

# 33 E UNION ST PASADENA CA 91103



**Hoss MacVaugh**

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**MACVAUGH&CO**  
Commercial Real Estate Services



# LEASE HIGHLIGHTS

Second-generation restaurant. Currently occupied by a pizza concept. Patio seating is available through the City of Pasadena. Direct neighbors include Union, Pez Cantina and The Blind Donkey. One block from Colorado Blvd.

## SIZE

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3,188 SQFT

## PRICE

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\$3.75/SF NNN

## FINISHES

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Hardwood flooring throughout, brick accent walls, exposed ceilings

## LAYOUT

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Large dining area, full bar, cool/dry storage, private office & two restrooms

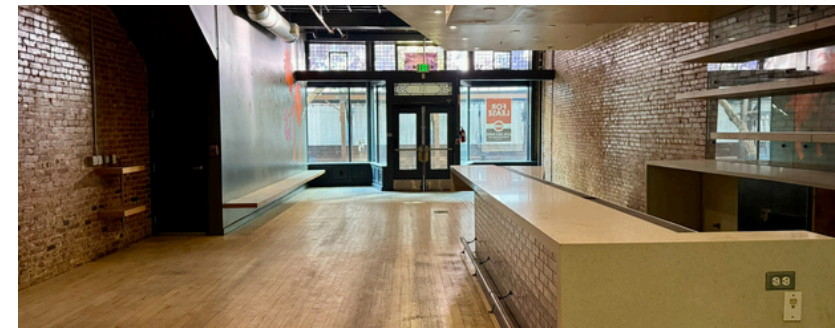
## AVAILABLE

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Immediately







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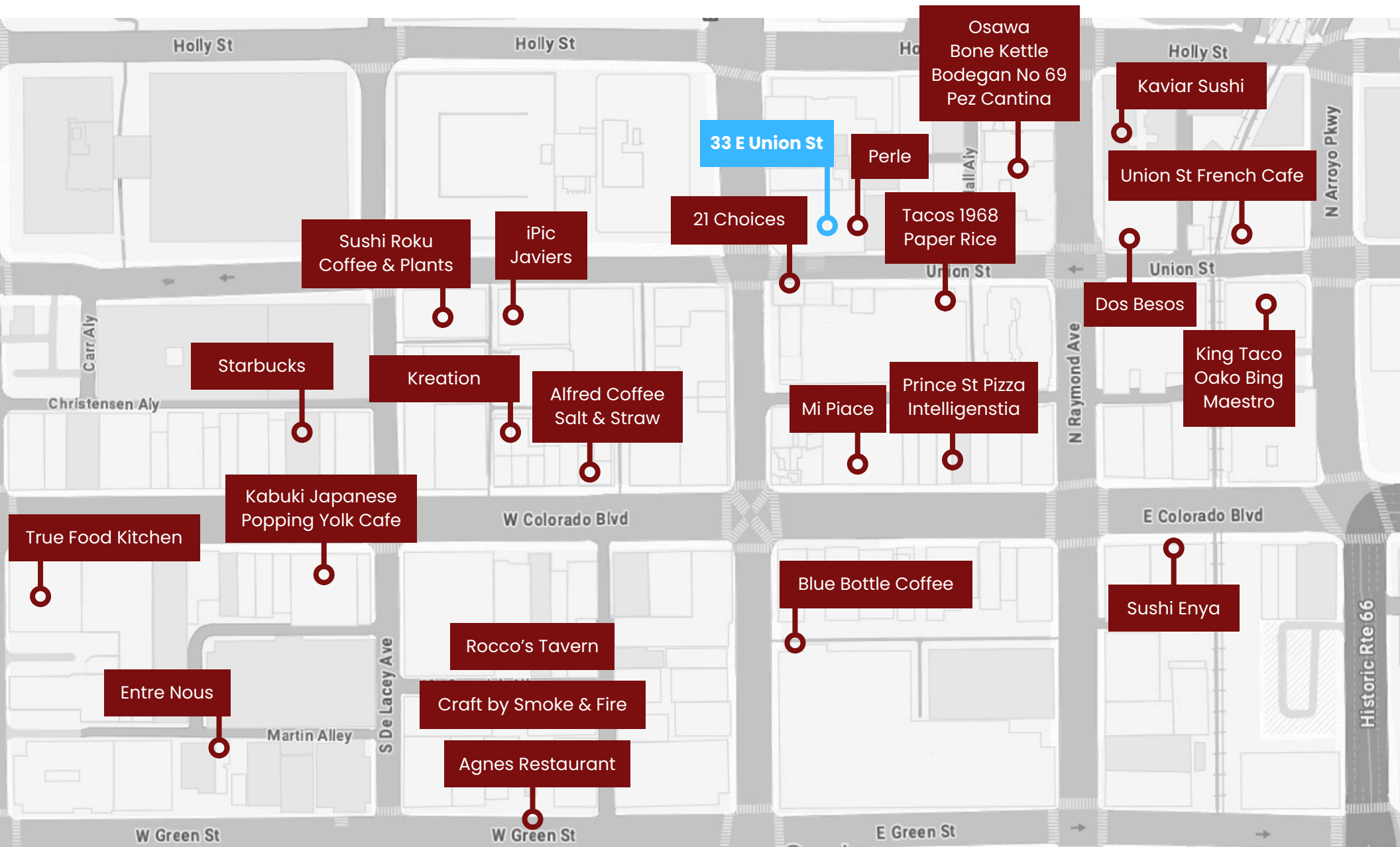
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# OLD PASADENA MAP



# PASADENA, CA

## CITY INFORMATION

200k population, 110k employees, 127k average household income all within a 3-mile radius

The seasonal population reaches its peak through the Rose Bowl with sports events, concerts and New Years Eve/Day

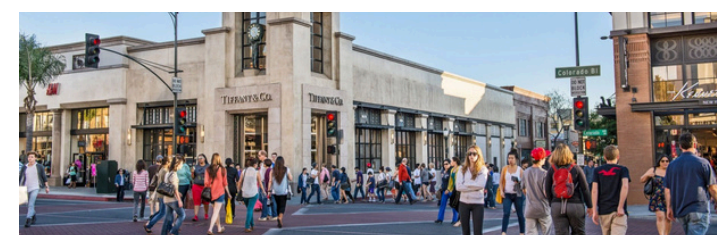
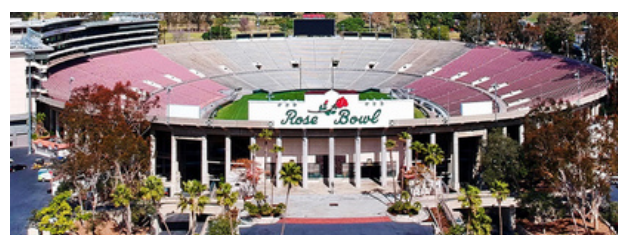
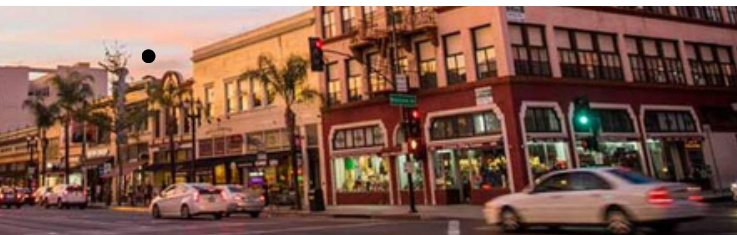
Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

National icons such as Art Center College of Design, JPL and Cal Tech

Multiple Metro Gold Line stops are located throughout the city - Bringing in people from Azusa to Downtown Santa Monica

You'll find a combination of mom-and-pop shops and major tenants keeping the history of the city alive while bringing a modern day flare

Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings



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