

RETAIL SPACE  
FOR LEASE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

# 2494 EAST COLORADO BOULEVARD

PASADENA, CA 91107

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1111 NORTH BRAND BOULEVARD  
SUITE 250  
GLENDALE, CA 91202  
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CALDRE #00983560

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**OFFERING SUMMARY**

Available Space: 1,675 SF

Lease Rate: \$2.50/SF/MO, NNN

Lease Term: 3- 5 Years

Building Size: 6,700 SF

Lot Size: 13,535 SF

Parking: 14 shared spaces

**PROPERTY OVERVIEW**

Retail space for lease ideally located on the corner of East Colorado Boulevard and South Altadena Drive with excellent visibility. The NNN fees are estimated at \$0.60 per square foot. Please call the listing agent to schedule a showing.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

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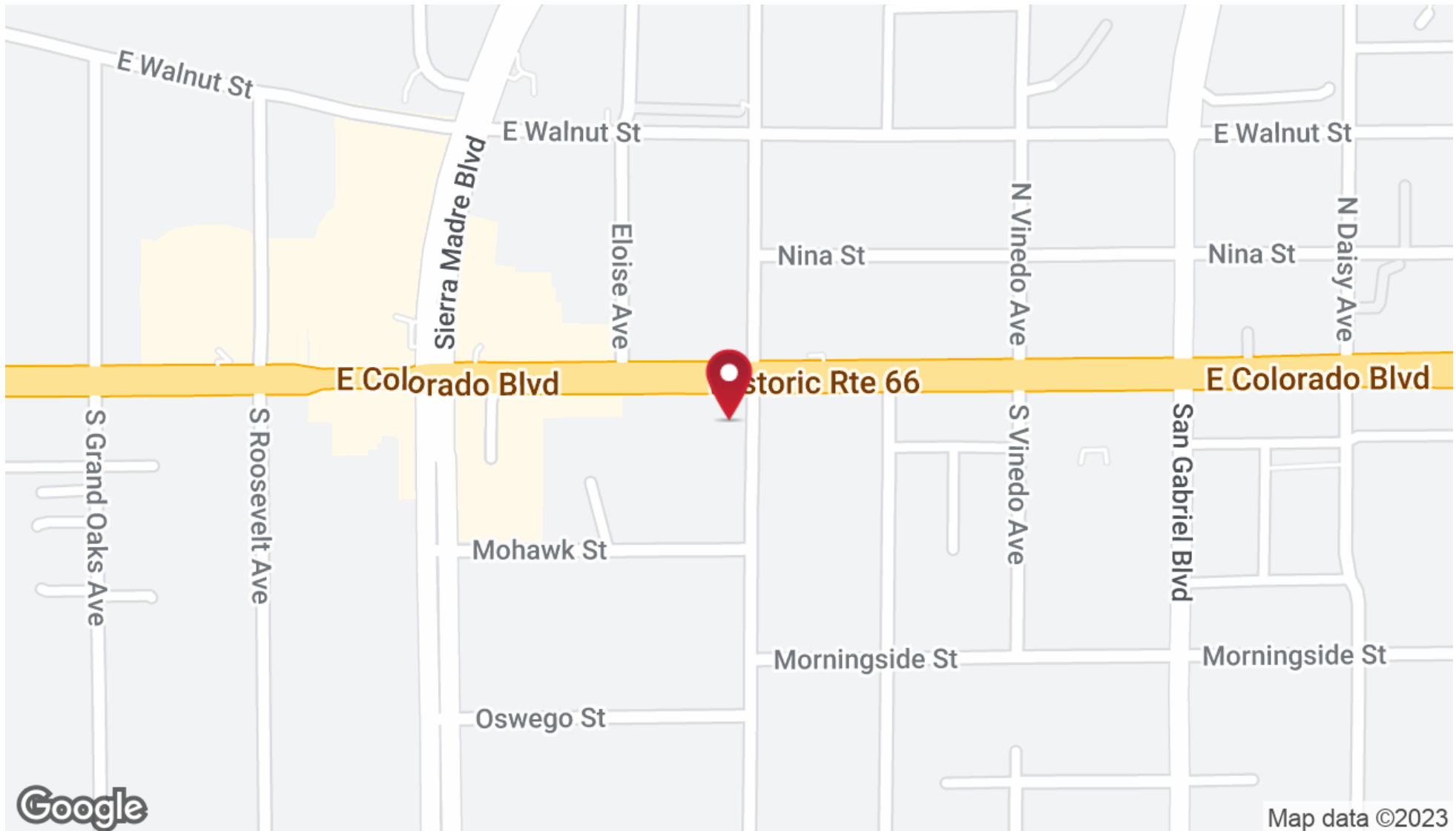
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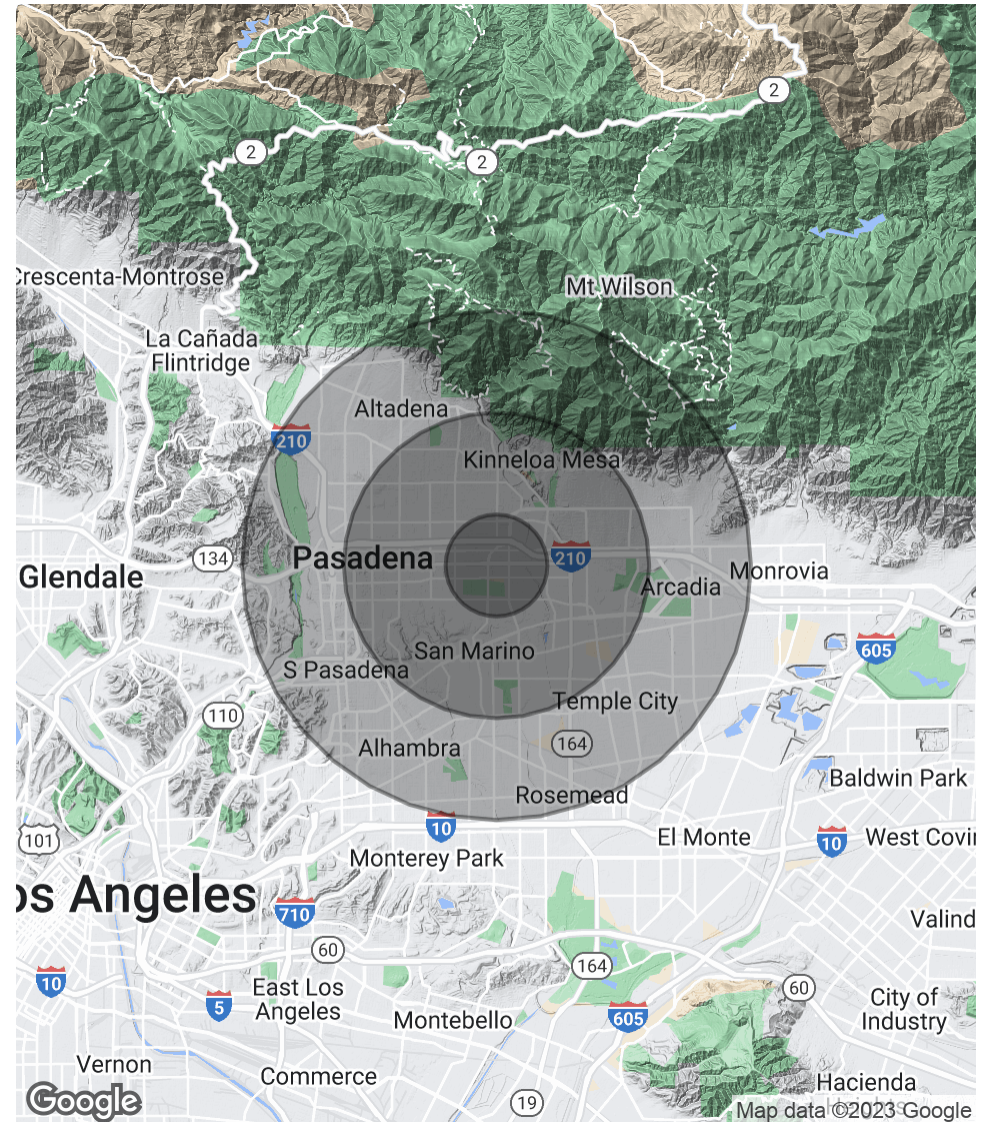
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## 2494 EAST COLORADO BOULEVARD

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,523	186,451	472,757
Average Age	42.0	41.3	42.0
Average Age (Male)	41.4	39.5	40.0
Average Age (Female)	42.4	43.1	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,527	79,401	184,639
# of Persons per HH	2.3	2.3	2.6
Average HH Income	\$116,466	\$112,889	\$111,041
Average House Value	\$859,617	\$862,531	\$839,502

\* Demographic data derived from 2020 ACS - US Census

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