

**3751 E Colorado Blvd
Pasadena, CA**



Turnkey Retail/Office Unit on Bustling Colorado Blvd

FOR LEASE

Presented by:



Monique Berry
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Asking Rate:	\$2.50/SF/Mo NNN
Available SF:	2,000 SF
Year Built:	1960
Parking:	On-Site Parking
Term:	Negotiable

PROPERTY

HIGHLIGHTS

Fully Built out Turnkey unit of prime retail / office space

Ideal for any Office/ Retail/ Health & Beauty/ Fitness/ Medical/ Dental/ Art Studio and many more

Highly visible, prime location with 25 ft Frontage on busy E. Colorado Blvd

Just half a block east of the heavily trafficked signalized intersection of Colorado and Rosemead Blvd

Ideally located with easy access to the 210 Freeway and Metro Gold Line

Prominent National tenants in close proximity include: Big 5, Staples, Amazon Fresh, Wholefoods, Sprouts, just to name a few

Also directly across from newly built 100 unit mixed-use multifamily apartment community

Reserved on-site parking in back parking lot with alley access and ample unrestricted parking surround



**3751 E COLORADO BLVD
PASADENA, CA 91107**

Call listing Broker for a
tour or for more
information

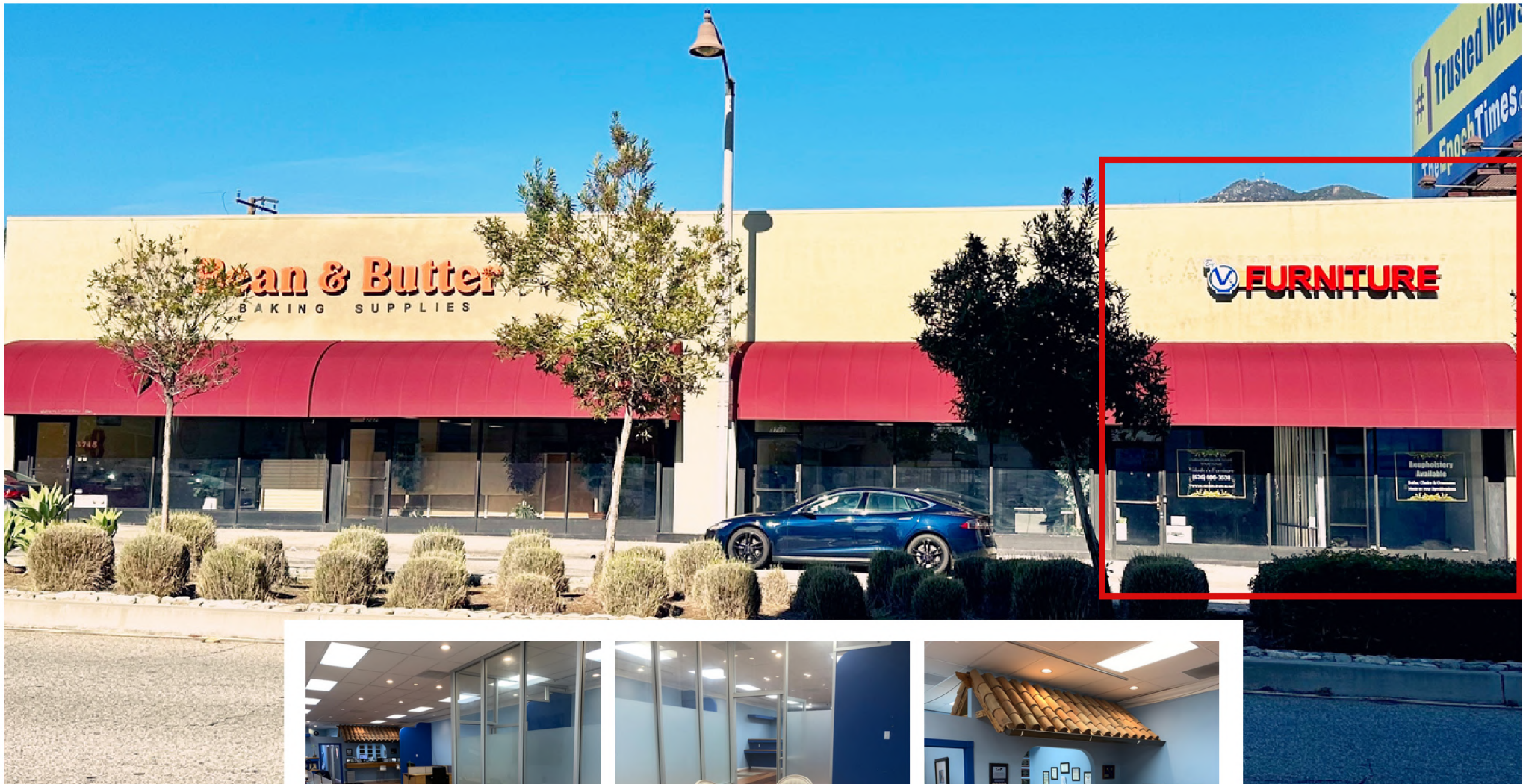


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DEMOGRAPHICS



Directly across from new 100 unit mixed use Rinrose Apartment Development boasting additional traffic



POPULATION	1 MILE RADIUS	3 MILE RADIUS
POPULATION 2022	12,907	143,907
MEDIAN AGE	43	44
BACHELORS DEGREE	52%	52%

HOUSEHOLD & INCOME	1 MILE RADIUS	3 MILE RADIUS
AVG HOUSEHOLD SIZE	2.7	2.7
MEDIAN HOME VALUE	\$1,020,893	\$963,216
AVG HOUSEHOLD INCOME	\$146,814	\$130,867

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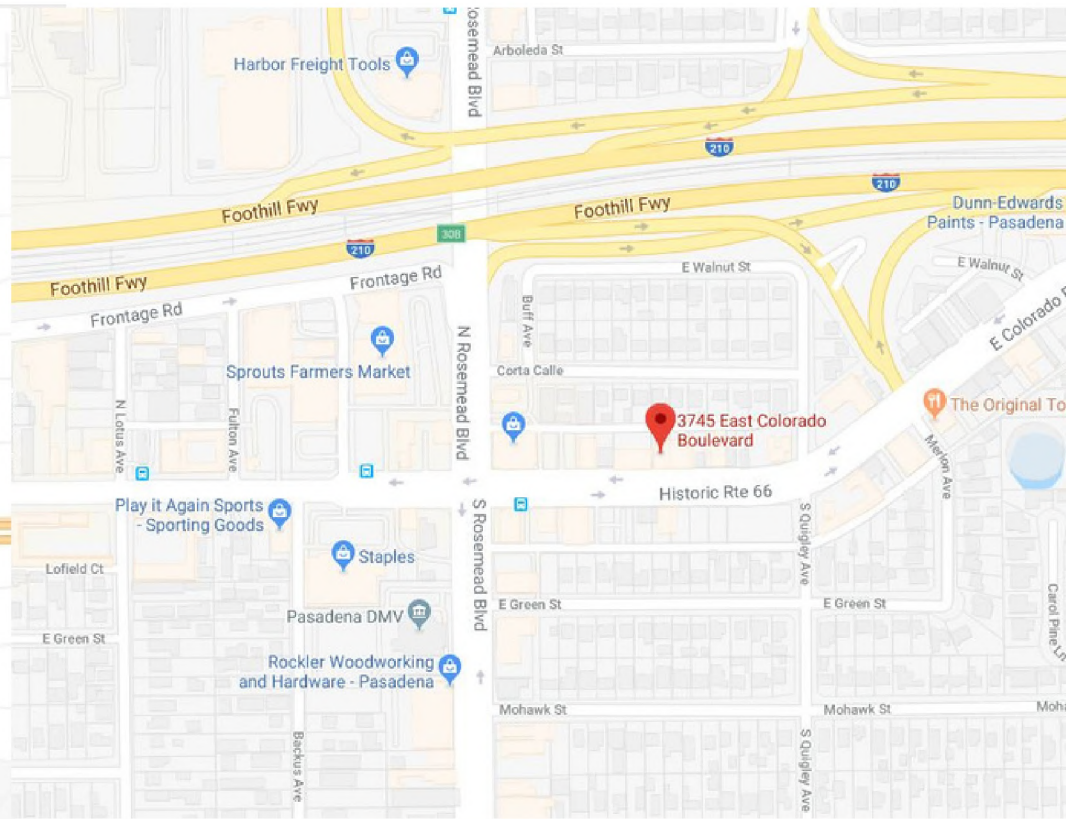
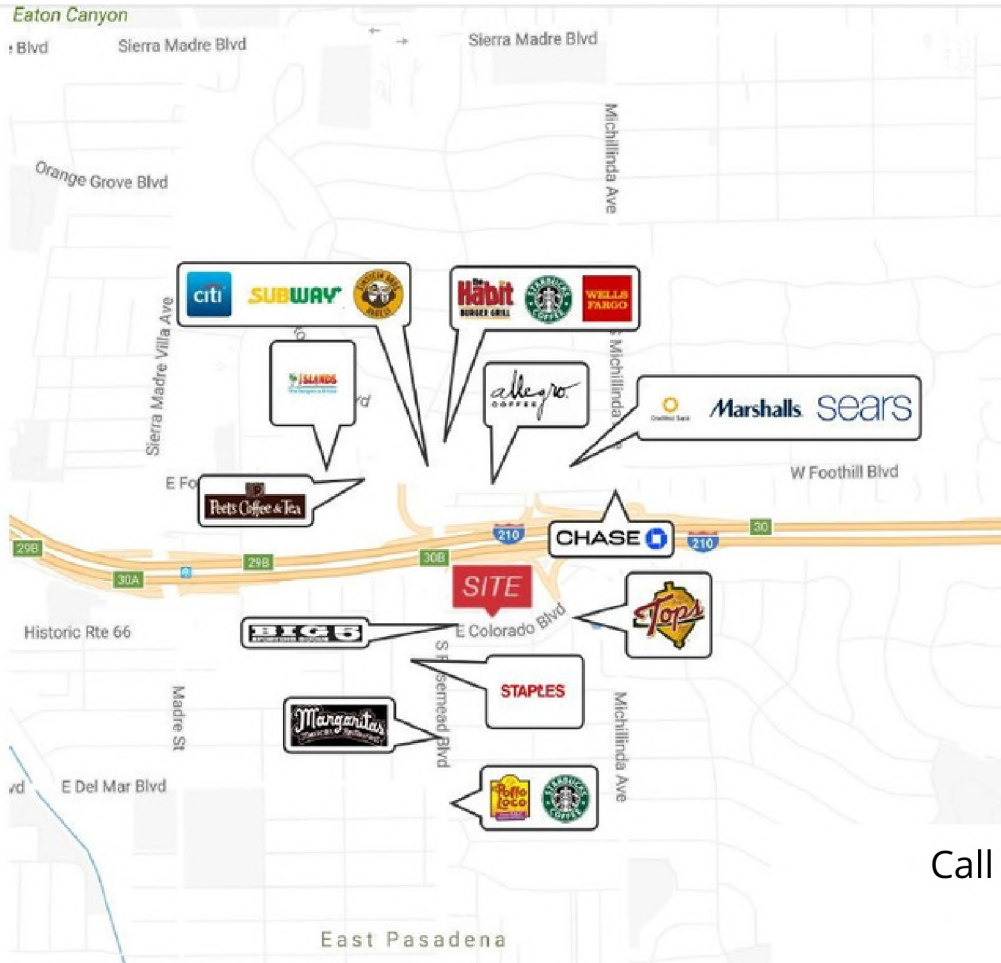


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MAP & SURROUNDING RETAILERS



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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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