

1521 E WASHINGTON BLVD

ALTADENA, CA 91104

HOSS
MACVAUGH

626.583.8400

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LIC NO. 00971669

MACVAUGH & CO
Commercial Real Estate Services



Property Overview

Prime Washington Blvd Retail - Adjacent to Altadena

1521 E. Washington Boulevard is located on a **well-established neighborhood retail corridor** with strong **daily traffic and visibility**, surrounded by popular local businesses, including The Shops on Hill - Octavia's Bookshelf, Millie's Cafe, Lavender and Honey Espresso Bar, and Woon, along with nearby cafés, neighborhood services, and retail establishments.

The site benefits from **convenient access to Pasadena Transit** and Metro bus routes serving the Washington Boulevard corridor, connecting the area to Pasadena's broader transit network.

The location also offers **close proximity to Old Pasadena** and the **South Lake Avenue shopping district**, two of the city's primary retail destinations, and provides **easy regional access** to Downtown Los Angeles via the I-210 and 110 freeway corridors.

Positioned within a **dense residential neighborhood** with **strong walkability and neighborhood retail demand**, the property offers an excellent opportunity for food, service, wellness, or boutique retail operators.

GENERAL INFO

USE: RETAIL

SIZE: 3,900 SQFT

PRICE: \$2.25/SF MG

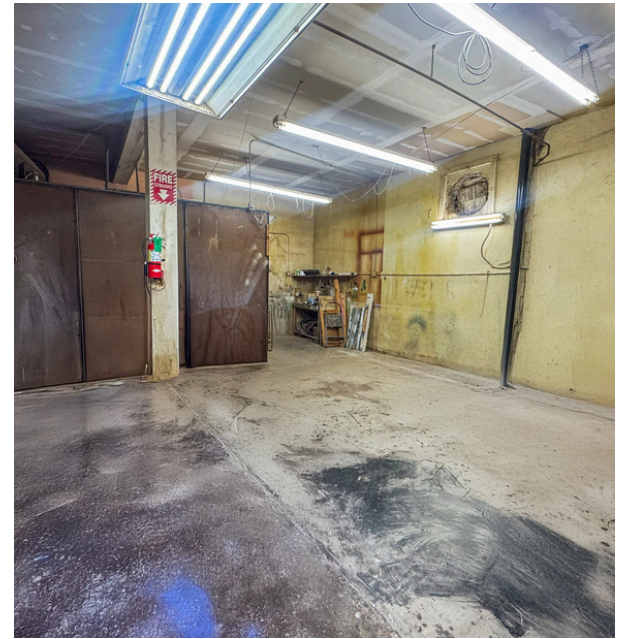
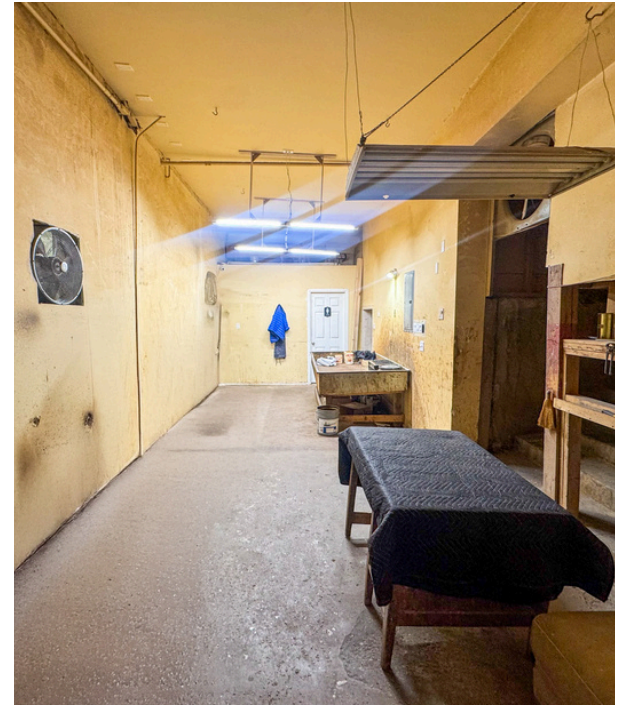
YEAR BUILT: 1925

TERM: 3-5 YEARS

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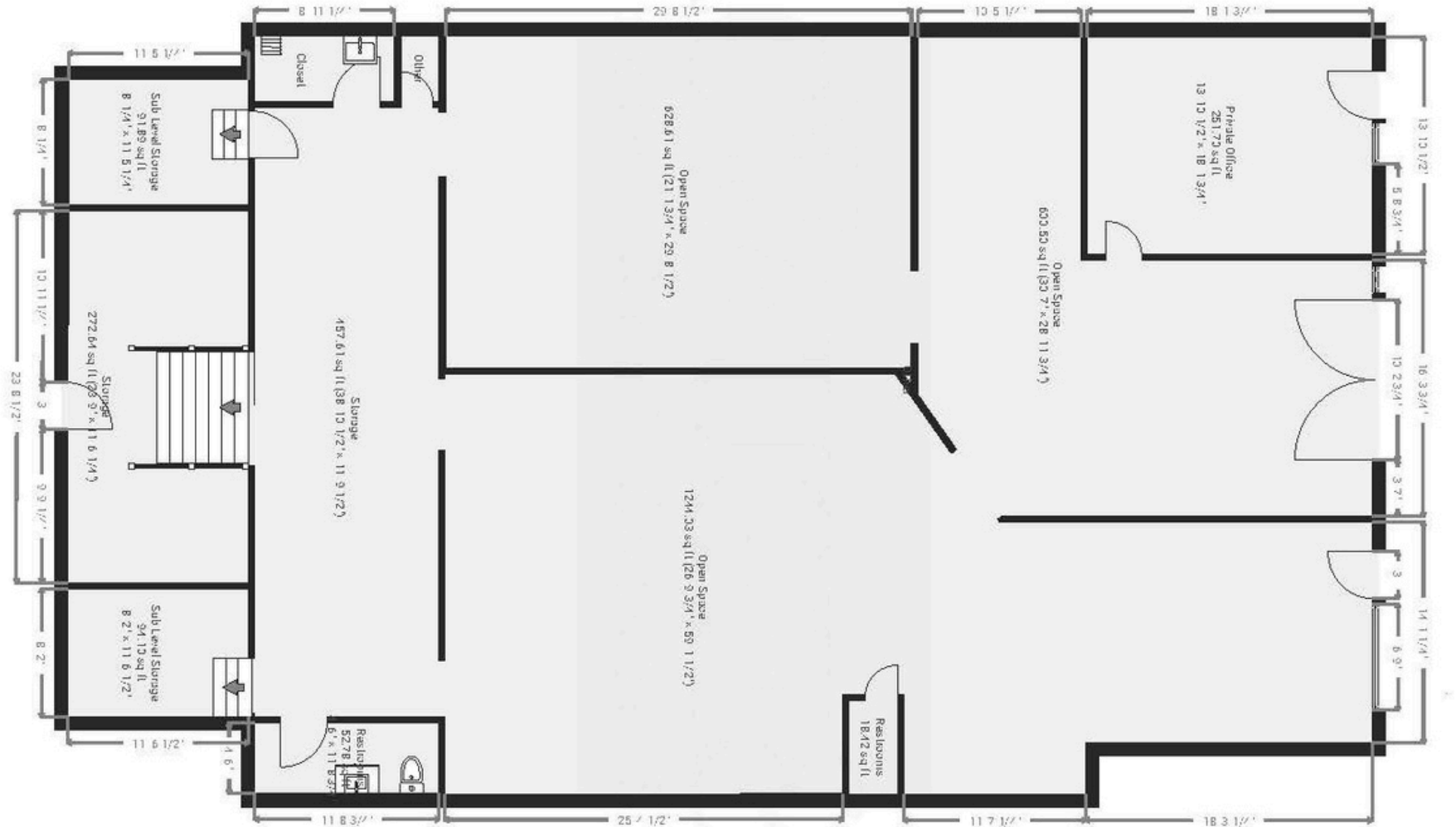


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Market & Demographics

Pasadena's 91104 ZIP code serves the city's **northeast neighborhoods** and provides a **strong surrounding consumer and workforce base for local businesses**. The area has **approximately 35,000 residents** with household incomes exceeding **\$100,000**, supporting demand for **neighborhood retail, medical, and professional services**.

The population is **well educated and employed** across professional, healthcare, and technology sectors throughout Pasadena and the San Gabriel Valley. **Convenient access to the I-210 Freeway** connects the area to **major employment centers** in Pasadena, Glendale, and Downtown Los Angeles. These factors contribute to stable demand for commercial space serving the surrounding residential communities.



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