

**FOR
LEASE**

1491 E Colorado Blvd, Pasadena, CA 91106

Prime ±1,200SF Clean & Modern Restaurant/Retail space across from Pasadena City College, Excellent visibility with ±24k Cars/Day Traffic Volume, Strong Demographics ±\$136k Avg. Household Income within a-mile radius, Walk Score 91



Overview

Address: 1491 E Colorado Blvd
Pasadena, CA 91106

Space Type/Size: Restaurant/Retail - ±1,200 SF

Asking Rent/SF: \$3.75/SF NN

CAM Charge: \$0.50/SF

Parking: 2 assigned space

Previous Use: Restaurant (for over 3 decades)



Space Highlights

- Newly remodeled Cafe/restaurant in one of Pasadena's highest foot traffic zones.
- Prime location right across from PCC (students enrollment ±29,200 students - per PCC's website)
- Superb Exposure on Colorado Blvd with High traffic volume (avg. ±24k cars per day)
- High density and high demand area for retail; Walk Score 91
- The space has run as a successful restaurant space for over three decades and has been completely renewed and remodeled to again capture the local market's interest.

- The storefront sees a lot of students, including international students, so a perfect spot for international cuisine, American cuisine, and a PERFECT spot for a third wave coffee shop.
- Nearby major retailers: Chick Fil A, Jack in the Box, Starbucks, Bank of America, Chipotle, Panda Express, Chase Bank, etc.

INCLUDES

- Customer seating area and bar, High Ceiling in dining area
- Moderately sized kitchen equipped with existent Type I Hood
- New HVAC system
- New LED lighting throughout including floodlight on storefront
- Expensive glass store frontage with window box for advertising

For More Information:

HAN WIDJAJA CHEN, CCIM

626.594.4901

han.chen@growthinvestmentgroup.com

DRE#01749321

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1491 E COLORADO BLVD

COLORADO BLVD

PASADENA CITY COLLEGE
±29,200 ENROLLED STUDENTS

TRAFFIC VOLUME: ±24,049 CPD
DEMO: ±\$136,544 AVG. HOUSEHOLD INCOME (1-MILE)

Walk Score
91

Walker's Paradise

Daily errands do not require a car.

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OLD TOWN PASADENA

PASADENA CITY COLLEGE
±29,200 ENROLLED STUDENTS

COLORADO BLVD
TRAFFIC VOLUME: ±24,049 CPD

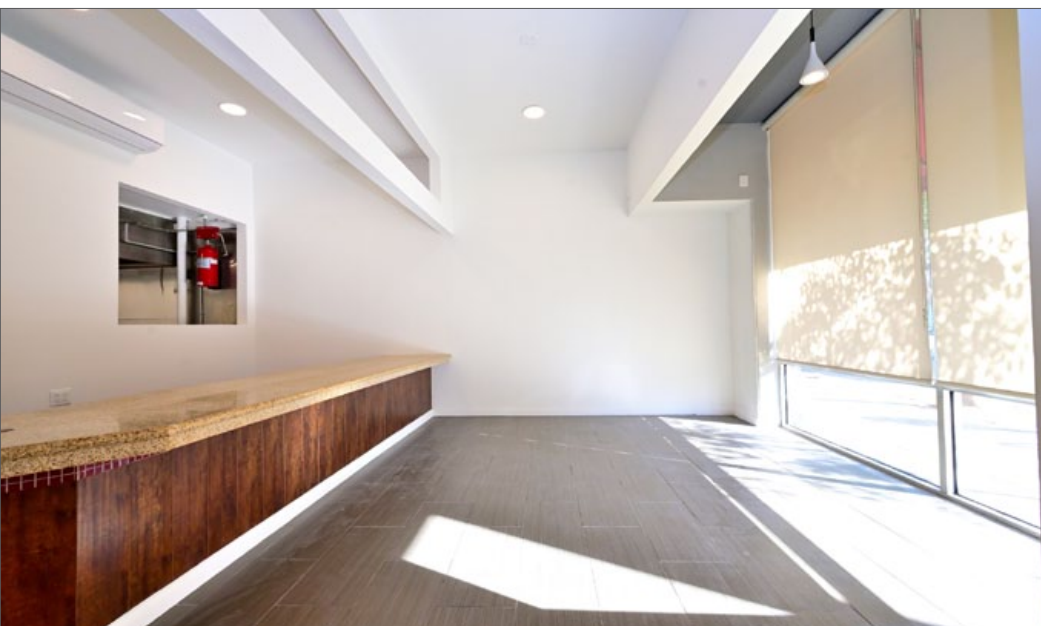
HILL ST.
TRAFFIC VOLUME: ±21,735 CPD

1487 E COLORADO BLVD

Walk Score **91** Walker's Paradise
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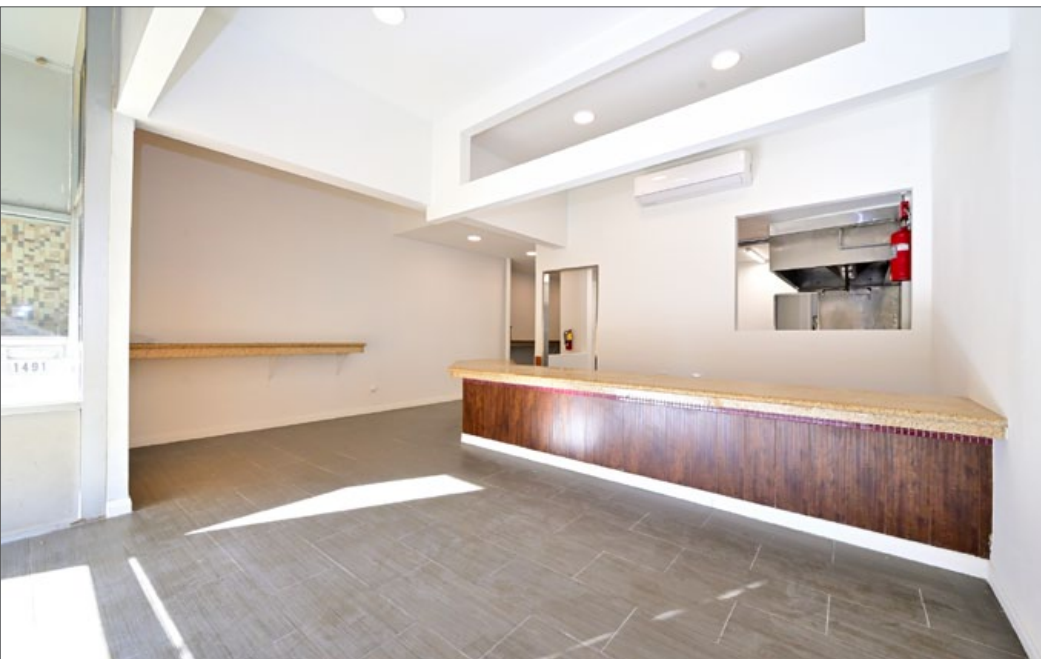
FOR LEASE 1487 E Colorado Blvd #C, Pasadena, CA 91106

Prime ±920SF Retail space located across from Pasadena City College, Excellent visibility & exposure from Colorado Blvd
Traffic Volume on Colorado Blvd ±24,049 Cars per day



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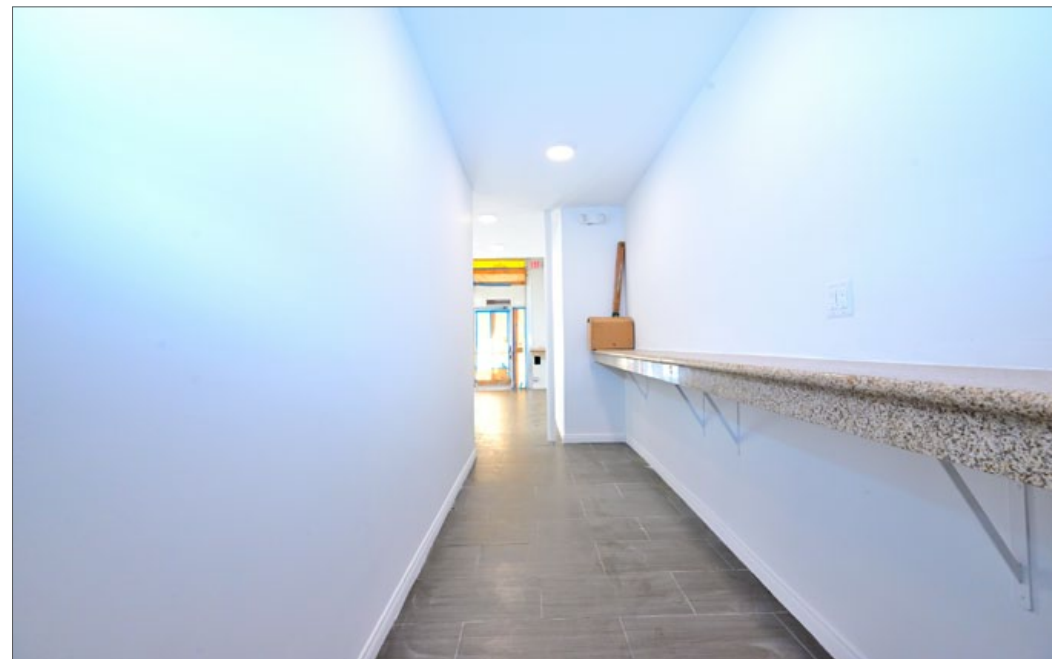
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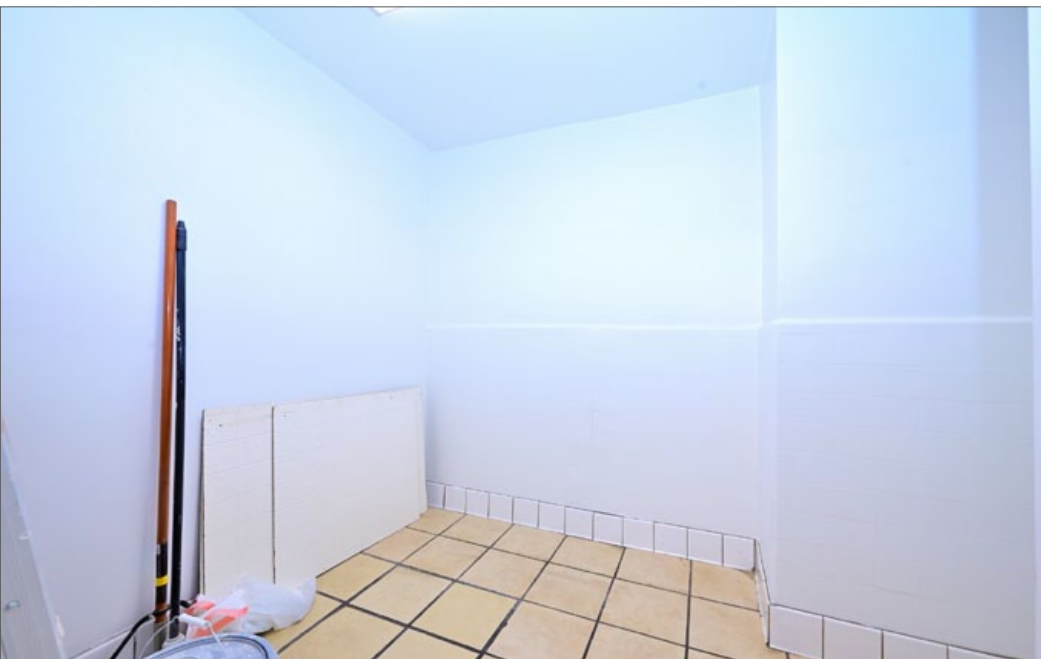
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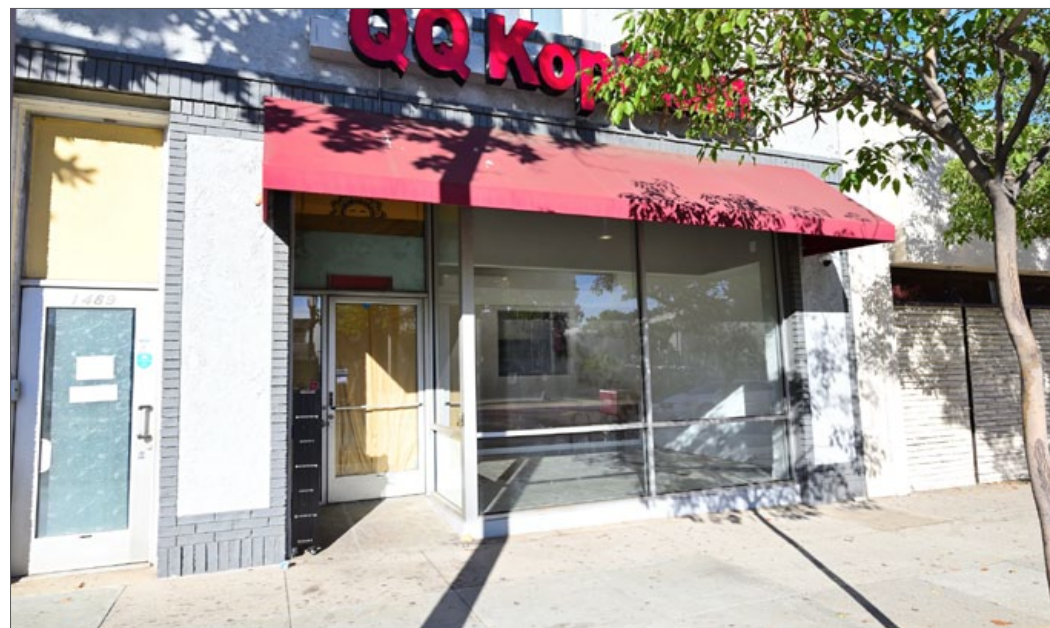
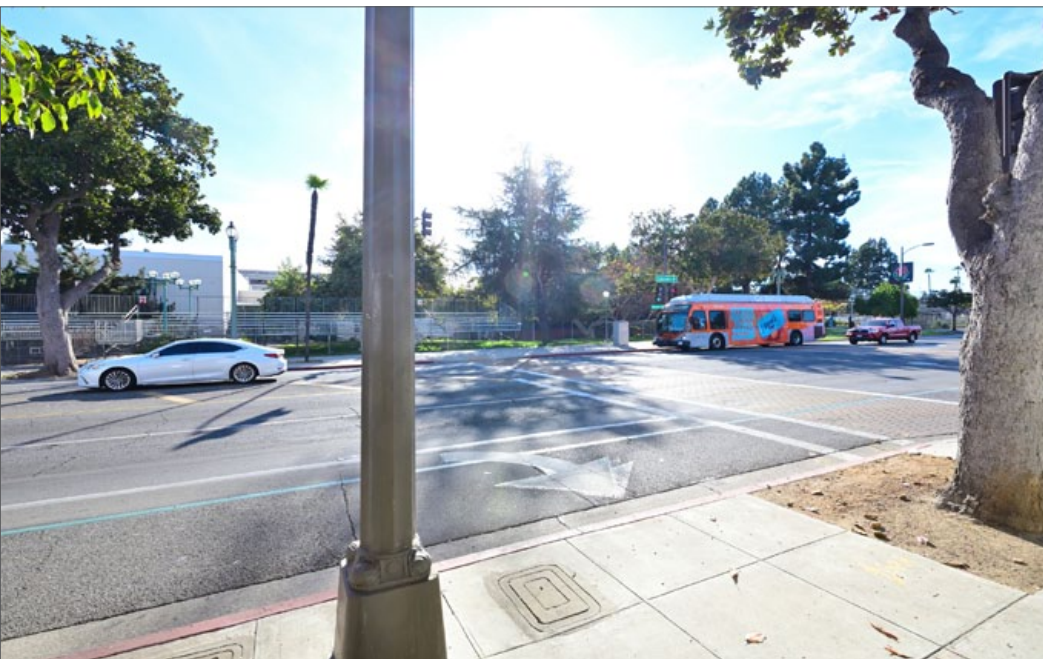
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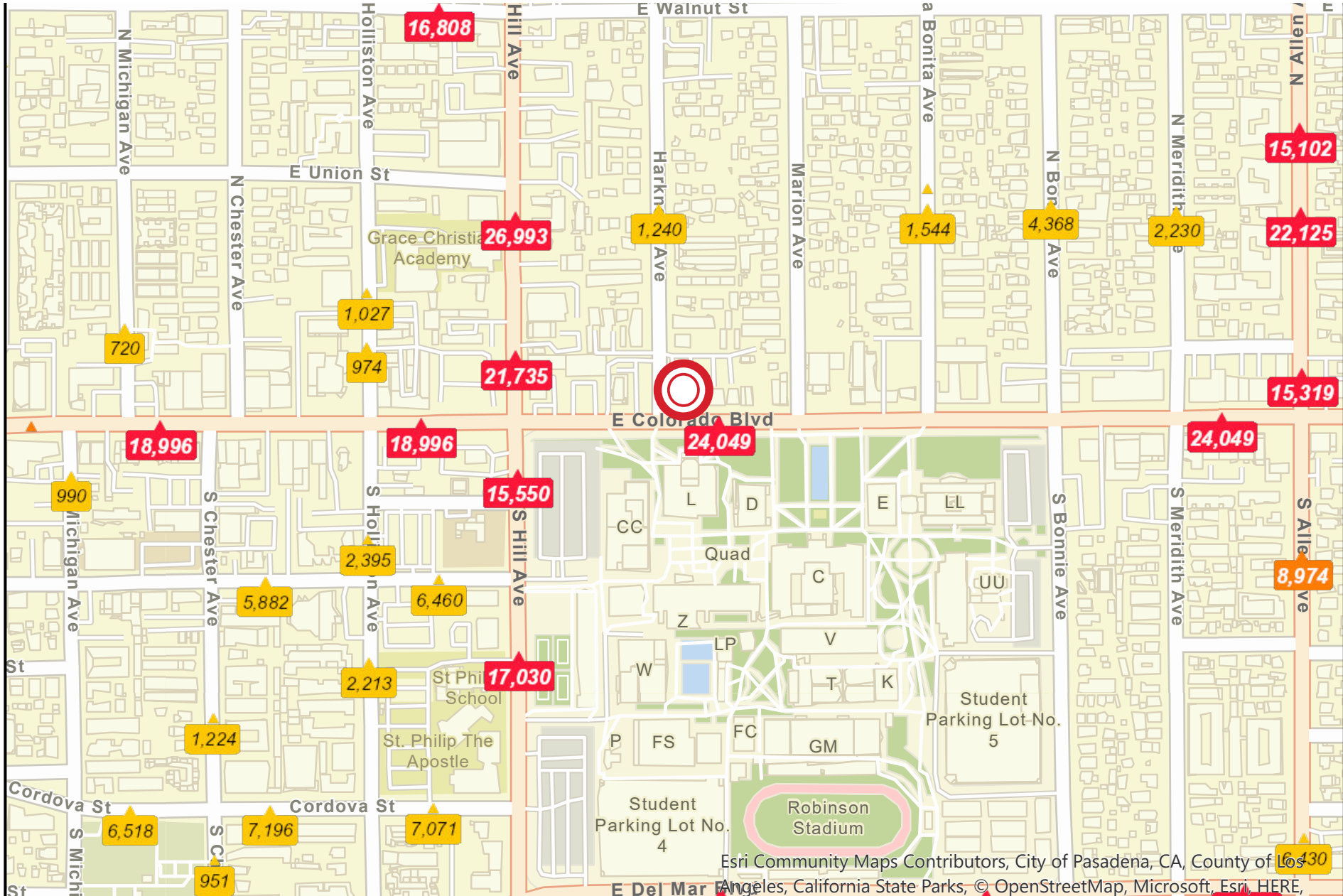
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Traffic Volume



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1489 E Colorado - Floor Plan (Prospective Tenant to Check and Verify)

