

937 E Colorado Blvd
Pasadena, CA



**PROMINENT CORNER POSITION AT SIGNALIZED INTERSECTION
IN PASADENA'S DYNAMIC BUSINESS DISTRICT**

FOR LEASE

Presented by:



Monique Berry
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FOR LEASE

RETAIL / OFFICE / GYM / MEDICAL

SIGNALIZED INTERSECTION



937 E COLORADO BLVD
PASADENA, CA 91106

Call listing Broker for a
tour or for more
information



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Asking Rate:	\$3.50/SF/Mo NNN
Available SF:	± 6,500 SF Ground ± 1,800 SF 2nd Floor *Divisible to 4,000 SF
Zoning:	CD-5 AD-2
Cross Streets:	Colorado Blvd & Mentor Ave
Parking:	*Bonus 10 parking spaces in multi story structure directly behind building. Inquire for details. Ample additional parking spaces can be obtained.



Nestled at the prime corner of the bustling signalized intersection of Colorado Blvd & Mentor Ave, this property defines prominence in Pasadena's densely populated Central Business District. Just east of the bustling junction of Lake Ave and Colorado Blvd, it enjoys exceptional exposure and signage opportunities on the front, side, and back, featuring 50 feet of frontage on the highly trafficked Colorado Blvd and 130 feet on Mentor Ave. Directly across from the lively and renovated Ice-House Comedy Club on Mentor Ave, the longest-running comedy house in the US, and facing the newly renovated 4-Star Pasadena Hotel on Colorado Blvd, this location offers a dynamic and engaging environment. Call listing broker Monique Berry at 424.279.8839 to set up a tour today or for more information.

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PRIME LOCATION



**IN THE HEART OF PASADENA'S
HIGHLY TRAFFICKED
PLAYHOUSE DISTRICT
WITH PARKING!**

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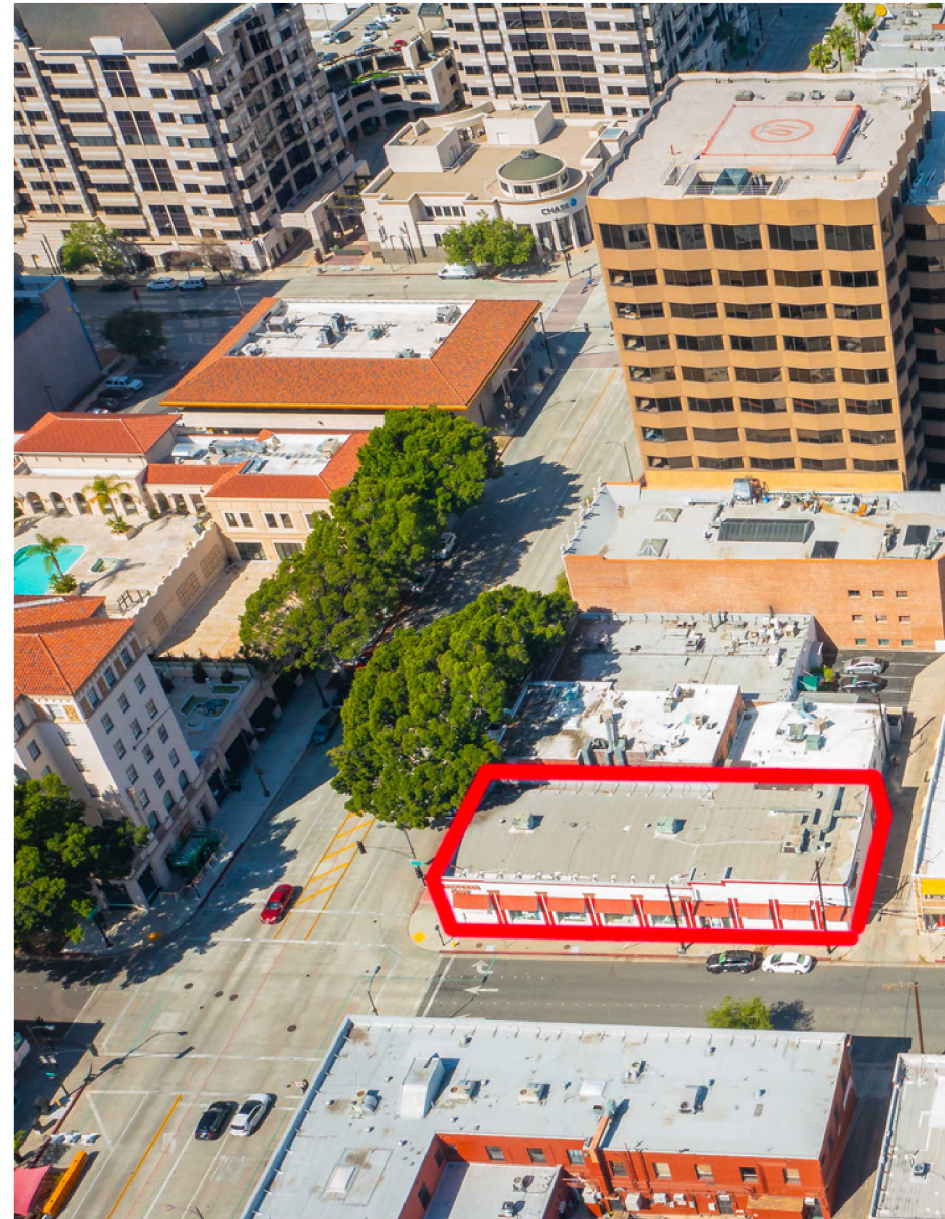


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PROPERTY

HIGHLIGHTS

- Prime corner location at the signalized intersection of Colorado Blvd & Mentor in Pasadena's bustling central business district, ensuring maximum visibility.
- Only one block away from the renowned Colorado Blvd and Lake Ave intersection, a hub of high traffic and recognition in Pasadena.
- Versatile space suitable for various purposes: Retail, Restaurant, Gym, Creative Office, Health and Wellness, Medical, Art Gallery, and more.
- Boasts an exceptional Walk Score of 94, making it a Walker's Paradise.
- Impressive frontage with 50 ft on Colorado Blvd and 130 ft on Mentor Ave.
- Surrounded by popular restaurants, national merchants, retailers, and class A office towers, ensuring a vibrant and high-foot-traffic location.
- 10 Parking spaces included with approved lease.
- Two large multi-story parking structures within 50 yards, providing ample parking options.
- Features an inviting open layout with high 18ft ceilings, Bow-Truss roof, and an impressive glass window line.



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LOCATION OVERVIEW

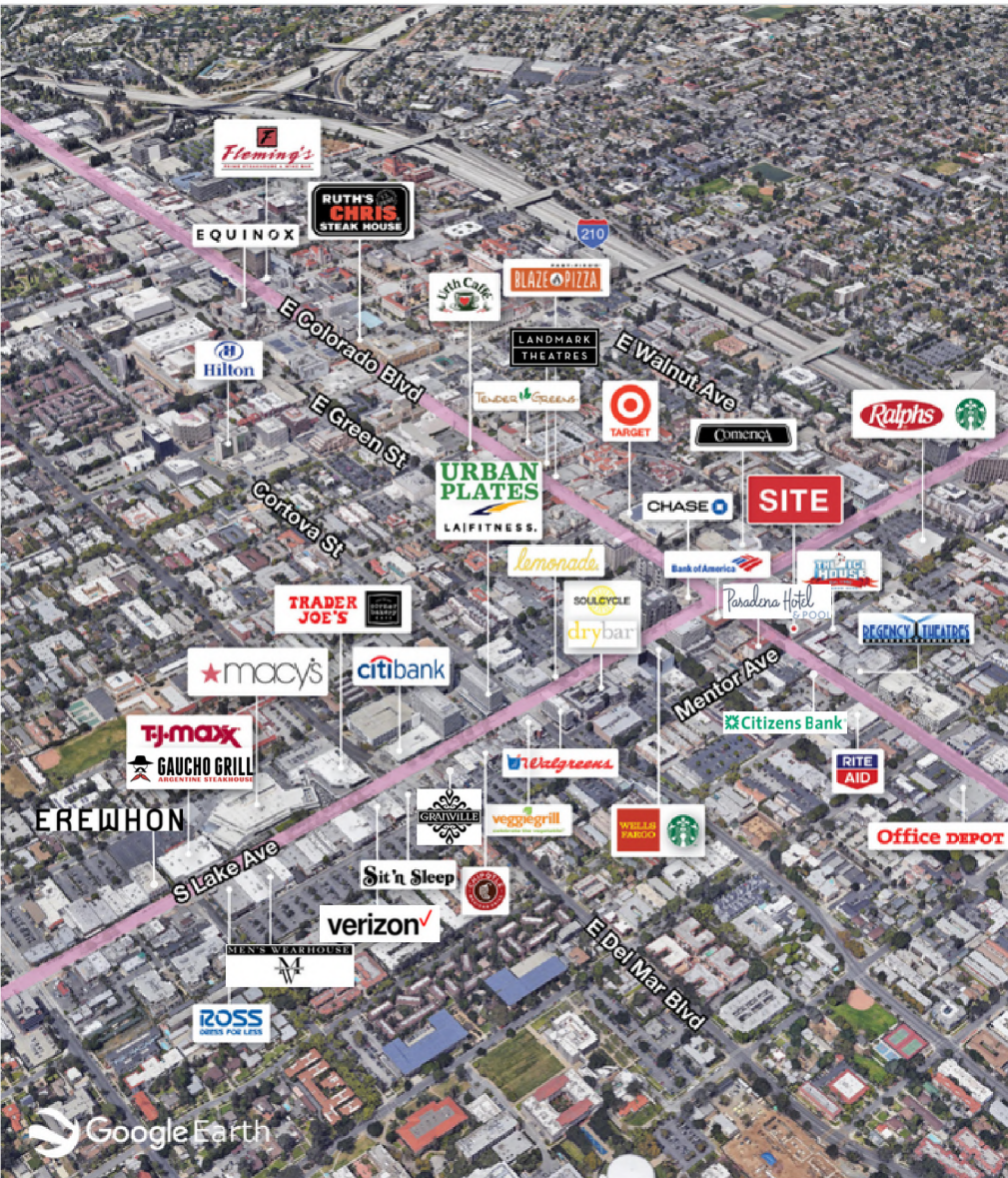


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LOCATION

HIGHLIGHTS

- Strategically located on historic Route 66 and the renowned Rose Parade route in Pasadena's vibrant business, retail, and theater district.
- Surrounded by over 3,000,000 SF of class "A" office buildings, creating a professional and dynamic business environment.
- Within walking distance of premier shopping, dining, and cultural hotspots, featuring renowned establishments like Macy's, Target, Trader Joes, Erewhon, Ruth's Chris Steak House, Regency Cinema's and more.
- Directly across from the recently revamped 4-Star Pasadena Hotel and Pool on Colorado Blvd, attracting increased foot traffic and enhancing the vibrancy of the locale.
- Faces the newly re-hauled and bustling Ice-House Comedy Club on Mentor Ave, the longest-running comedy house in the US, ensuring a lively and entertaining atmosphere.
- Conveniently situated within walking distance to the Metro Gold Line and the 210 Freeway, ensuring easy accessibility for both locals and commuters.
- Immerse your business in the heartbeat of Pasadena's dynamic and engaging community.

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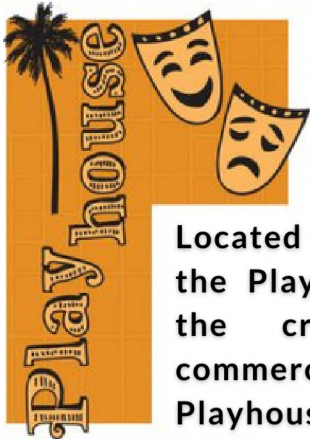


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LOCATED IN PLAYHOUSE DISTRICT



Located within the downtown, the Playhouse Village serves as the crossroads of culture, commerce and community. The Playhouse Village covers 32 city blocks and has 24,000 workers within a half mile. National and regional retailers, Southern California's oldest and largest independent bookstore, and numerous home furnishings and art boutiques combine to create a unique retail market. In addition, over 45 restaurants, bars, and coffee shops are within close proximity of museums, bookstores, and movie theaters. Source: cityofpasadena.net.

PASADENA BUSINESS DISTRICTS



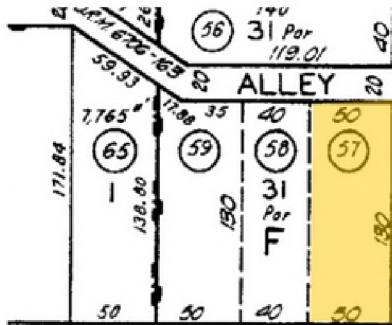
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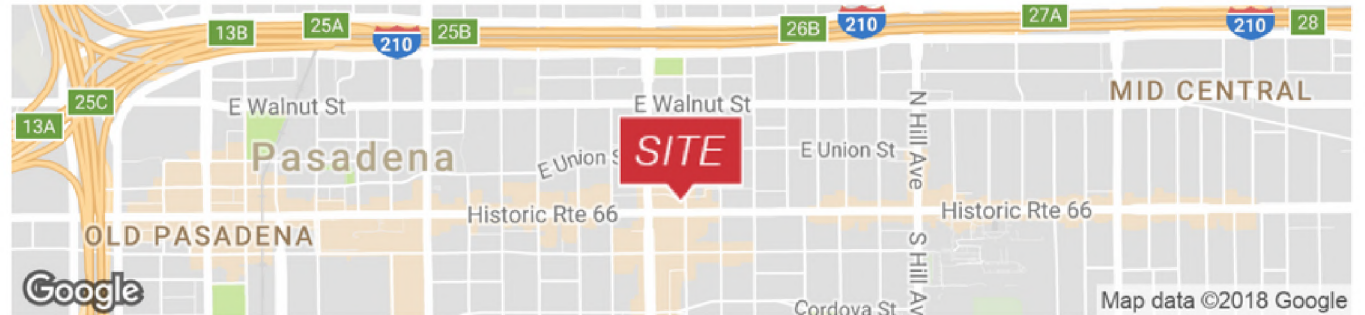
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COLORADO BLVD.

MENTOR AVE.

Location Map



Demographics

Total Households:
Total Population:
Average HH Income:

	1 Mile	2 Miles	3 Miles
Total Households:	16,827	43,993	75,743
Total Population:	37,083	108,234	196,103
Average HH Income:	\$75,194	\$89,230	\$101,574

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BIRDS EYE VIEW



- High Growth Trade Area with Strong Demographics
- Surrounded by an Abundance of National Tenants
- Including Ice House Comedy, Shops & Restaurants
- High 18 FT ceilings w/ Bow-Truss roof
- Extremely High Visibility on Iconic Colorado Blvd.
- Great Pedestrian and Vehicle Traffic!

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LARGE OPEN SHOWROOM



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CITY OF **PASADENA**

Area Overview

Pasadena is the ninth-largest city in Los Angeles County and the 183rd-largest city in the country. Pasadena was incorporated on June 19, 1886, becoming only the second city to be incorporated in what is now Los Angeles County, after Los Angeles itself. It is one of the primary cultural centers of the San Gabriel Valley.

The city is known for hosting the annual Rose Bowl football game and Tournament of Roses Parade. In addition, Pasadena is also home to many scientific and cultural institutions, including the California Institute of Technology (Caltech), the Jet Propulsion Laboratory, Pasadena City College, Fuller Theological Seminary, Art Center College of Design, the Pasadena Playhouse, the Norton Simon Museum of Art and the Pacific Asia Museum.

Major employers include the California Institute of Technology/Jet Propulsion Laboratory, Huntington Memorial Hospital, Bank of America, Kaiser Permanente, Pasadena City College, Guidance Software, One West Bank, Western Asset Management, East West Bank, OpenX, Parsons Corporation and Jacobs Engineering. The city of Pasadena has over 7 million square feet of office space.

Employment

Nearly 70,000 of the population are employed in a wide variety of industries. According to the 2010-2014 American Community Survey Estimates, population 16 years and older are employed as follows: 51.6% managerial and professional occupations; 16.3% service occupations; 20.9% sales and office occupations; 5.3% construction, extraction and maintenance occupations; and 5.8% production, transportation and materials moving technology occupations.

Economic Development

Pasadena is home to some of the most successful technology, finance, and engineering companies in the world. With a highly educated workforce, retail, restaurant, and cultural venues throughout, Pasadena offers everything that your company, and your employees, could want in a location to conduct business. Pasadena is a retail, dining, and entertainment destination for the region. The city has a lot of resources to encourage star-ups and small businesses to succeed in their region.

Source: <http://www.cityofpasadena.net>

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