

36 WEST COLORADO
BLVD.

OLD PASADENA, CA 91105

CREATIVE OFFICE SUITE

FOR LEASE



Exclusively Listed By:

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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BUILDING DESCRIPTION

36 WEST COLORADO BLVD.

LOCATION	SWC of Colorado Blvd. and Mills Alley. One-of-a-kind location in heart of Old Pasadena.
YEAR BUILT	1991
ELEVATOR	1 Passenger elevator – 1st and 2nd floors
RESTROOMS	Two on ground level and two on 2nd floor
HVAC	Separately metered
SPRINKLERS	Yes

AVAILABILITY

SUITE	FLOOR	SQ. FT.	DESCRIPTION
201	2nd	±2,498	Reception area, 3 private window offices, large open workspaces, kitchen/lunch area, storage room. Operable windows. Balcony overlooking Colorado Blvd to view New Years Day Rose Parade.

Property Details

TERMS	3-5 Years
RENTAL RATE	\$3.00 MG (Tenant pays janitorial & electricity)



SUITE PHOTOS



SUITE PHOTOS



[CLICK HERE TO VIEW FLOOR PLAN](#)



LOCATED IN THE HEART OF OLD PASADENA

- Old Pasadena is nationally known as a premier retail and walking destination in the U.S. drawing 15,000 to 20,000 people on weekends
- 22 nationally registered blocks of beautiful historic Art Deco, Mission Revival and Victorian architecture
- More than 200 specialty boutiques and exclusive national retailers
- More than 100 upscale restaurants, cozy bistros and outdoor cafes
- Pedestrian-friendly streets, unique alleyways, 2 historic parks and convenient parking
- Premier destination for world-class shopping, dining, arts and entertainment
- Museums, galleries, live music and late-night fun



STRONG SUBURBAN LOCATION

- Located on Colorado Blvd. between Fair Oaks Ave. and DeLacey Ave. and directly across the street from One Colorado Shopping Center
- #1 walking street in the San Gabriel and San Fernando Valleys with a Walk Score of 98/100, i.e. Walker's Paradise and a Biker's Score of 96/100, i.e. Biker's Paradise
- Situated on the Rose Parade Route which brings millions of people to Old Pasadena and is broadcast worldwide in more than 100 international countries and territories

36 WEST COLORADO BLVD.



LOCATION OVERVIEW

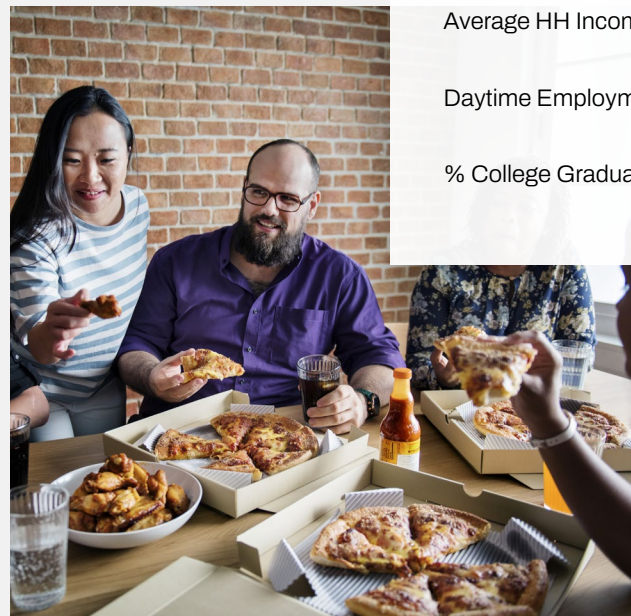
36 WEST COLORADO BLVD.





HIGH INCOME AND GROWTH DEMOGRAPHICS

- A Dense Infill, Urban Location with over 192,854 people in a 3-mile radius with an affluent Average Household Income exceeding \$173,000.
- 37,715 total employees in a 1-mile radius and 99,941 in a 3-mile radius
- Approximately 4,186 total businesses in a 1-mile radius and 13,857 in a 3-mile radius
- Highly educated population with 60.9% of residents within 1 mile with a bachelor's degree or higher and 6.8 million square feet of Class A office that draws employers to Pasadena
- Pasadena top employers are NASA Jet Propulsion Laboratory, Kaiser Permanente, Huntington Hospital, Caltech, Art Center College of Design, Western Asset Management, East West Bank, Raytheon, Bluebeam Software, Parsons, and Pasadena City College



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	34,351	192,854	503,187
Median Age:	39.2	40.7	41.2
Average HH Income:	\$145,583	\$173,577	\$164,041
Daytime Employment:	37,713	99,941	187,157
% College Graduates:	60.9%	56.1%	50.0%

- In a one-mile radius the population of young people aged 19 or under represents 15.1% of the population. The workforce population of adults aged 20 to 64 is the largest group at 66.2% of the population. Retirement-aged adults 65+ make up 18.7% of the population.
- Fair Oaks Ave. and Colorado Blvd. 66,800 ADT



36

W COLORADO BLVD

PARKING & PUBLIC TRANSPORTATION

- The Metro Gold Line connects Pasadena to Downtown Los Angeles, San Fernando Valley, San Gabriel Valley, Santa Monica/West Side, the South Bay, Downtown Long Beach and East Los Angeles from 4:00am to midnight daily and 2:00am Friday and Saturday nights
- Located only 2 blocks from the Metro Gold Line Stations at Del Mar Station and Memorial Park Station with over 1,150,000 riders arriving in Old Pasadena in a given year
- Old Pasadena offers more than 8,000 parking spaces in various public and private parking structures, surface lots and on-street parking. Curbside parking meters are free before 11:00am every day and on holidays and \$1.25/hour thereafter
- Three Park & Walk garages offer \$1.00 first 2 hours \$2.00 per hour thereafter, \$12.00 daily max at the De Lacey, Marriott and Schoolhouse Parking Facilities
- Download the free PassportParking app to pay for your metered parking. Receive reminders and avoid parking tickets. You can even extend your parking sessions from your phone

SERVICES OF OLD PASADENA MANAGEMENT DISTRICT

- Recognized by their bright-yellow shirts, the Ambassador Guides are here to assist visitors to Old Pasadena by giving directions and answering questions
- \$2M raised annually for services within Old Pasadena
- Daily sidewalk pressure washing – most streets and alleyways are cleaned once per week
- A sophisticated marketing team dedicated to promoting Old Pasadena with Signature Events such as BoldPas: A day of Art and Play in Old Pasadena, Day of the Dead, Jackalope Art Fair, Old Pasadena Summer Cinema, Old Pasadena Holidays, Small Business Saturday, Yappy Hour, Concorso Ferrari Car Show, Bridge Party on the Colorado Street Bridge, Dine LA Restaurant Week, Old Pasadena Walking Tour, Foodieland Food Festival, FIFA Club World Cup.



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