

**RETAIL SPACE
FOR LEASE**

3845 E. Colorado Blvd.
Pasadena, CA 91107



ELLIOTT GALLAHAN

Senior Associate

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MAURICIO OLAIZ

Principal

626.240.2773

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PASADENA, CA | FOR LEASE | 833 SF CREATIVE
OFFICE/RETAIL UNIT ON COLORADO BLVD

FOR LEASE 3845 E. COLORADO BLVD. • PASADENA, CA



PROPERTY HIGHLIGHTS

Unit 3845 is vanilla, move in ready
(\$2.00/SF/NNN)

Parking lot behind building for 9 cars
(3 spots per unit). Additional all day street
parking available on Colorado Blvd.

Verified with city/county that
Medical/Dental Use is OK

LOCATION HIGHLIGHTS

High Visibility on Colorado Blvd.

South of the 210 Freeway

Less than a quarter mile from: Pasadena DMV,
The Original Tops, Dot's Café,
DaVita Pasadena Foothills Dialysis, Rite Aid,
Sprouts Farmers Market, Whole Foods Market

EXCLUSIVELY LISTED BY

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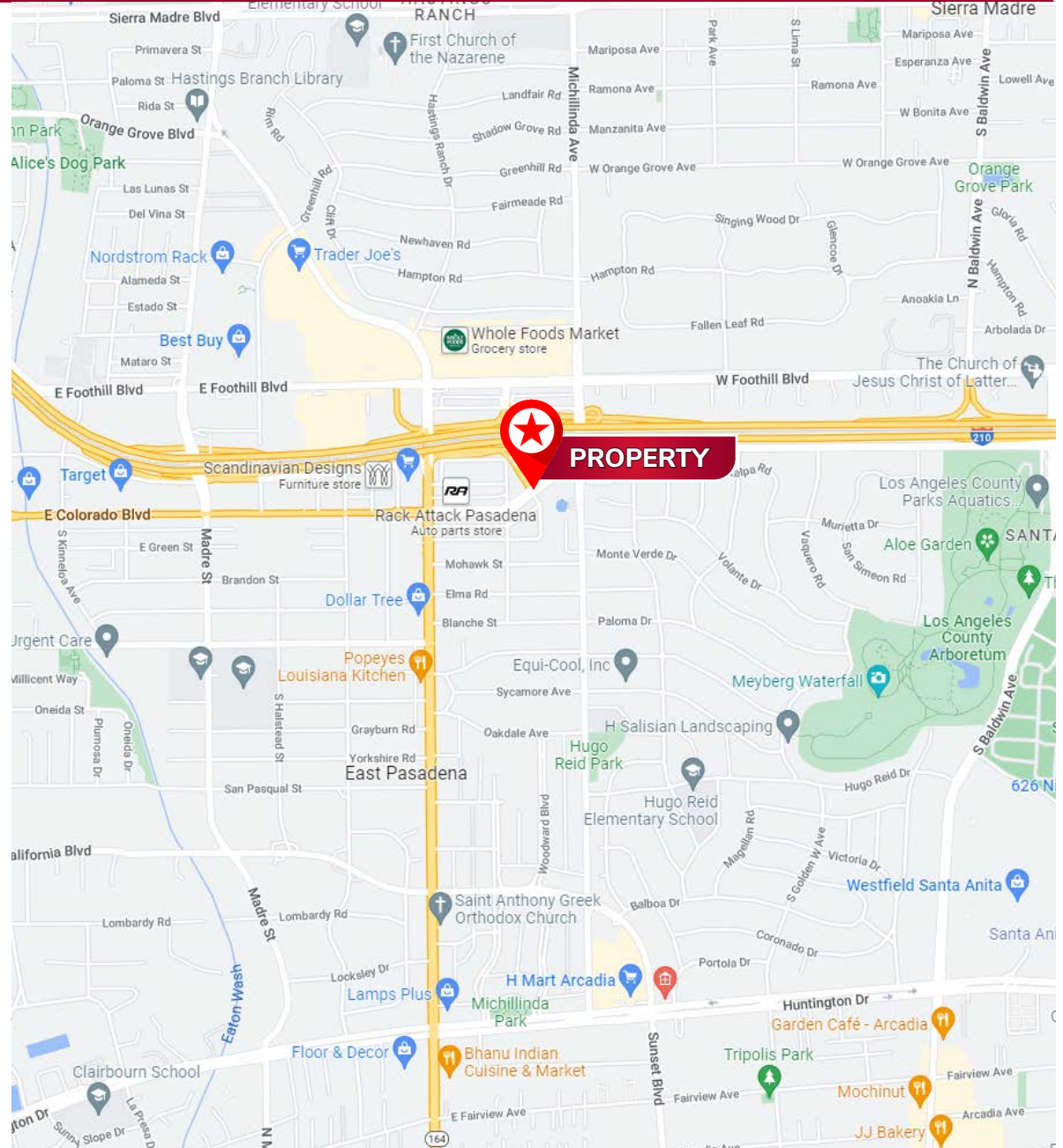


FOR LEASE 3845 E. COLORADO BLVD. • PASADENA, CA

PROPERTY INFORMATION

Rare opportunity to lease a Retail/Office unit in a highly maintained stand alone building on Colorado Blvd. in the heart of East Pasadena's Colorado Blvd. Commercial Corridor.

Asking Rate:	\$2.25 NNN
Suite Size:	±833 SF
Total Building SF:	±2,500 SF
Lot SF:	±5,227 SF
Year Built:	1953
Parking Ratio:	3 Assigned Parking Spaces
Zoning:	MXD
APN:	5755-033-008
Terms:	1, 3, 5, 10 Years



FOR LEASE 3845 E. COLORADO BLVD. • PASADENA, CA

AMENITIES MAP & DEMOGRAPHICS



TRAFFIC COUNT

Street	Cross Street	Distance	Count Year	Count
E Colorado Blvd	E Walnut St SW	0.09 mi.	2022	21,657



2024 TOTAL POPULATION

12,213
1 MILE

140,442
3 MILES

417,325
5 MILES



2024 TOTAL HOUSEHOLDS

4,647
1 MILE

53,014
3 MILES

157,169
5 MILES



2024 AVG HOUSEHOLD INCOME

\$182,517
1 MILE

\$166,202
3 MILES

\$145,583
5 MILES

WALK
SCORE



Source: CoStar



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