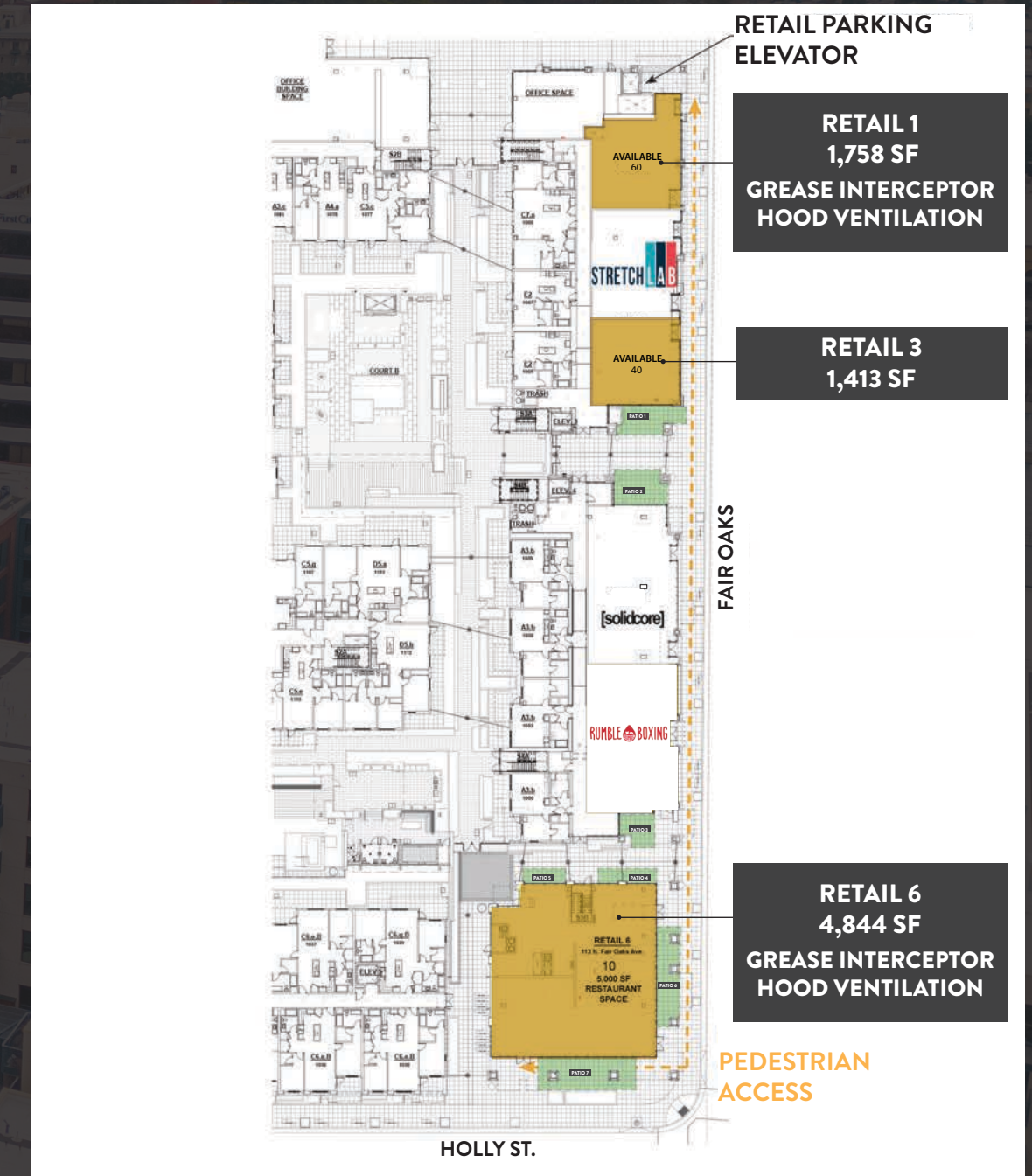
WALK SCORE 96

0.2 miles to Gold Line
0.3 miles to Old Pasadena

M GOLD LINE
2 BLOCKS AWAY



AVAILABLE RETAIL SPACE



KEEPING YOU IN MIND

OPERATIONAL CONSIDERATIONS:

- Clear path of travel
- Cleaning Policies
- Antimicrobial Surface Installation

HVAC FOR OFFICE TENANTS

- VRF (no central plant) HVAC system providing tenant controlled air
- Upgrade to Merv 13 Filters
- HEPA Filter units in tenant spaces
- UV Fixtures / Bulbs for Air Intake Units
- Bi-Polar Ionization (BPI) Air Purification Technology

FLEXIBLE CONFIGURATION(S)

- Larger tenants can stack vertically to control full elevator bank
- Interconnecting stair opportunities
- Above standard stairwells - 4 stairwells in 2 building cores



TECHNOLOGY FEATURES & OPPORTUNITIES

- Remote / Onsite Connectivity
- Intelligent Building Management
- Tenant Engagement App
- Cloud based visitor control
- Implement sensors to track space usage
- Technology to track air usage in conjunction with HVAC

BUILDING ACCESS

- Touchless building access to garage, building, tenant space via OpenPath

VERTICAL TRANSPORTATION

- Touchless Elevator Access

NATURAL AIR & LIGHT

- Operable windows
- Outdoor Decks
- 13'+ slab to slab heights
- Open Air lobbies
- Indoor / Outdoor Amenity Space

OUTDOOR SPACES



NATURAL AIR & LIGHT

CONTACT OUR RETAIL LEASING TEAM TO LEARN MORE:

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