

PERFECT FOR OWNER-USER

# FOR SALE OR LEASE

JUST WEST OF OLD PASADENA

800 COLORADO BLVD

Los Angeles, CA 90041

+/- 10,016 SQUARE FEET OFFICE OR MEDICAL BUILDING ADJACENT TO 134 FREEWAY

**OCCUPY IMMEDIATELY**



**YOUR COMPANY NAME HERE**

**COLORADO BOULEVARD**

**3D VIRTUAL TOUR**

**BUILDING SIZE:** +/- 10,016 SF

**SALE PRICE:** \$3,200,000

**LOT SIZE:** +/- 14,683 SF

**LEASE RATE:** \$1.95 SF/month MG

**APN:** 5709-003-012

**BILL UKROPINA**

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**ROBERT IP**

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**KATHI CONSTANZO**

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**CHRISTINA BURDETTE**

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CHRISTINA.BURDETTE@CBREALTY.COM  
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**COLDWELL BANKER  
COMMERCIAL  
REALTY**

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800 COLORADO BLVD  
Los Angeles, CA 90041



## PROPERTY DESCRIPTION

Located on high-traffic Colorado Boulevard just west of Old Pasadena off the 134 Freeway, this +/- 10,016 SF two-story office building offers excellent visibility and accessibility. With freeway-facing signage and dual access driveways, it's a perfect setting for businesses looking to maximize exposure and accessibility.

### Key Points:

- **Prime Visibility:** Located just off the 134 freeway with excellent signage opportunities.
- **Flexible Use Options:** Perfect for office, medical, or service-oriented businesses.
- **Owner-User Opportunity:** For R&D Biotech businesses looking to own and occupy.
- **Ample Parking:** Over 30 parking spaces with dual access from Colorado Blvd and Glengarry.
- **Luxury Environment:** Outdoor seating area, sweeping top story views, multiple executive offices with wet bar, two welcoming receptionist desks and an extensive filing area.

## OFFERING SUMMARY

Sale Price:	\$3,200,000
Lease Rate:	\$1.95 SF/month (MG)
Building Size:	+/- 10,016 SF
Lot Size:	+/- 14,683 SF
APN:	5709-003-012

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	378	1,191	4,522
Total Population	886	2,864	11,587

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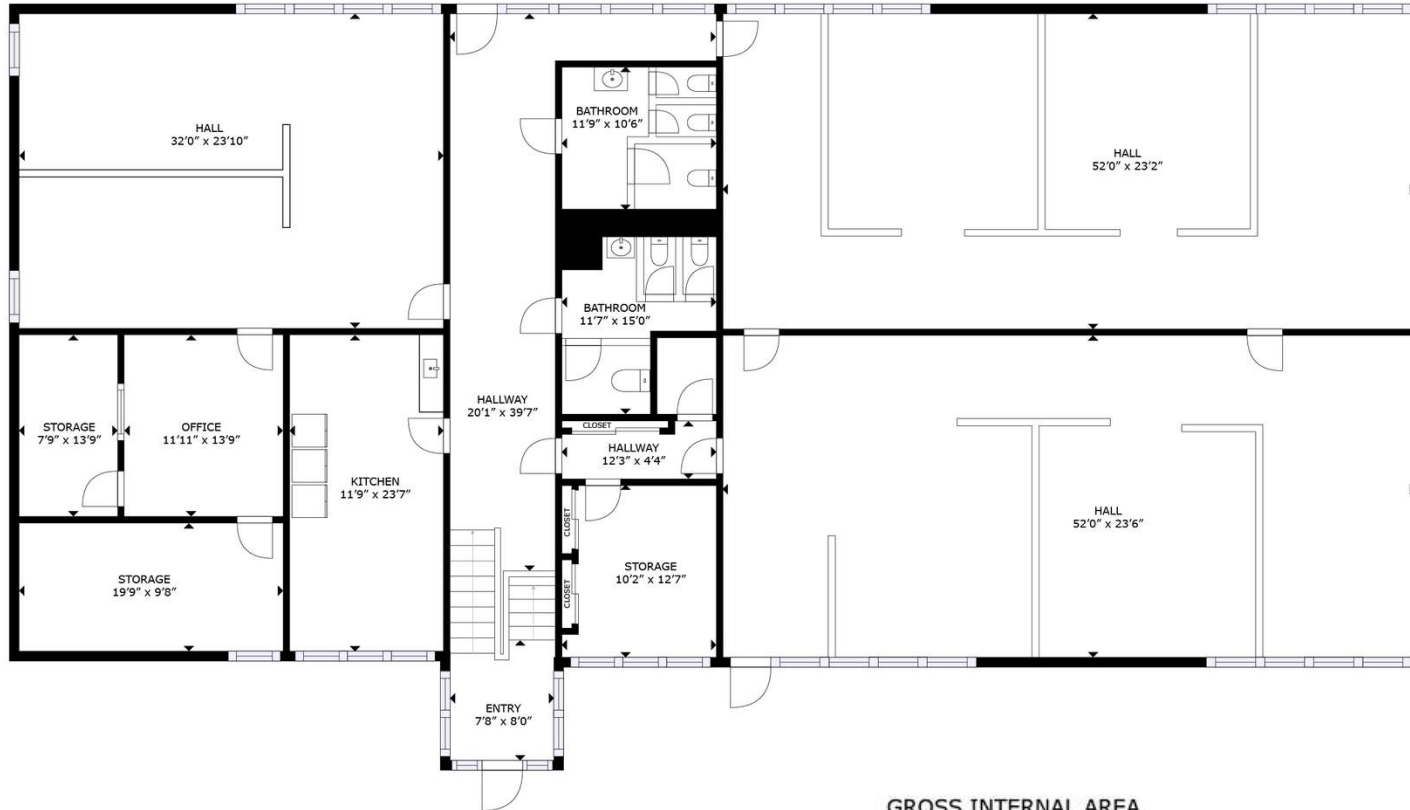
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## FLOOR PLAN - FIRST FLOOR



GROSS INTERNAL AREA  
FLOOR 1: 5,107 sq. ft, FLOOR 2: 5,064 sq. ft  
TOTAL: 10,170 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

\*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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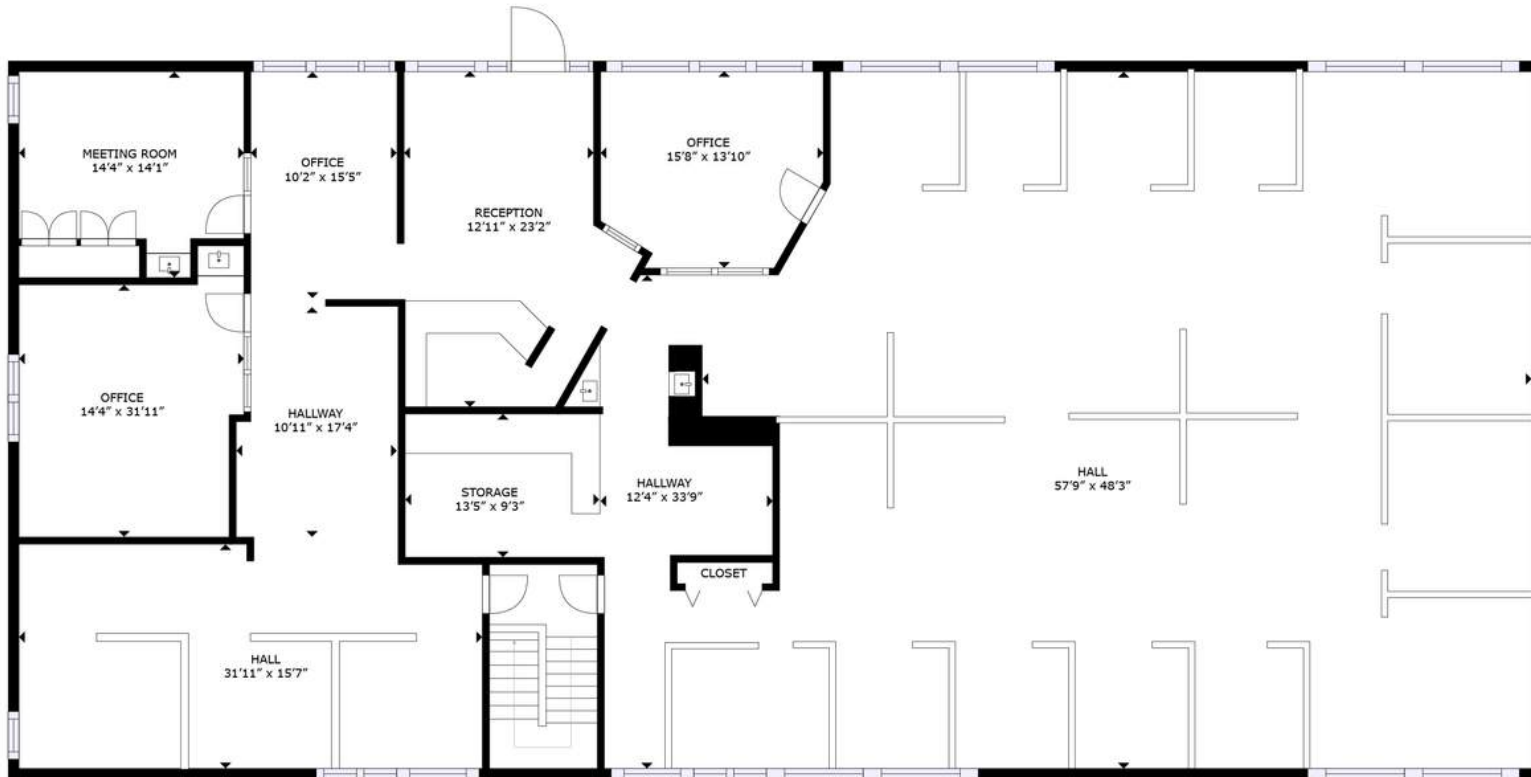
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## FLOOR PLAN - SECOND FLOOR



GROSS INTERNAL AREA  
FLOOR 1: 5,107 sq. ft, FLOOR 2: 5,064 sq. ft  
TOTAL: 10,170 sq. ft

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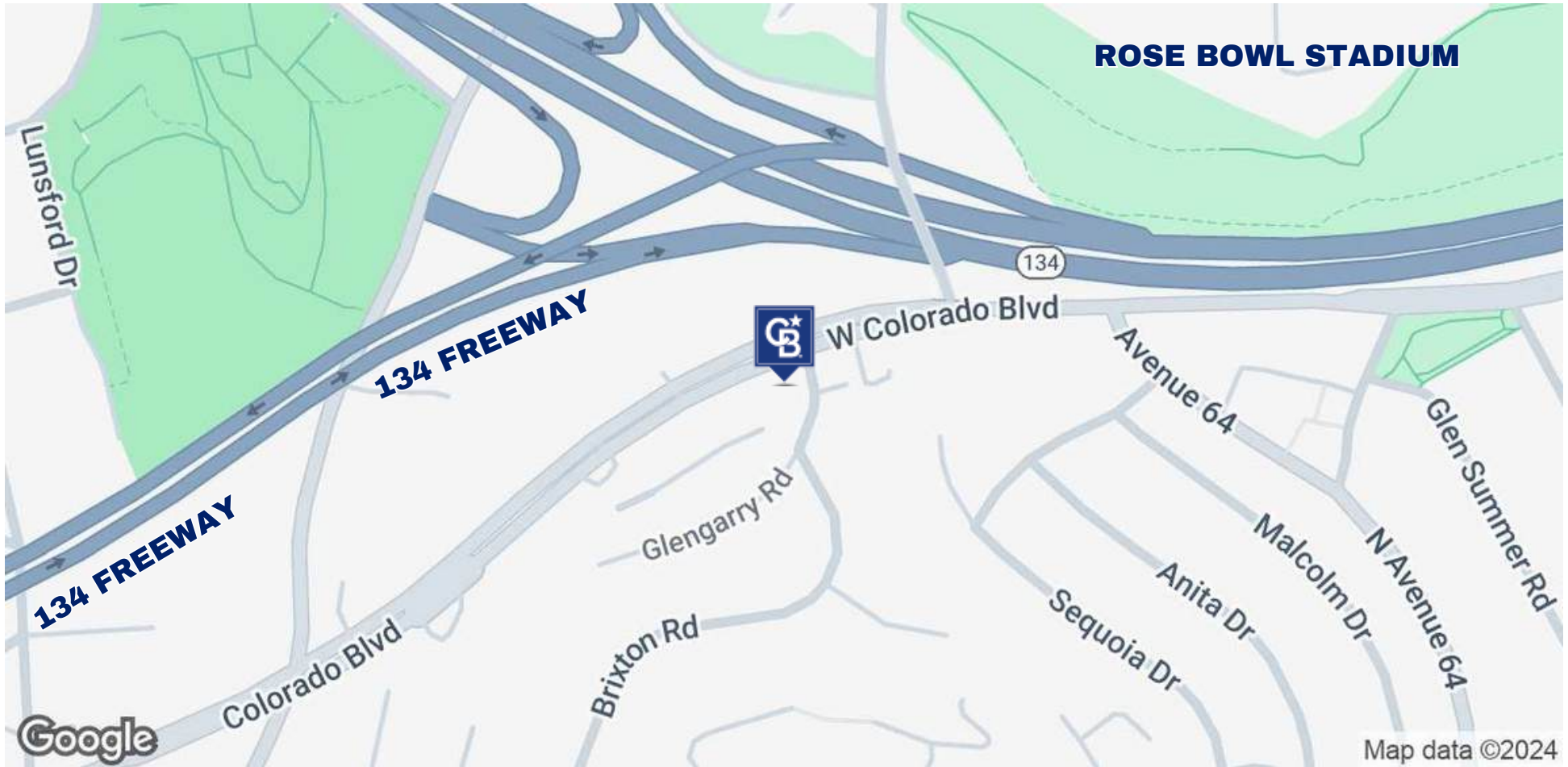
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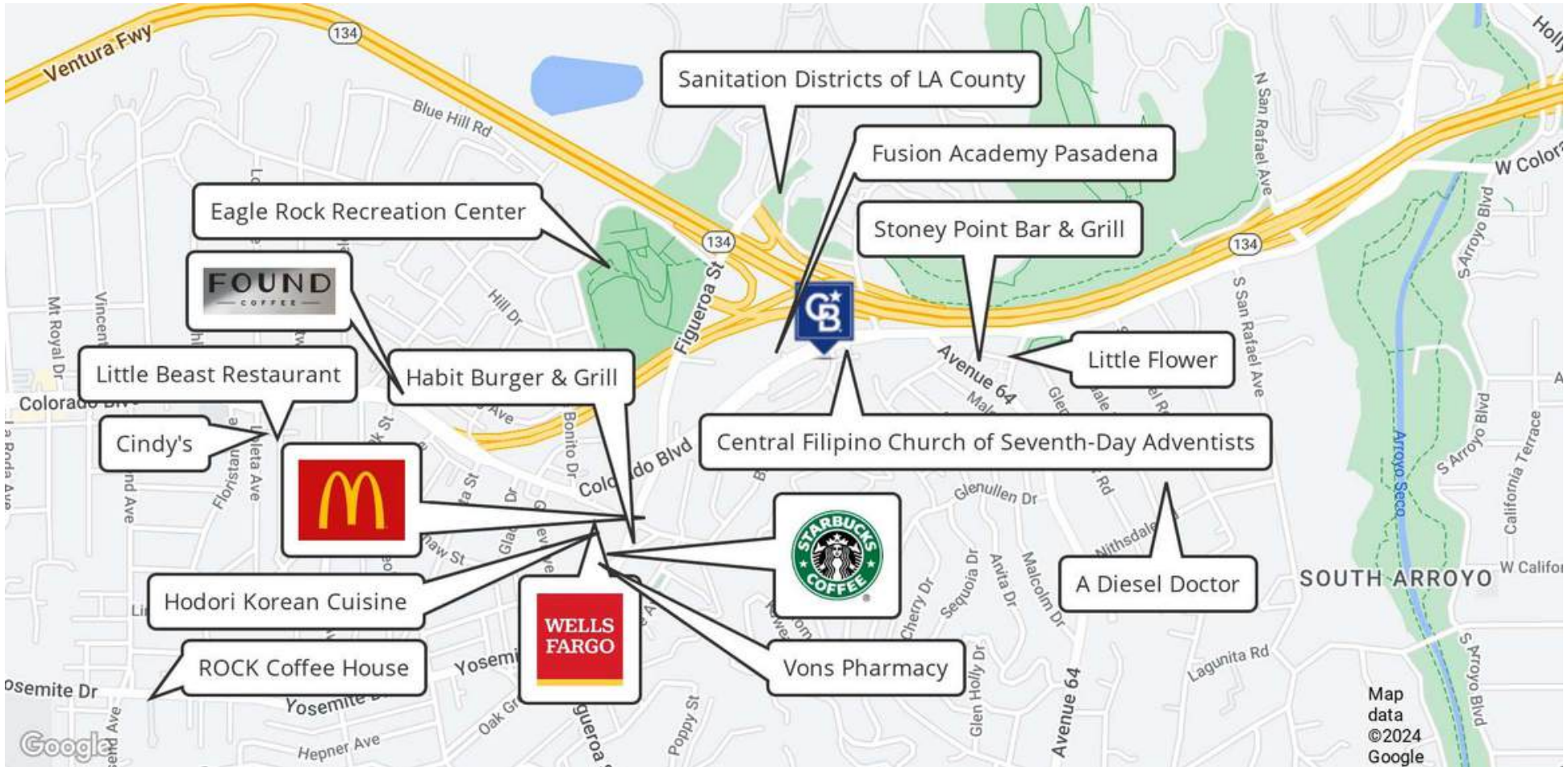
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**YOUR NAME HERE**



**a&m**  
Anderson and Murison

**800**

**CLEARLY SEEN  
FROM 134 FREEWAY**











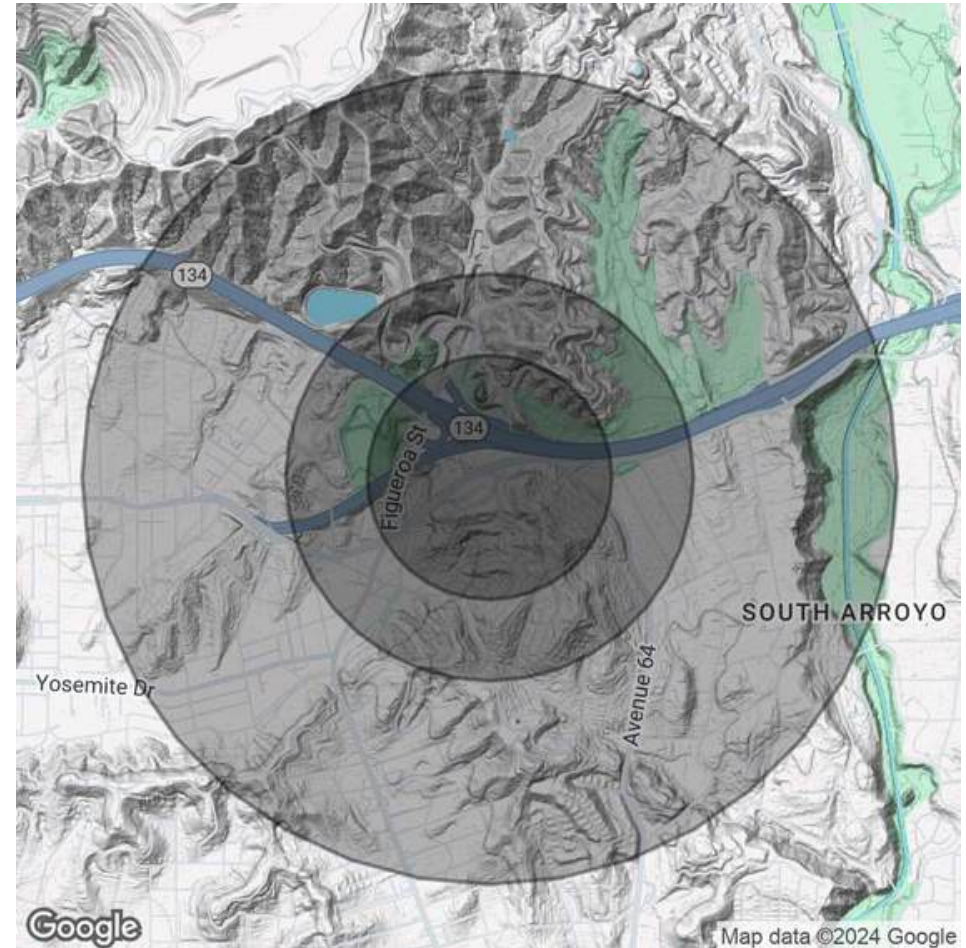
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	886	2,864	11,587
Average Age	47	46	45
Average Age (Male)	46	45	44
Average Age (Female)	48	47	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	378	1,191	4,522
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$182,956	\$195,467	\$190,320
Average House Value	\$1,440,350	\$1,477,509	\$1,404,664

*Demographics data derived from AlphaMap*



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