

# PRIME GROUND FLOOR OFFICE SPACE IN DOWNTOWN PASADENA

**301 EAST COLORADO BLVD  
PASADENA, CA 91101**

3,062-6,188, OR 9,250 SQ. FT., NEXT TO CITY HALL  
IN CENTRAL PASADENA 30 YARDS FROM PASEO COLORADO

9,250 DIVISIBLE SQUARE FEET OF RETAIL/OFFICE SPACE AVAILABLE  
ON MAJOR EAST/WEST PASADENA THOROUGHFARE EAST  
COLORADO BLVD AT GARFIELD AVENUE

MATTERPORT 3D VIRTUAL TOUR: [CLICK HERE](#)



## OFFICE

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## OFFERING SUMMARY

**Available SF:** 3,062 or 6,188 or entire 9,250

**Lease Rate:** \$3.20 - \$3.50 / SF - (FSG)

**Parking Rates:** \$125/month Reserved  
\$120/month Unreserved

## PROPERTY DESCRIPTION

- Prime Retail/Office space available on major Pasadena thoroughfare East Colorado Boulevard at Garfield Avenue, next to City Hall
- Property is ideal for tenant looking at a high identity location in Central Pasadena.
- One block from the Courthouse and Police Department, and Post Office
- Two blocks from the Pasadena Civil Auditorium and Pasadena Convention Center.
- Across the street from Paseo Colorado Mall, with numerous restaurants and retail amenities such as Starbucks, Equinox, GNC, Rubios, Bath and Body Works, Brighton, Chico's, H&M, J. Jill, Victoria's Secret, P.F. Changs, The Great Maple, Islands, Bodega Wine Bar, and the Hyatt Place Pasadena.
- Walk three blocks to Metro Gold Line Old Pasadena Station.
- Easy Access to the 134, 210, and 110 Freeways.

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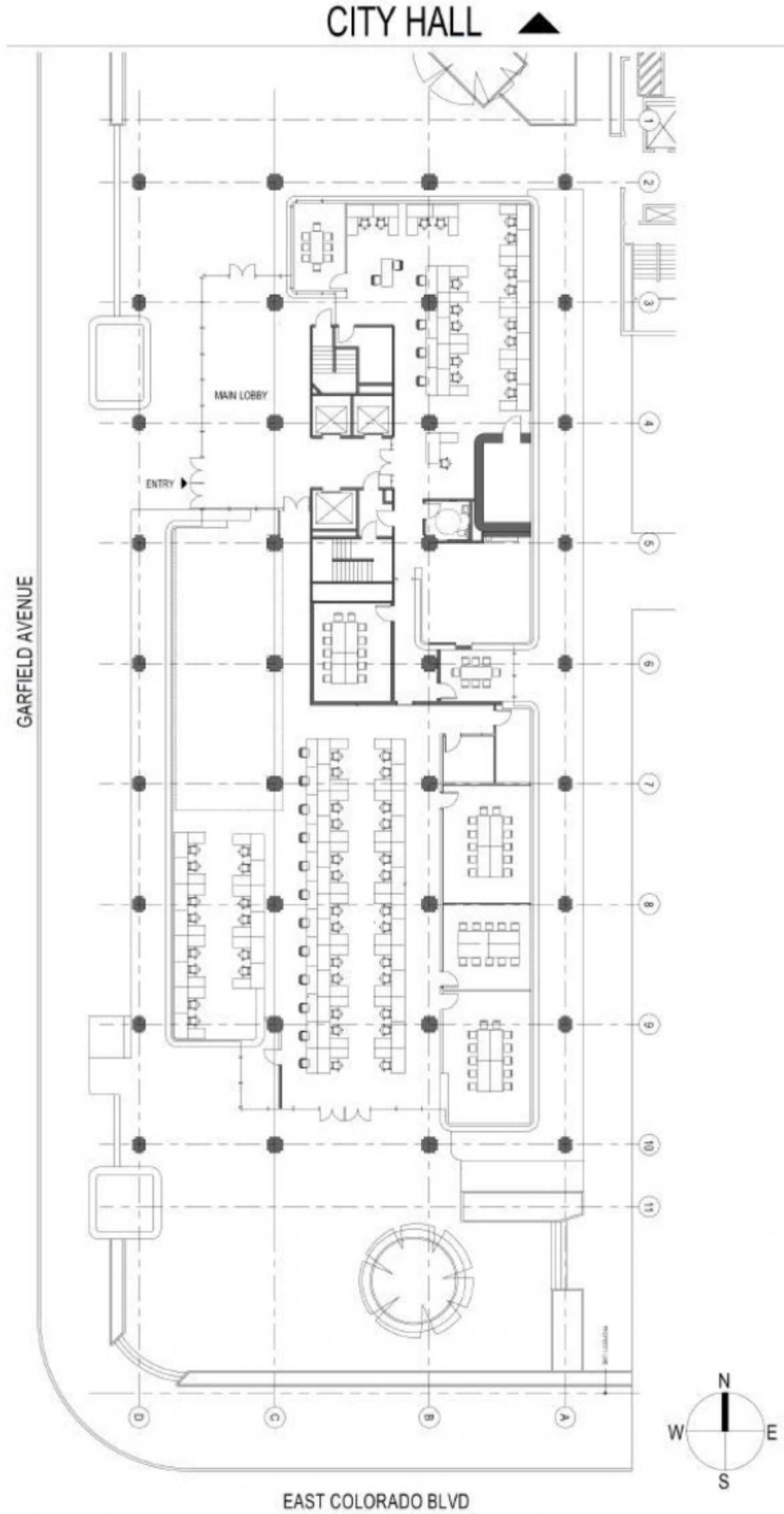
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Lobby Entrance



Colorado Blvd Entrance



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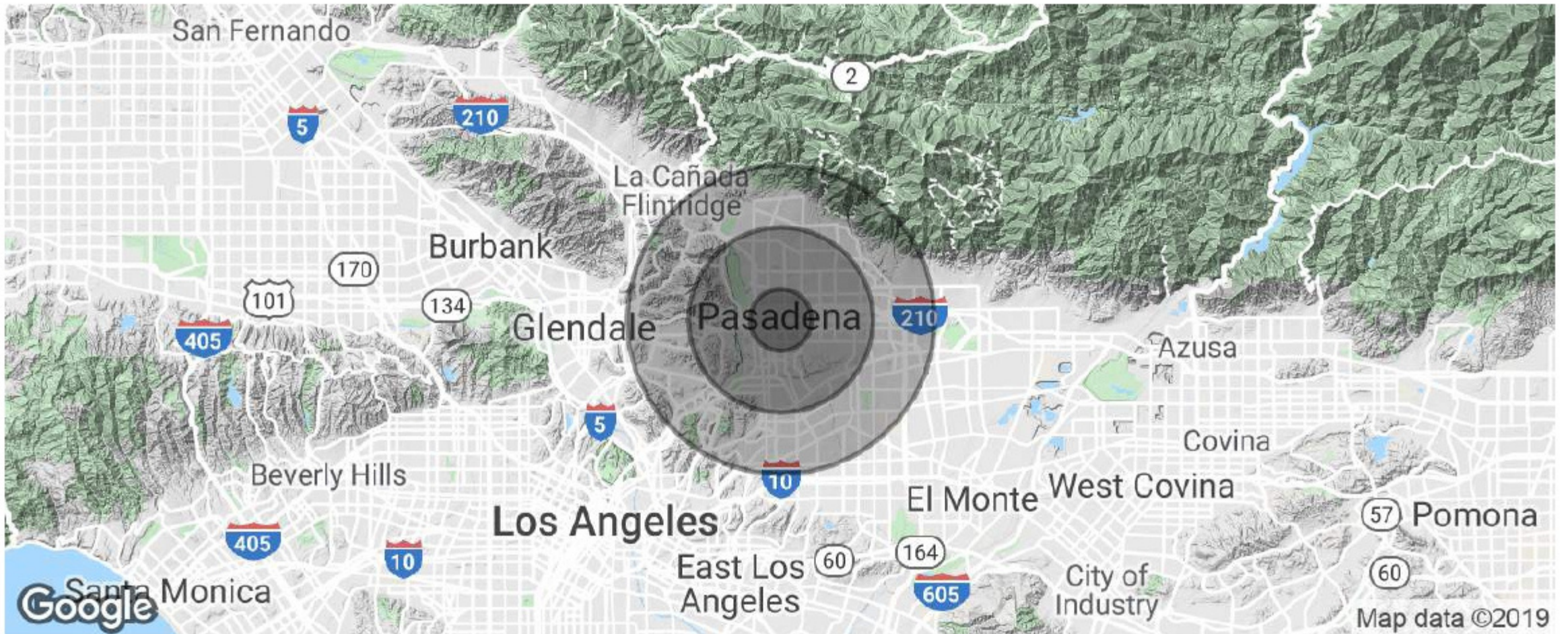
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	35,519	194,323	518,604
Median age	34.4	37.5	37.6
Median age (Male)	33.2	36.6	36.6
Median age (Female)	35.3	38.3	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	16,136	74,909	183,065
# of persons per HH	2.2	2.6	2.8
Average HH income	\$77,375	\$100,007	\$92,946
Average house value	\$600,936	\$720,452	\$678,138

\* Demographic data derived from 2010 US Census

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