

FOR LEASE

1901 E COLORADO BLVD

Pasadena, CA 91107



AVAILABLE SF: 13,408 SF
LEASE RATE \$1.30 SF/month

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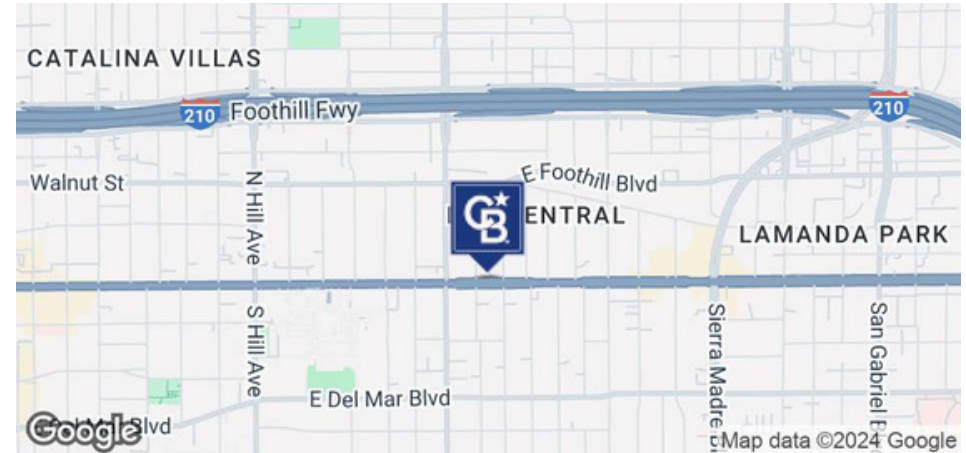


**COLDWELL BANKER
COMMERCIAL
REALTY**

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PROPERTY DESCRIPTION

This building is a unique combination of retail, industrial warehouse, and creative office. It has a great retail presence on Pasadena's famed Colorado Blvd. The rear of the building has a big open area great that can be used for a variety of uses including warehousing and storage. The building features sawtooth windows which let in ample light, an exposed ceiling, and a wide clear span ideal for a creative office.

OFFERING SUMMARY

Lease Rate:	\$1.30 SF/month (MG)
Available SF:	13,408 SF
Lot Size:	18,000 SF
Building Size:	13,408 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	9,456	35,208	71,071
Total Population Average	22,346	85,803	183,067
HH Income	\$92,604	\$100,044	\$101,484

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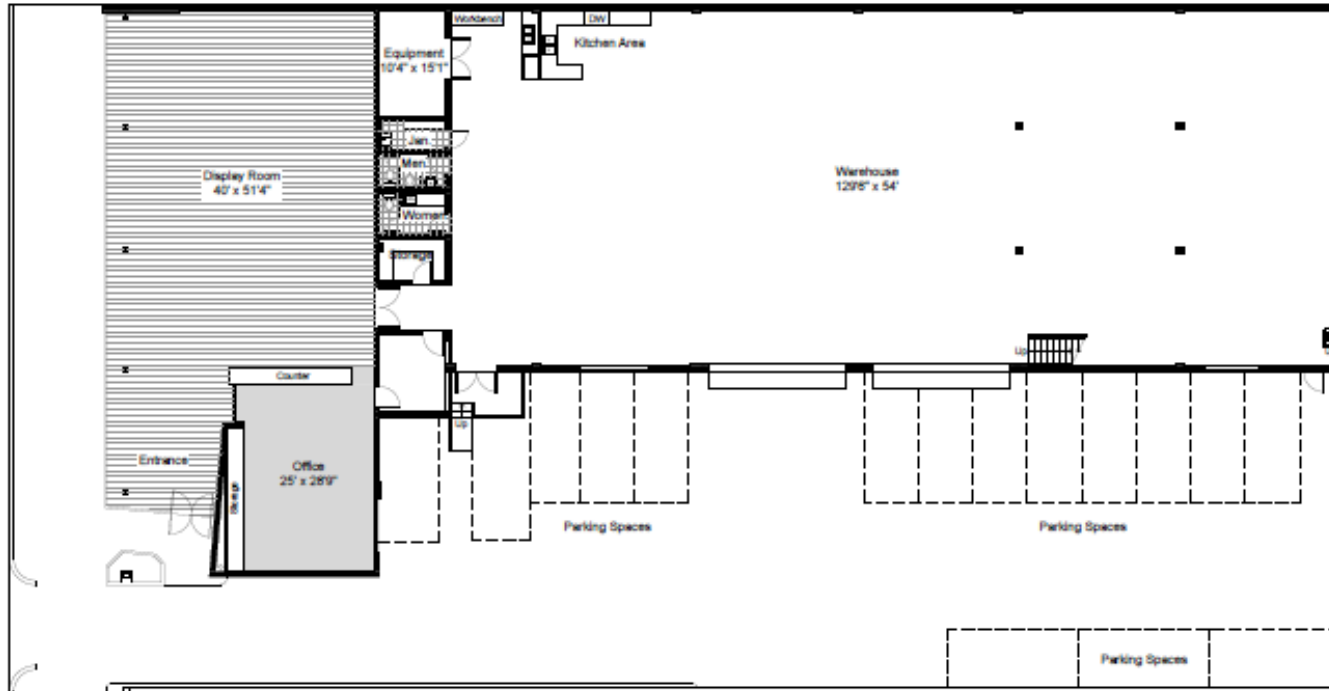


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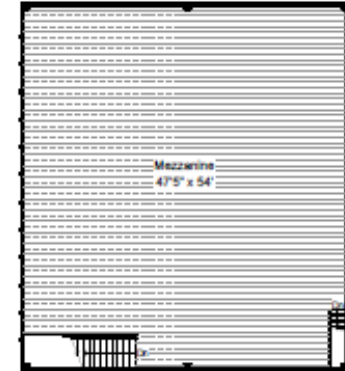
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FLOOR PLAN



GROUND FLOOR PLAN



MEZZ. FLOOR PLAN

*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

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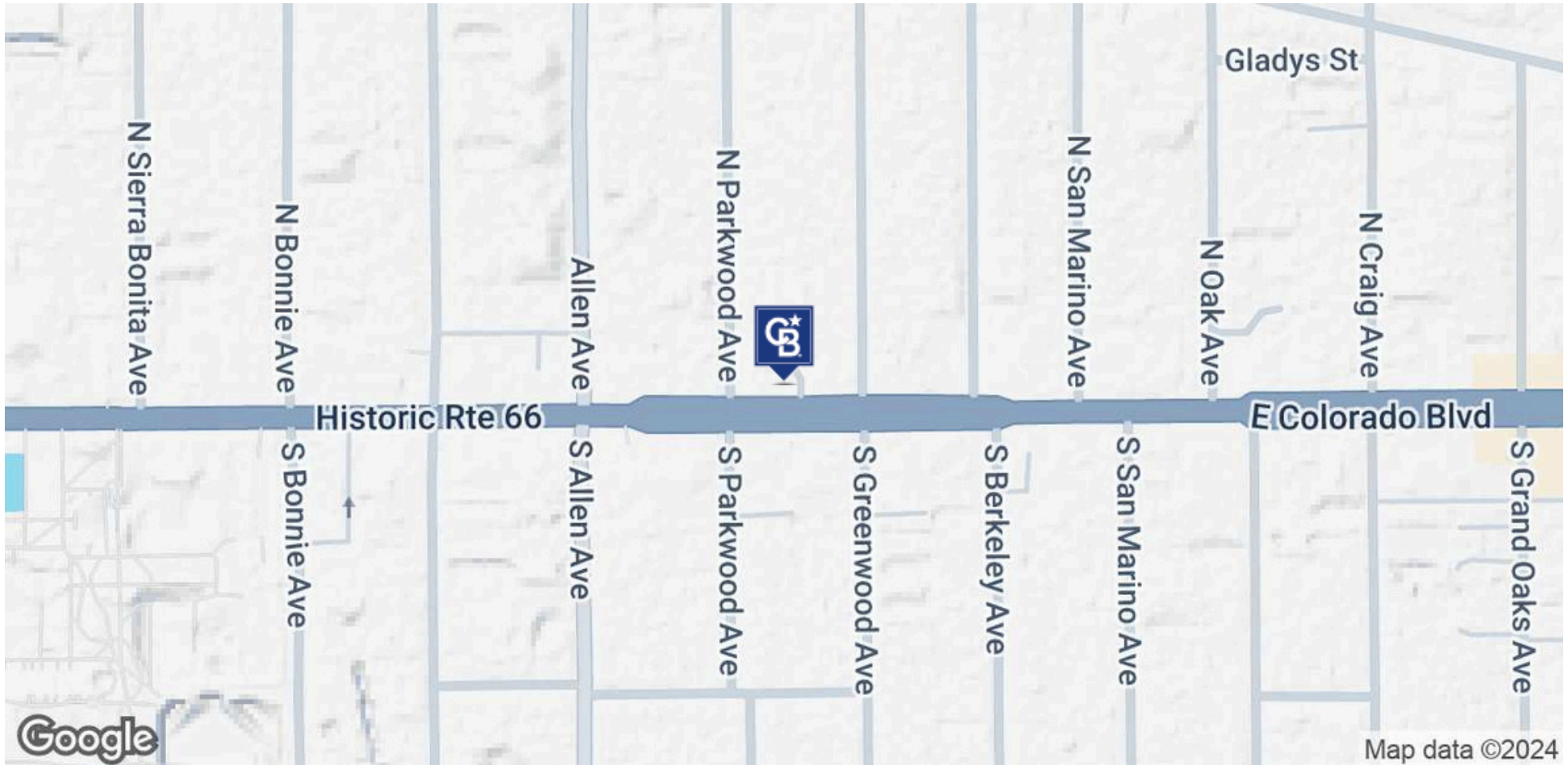
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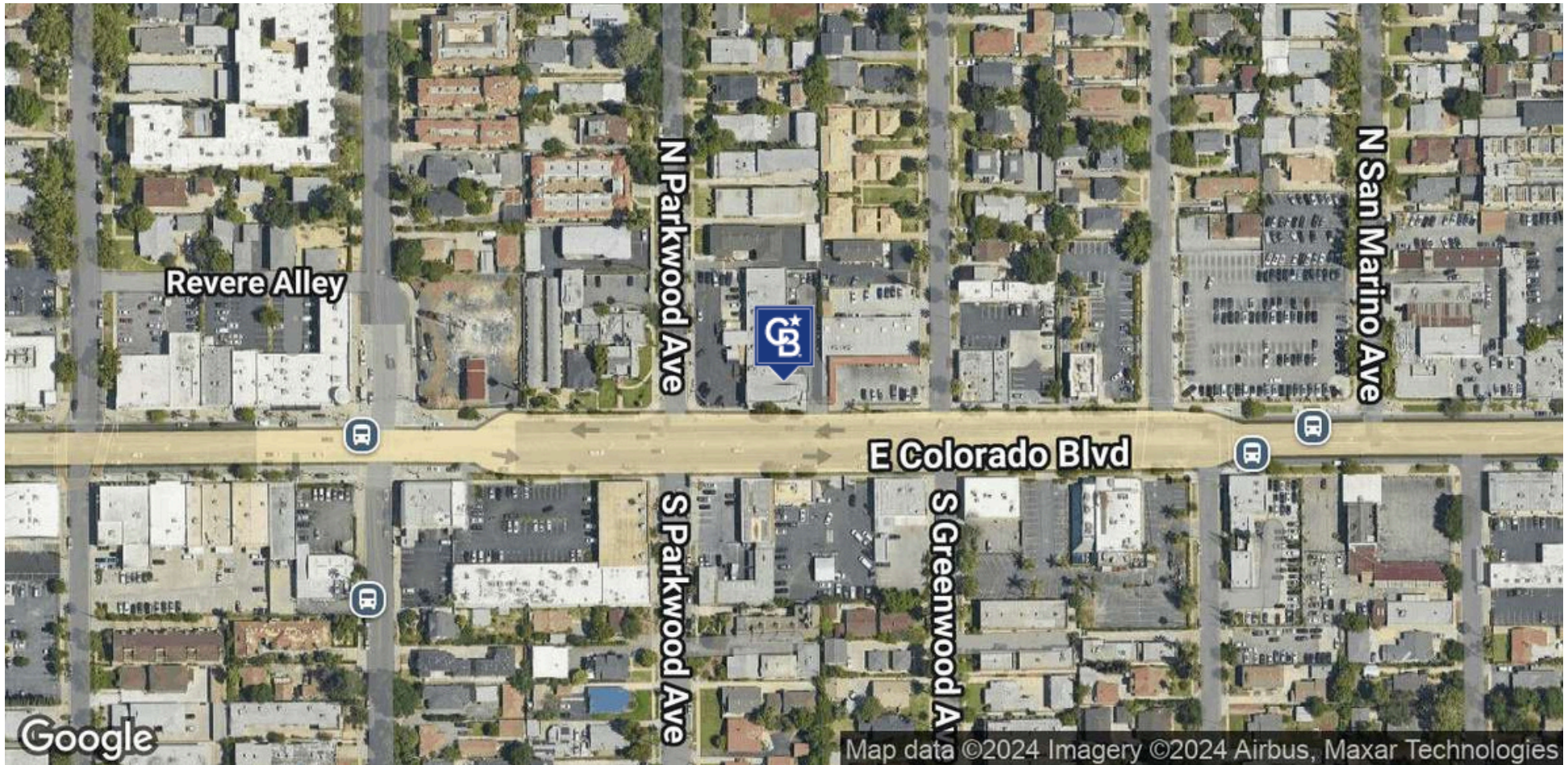
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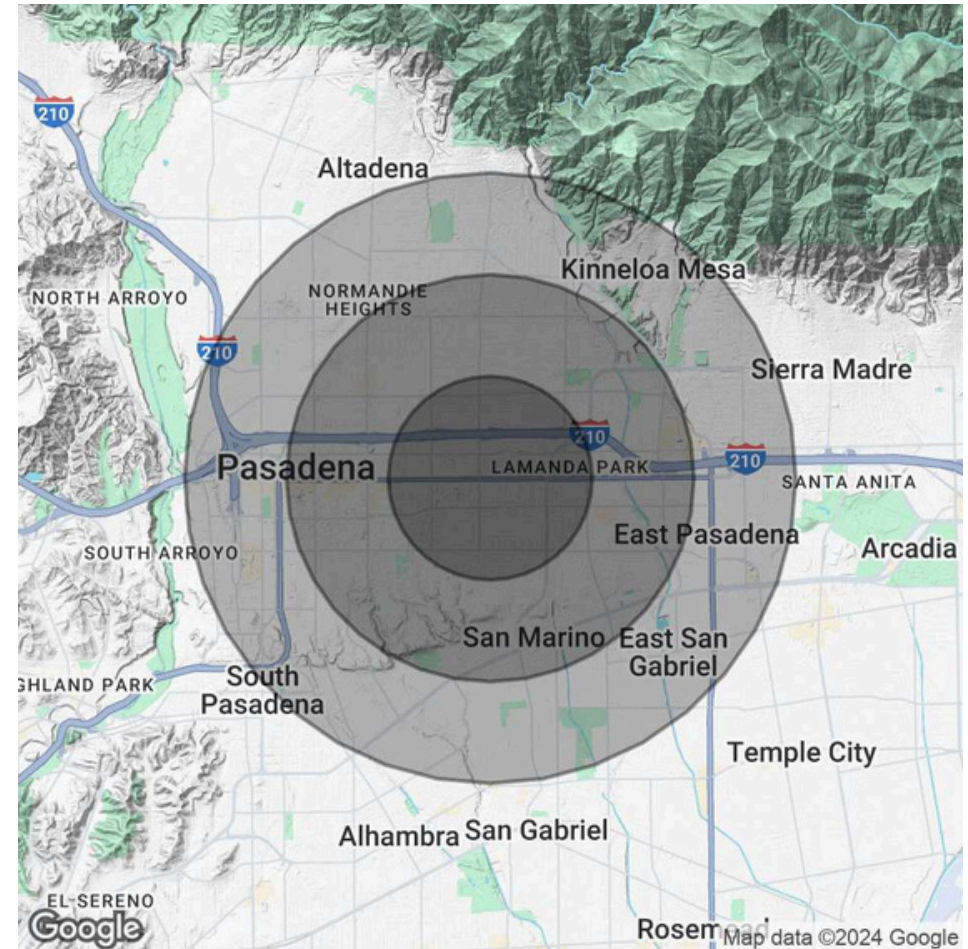
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	22,346	85,803	183,067
Average Age	37.2	38.1	38.5
Average Age (Male)	36.7	37.4	37.8
Average Age (Female)	37.9	38.8	39.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	9,456	35,208	71,071
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$92,604	\$100,044	\$101,484
Average House Value	\$771,505	\$677,356	\$694,450

2020 American Community Survey (ACS)



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