

PRIME COLORADO BLVD FOR LEASE

±16,755 SF Freestanding Building

1038 E Colorado Blvd
Pasadena, CA 91106

Available for Lease



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ASSOCIATES**

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Property Highlights

±16,755 SF building adjacent to major national and lifestyle retail brands

Two blocks from Lake Avenue with frontage on Colorado Blvd., Pasadena's primary commercial artery

Signalized Corner and Prominent Signage with exposure to both vehicle and pedestrian traffic

Abundant Parking and Drive-Thru Pick-up Window

Location Highlights

Centrally located in the Tri-Cities LA market, within the Pasadena submarket

Short walk to South Lake Shopping District and Playhouse Village and Lake Avenue Gold Line Station (MTA)

Easy access to Public Transit and 210 Freeway

Affluent surrounding market with strong demographics

Zoning: CD-MU-G- AD-2 allows a wide range of commercial uses including retail, personal service, medical office/clinics and mixed use residential/commercial projects.

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±16,755 RSF

Building Size

\$4.00/sf/mo NNN

Monthly Rental Rate

\$104,534

Avg HH Income
1-Mile

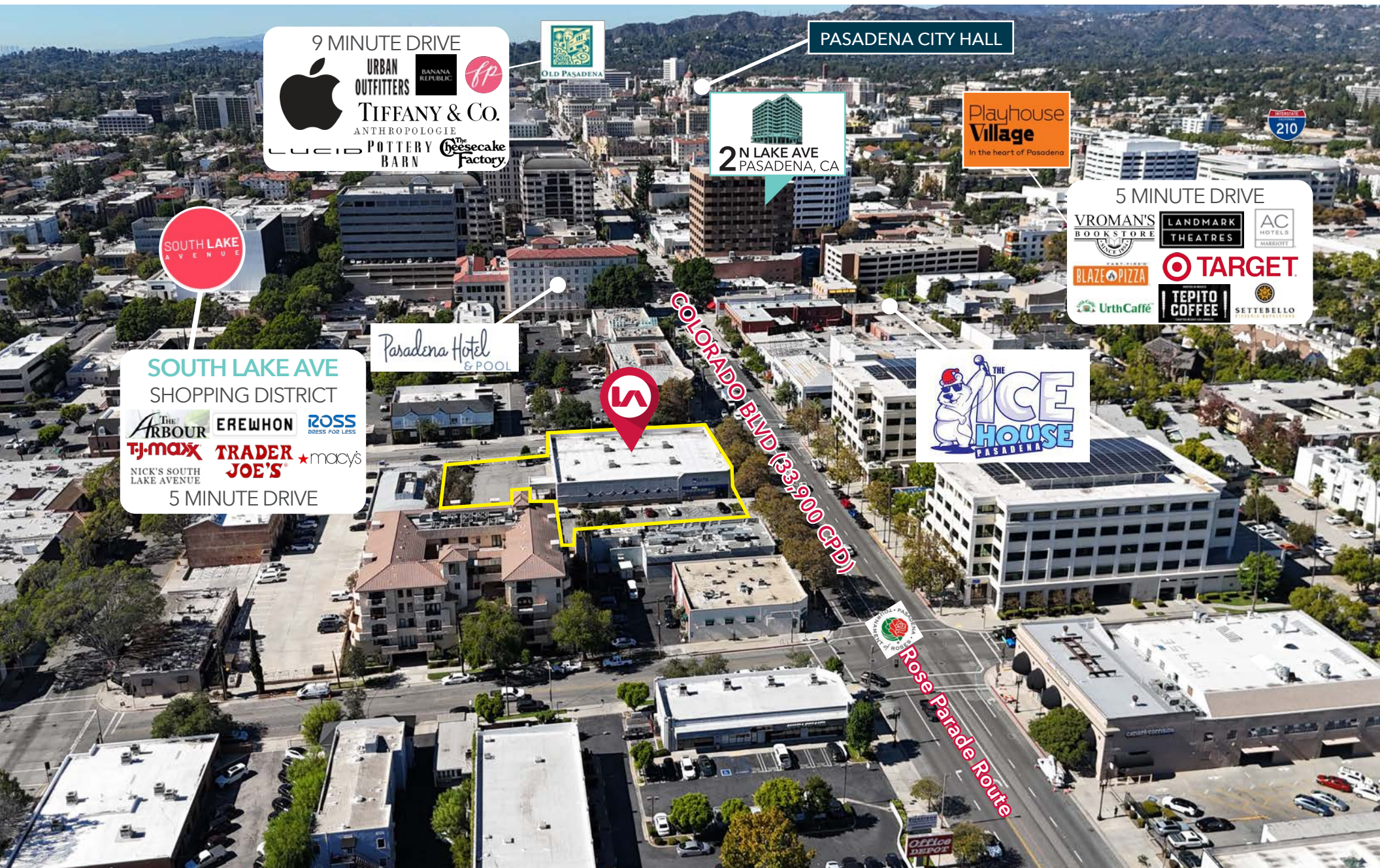
3.58/1,000 SF

Parking Ratio

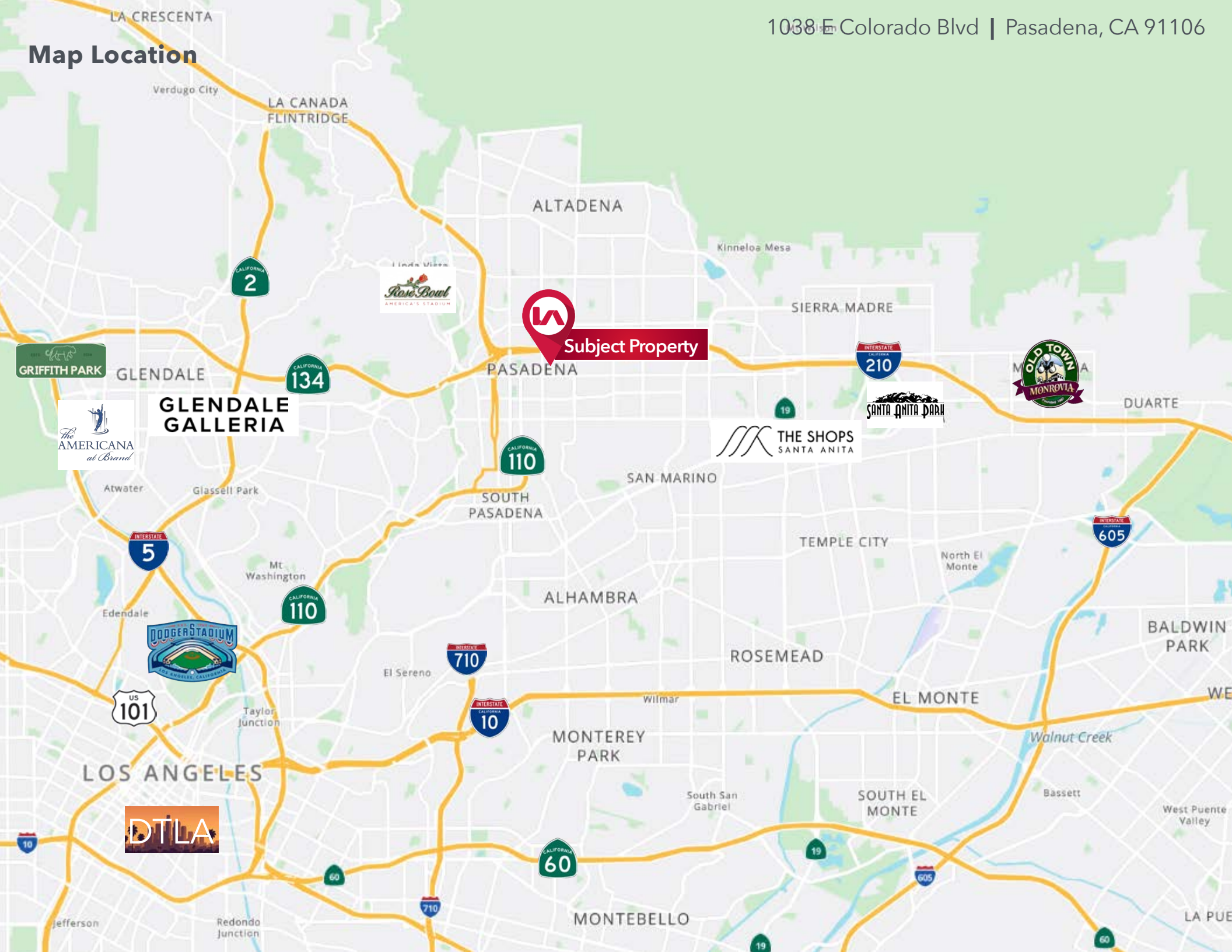
14,824 CPD

Traffic Count 2025
Colorado Blvd & Wilson Ave

Aerial Overview



Map Location



Property Photos



Demographics 2025



MEDIAN AGE

38.4 42.1 42.2

1 Mile 3 Miles 5 Miles



AVG. HH SIZE

2 2.4 2.6

1 Mile 3 Miles 5 Miles

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POPULATION



01	MILE	39,146
03	MILES	185,109
05	MILES	481,779

AVG. HOUSEHOLD INCOME



01	MILE	\$104,534
03	MILES	\$129,685
05	MILES	\$122,963

EMPLOYED POPULATION



01	MILE	50,807
03	MILES	125,901
05	MILES	221,533

CONSUMER SPENDING PER HH



01	MILE	\$30,544
03	MILES	\$37,460
05	MILES	\$37,349

Site Plan

