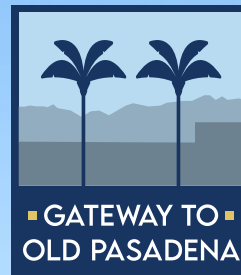


# Trophy "Old Pasadena" Signalized Corner Retail Building & Parking Lot



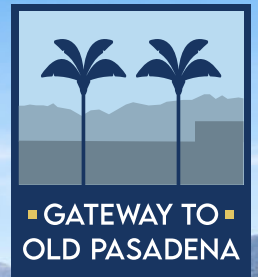
## FOR SALE OR LEASE

±14,103 SF Multi-level Retail Building

130 E. Colorado Blvd. | Pasadena, CA 91105



# Rare Excess Parking Lot: High-Density Development Potential



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# PROPERTY DETAILS

## Property Address:

Building Parcel (a.k.a Lot 1) & Parking Lot Parcel (a.k.a Lot 2),  
a.k.a. 130 E. Colorado Blvd., Pasadena, CA 91105

## Legal Description:

Assessor's Parcel Number(s): 5722-029-023, 5722-029-024  
For a metes and bounds description, see a Preliminary Title Report.

## Property Description:

A multi-tenant retail building comprising approximately 14,103 square feet of recently remeasured Gross Leasable Area ("GLA") (per BOMA standards) on approximately 0.53 Acres of land. The building features a 6,290 square foot Lower Level (not counted by the County Assessor).

## Parking:

The property includes a surface lot to the rear of the building with 47 surface parking spaces (3.6 spaces per 1,000 SF of measured GLA).

## Year Built:

The existing improvement was constructed in 1952 and remodeled in 2011.

## Zoning:

CD-MU-C (Central District, Mixed-Use, Core)

## Lot Size:

Lot 1 (Building Parcel) measures approximately 6,545 square feet.  
Lot 2 (Parking Lot Parcel) measures approximately 16,434 square feet.  
The aggregate square footage measurement of both lots is approximately 22,977 square feet (0.528 Acres) of land.





## Parcel Map / Aerial Overlay

**APN: 5722-029-024**  
**(LOT 2): 16,434 SF (0.377 AC)**

**APN: 5722-029-023**  
**(LOT 1): 6,545 SF**

E. Colorado Blvd

S. Arroyo Pkwy

**Parking Lot**  
47 surface Parking Spaces  
(3.6 spaces per 1,000 SF of measured GLA)

**Building**  
14,103 SF Gross Leasable Area



# INVESTMENT OVERVIEW

This iconic, multi-level building presents a rare opportunity to re-imagine and revitalize a legacy property that has only been offered for sale twice in over 150 years. Now under new ownership, the building is being positioned for forward-thinking users or investors seeking a flagship presence in Old Pasadena.

- The property features a lower level, ground floor, and second floor with balcony, offering flexibility for retail, office, creative, showroom, restaurant, or mixed-use concepts.
- The offering includes an adjacent, separately parceled surface parking lot under the same ownership, providing 47 surface parking spaces, favorable zoning, and a premier corner location.
- The asset supports both immediate occupancy and long-term redevelopment upside. This is a true generational opportunity in one of Pasadena's most recognizable and heavily trafficked corridors.

**For Sale:** **\$9,500,000**

**Building and parking lot could be purchased separately**

**For Lease (PSF/Mo):**

**Second Floor:** **1,372 SF / \$4.50 NNN**

**Ground Floor:** **6,441 SF / \$5.50 NNN**

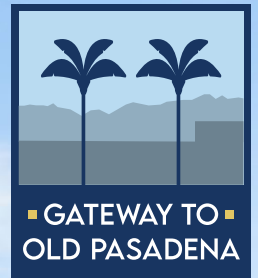
**Lower Level:** **6,290 SF / \$1.80 NNN**

**Total:** **14,103 SF**



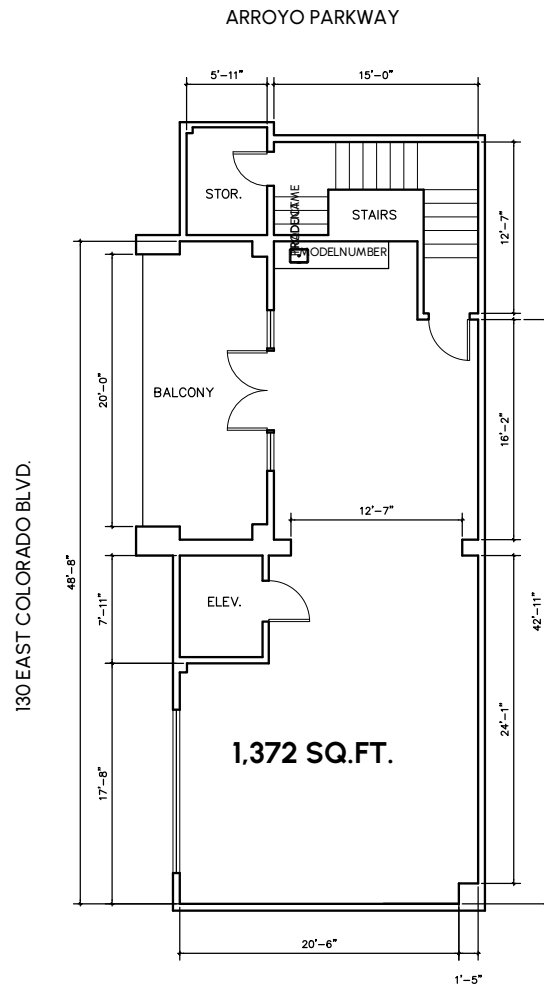


60 Feet Of Trophy Retail Frontage



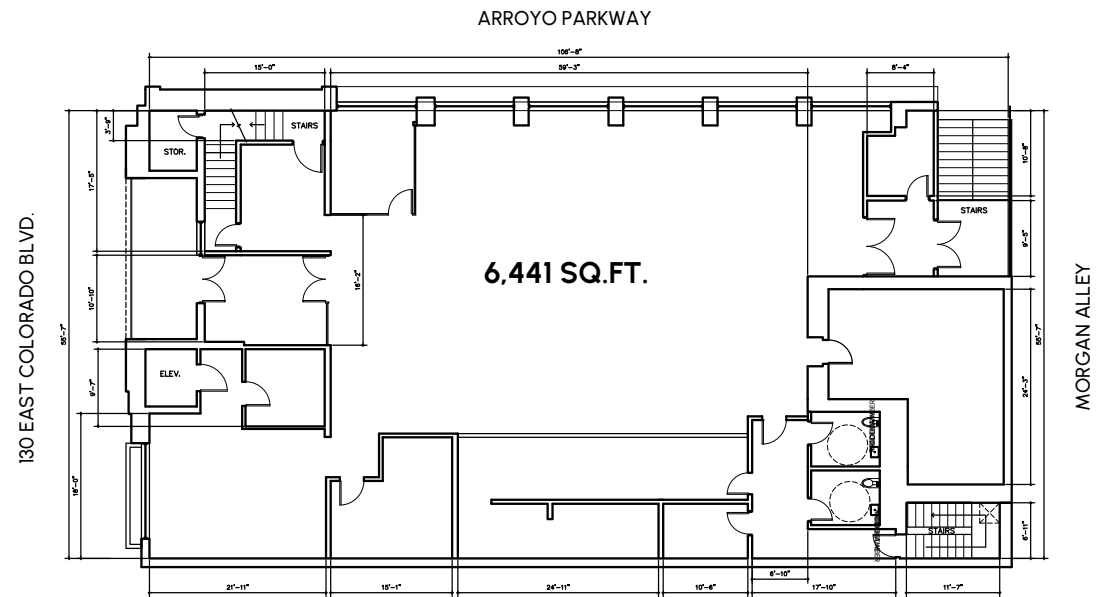


## FLOOR PLANS

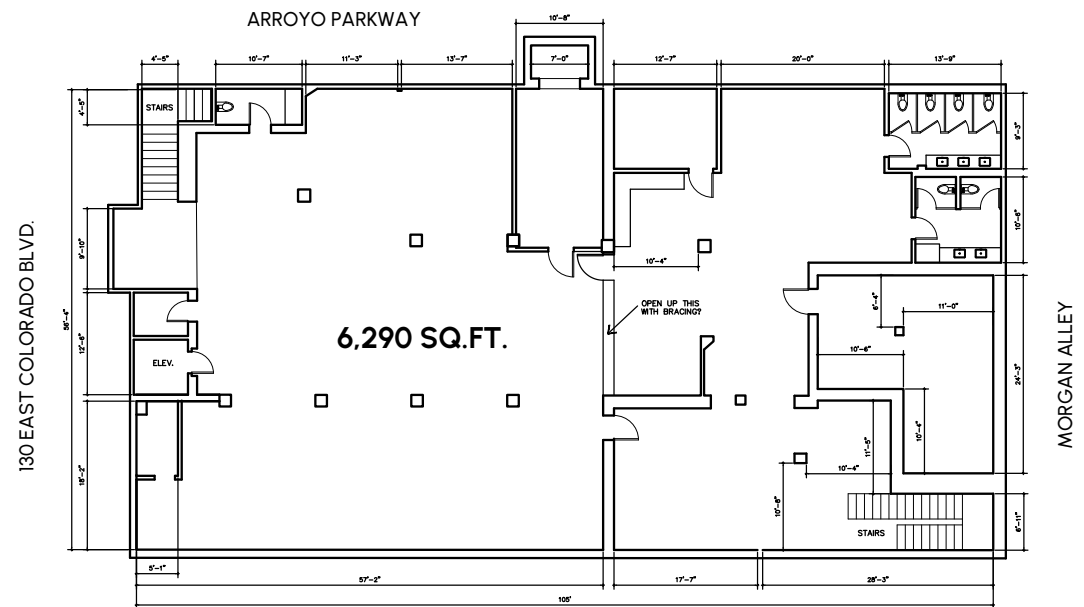


## SECOND FLOOR

Second Floor:	1,372
Ground Floor:	6,441
Lower Level:	6,290
<b>Total:</b>	<b>14,103</b>



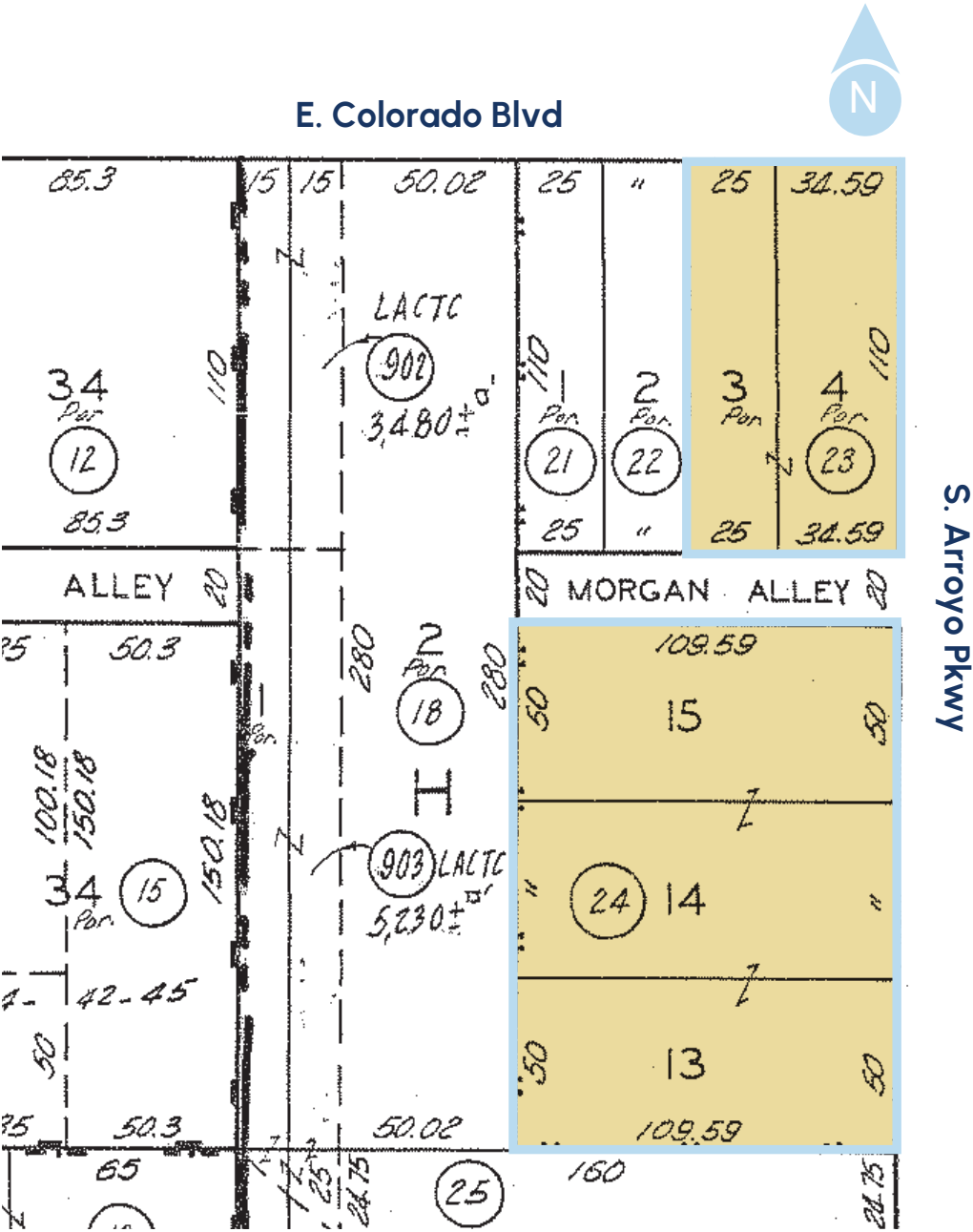
## GROUND FLOOR



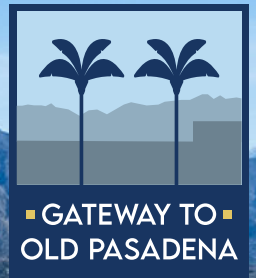
## LOWER LEVEL



PARCEL MAP





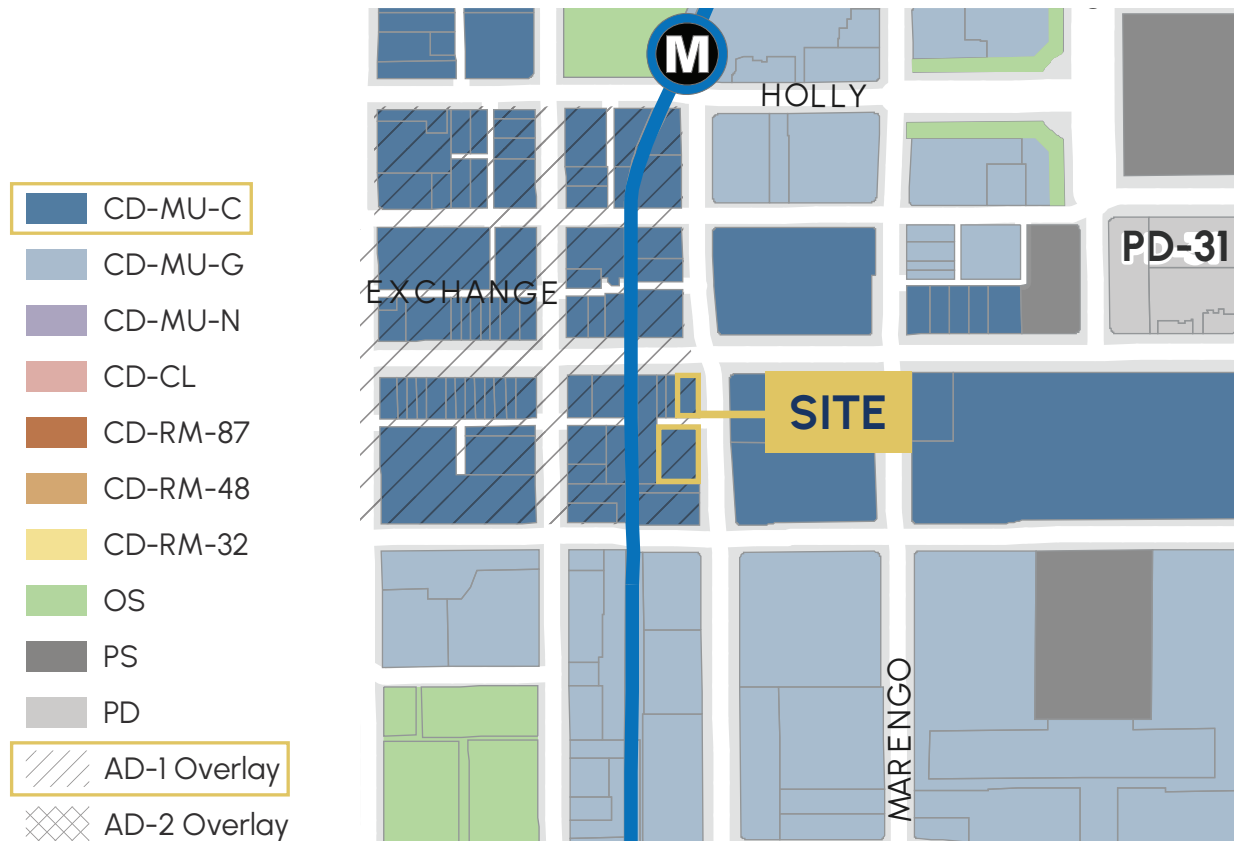




# CURRENT ZONING

## CD-MU-C (Central District, Mixed-Use, Core)

- Create a mixed-use activity center that encourages a range of active uses where people can walk to shops, restaurants, jobs, and entertainment.
- Support projects that are entirely commercial or mixed-use, integrated vertically, consistent with ground floor use requirements.



**Max Density**  
87 DU/AC



**Max FAR**  
2.25



**Max Building Height**  
63-78 Ft.



### Permitted Uses

**Residential:** Permitted

**Office:** Permitted (retail required 35' deep on Colorado Blvd.)

**Parking:** 2 stalls per 1,000 SF of retail & office space

## Development Potential

The excess Parking Lot Parcel (measuring approximately 0.377 Acres), offers an exceptional development opportunity for a high-density, transit-oriented mixed-use project: up to 49 residential units (base 87 du/ac yielding ~33 units, plus up to 50% California Density Bonus for qualifying affordable housing), approximately 37,000 sq ft of total buildable area (2.25 FAR X ~16,422 sq ft), featuring vibrant ground-floor retail/restaurant activation, 5-6 stories of premium mixed-use product with reduced parking ratios and rooftop amenities to capitalize on prime walkability, Metro proximity, and Old Pasadena's thriving pedestrian and economic thoroughfare.



LOCATION MAP





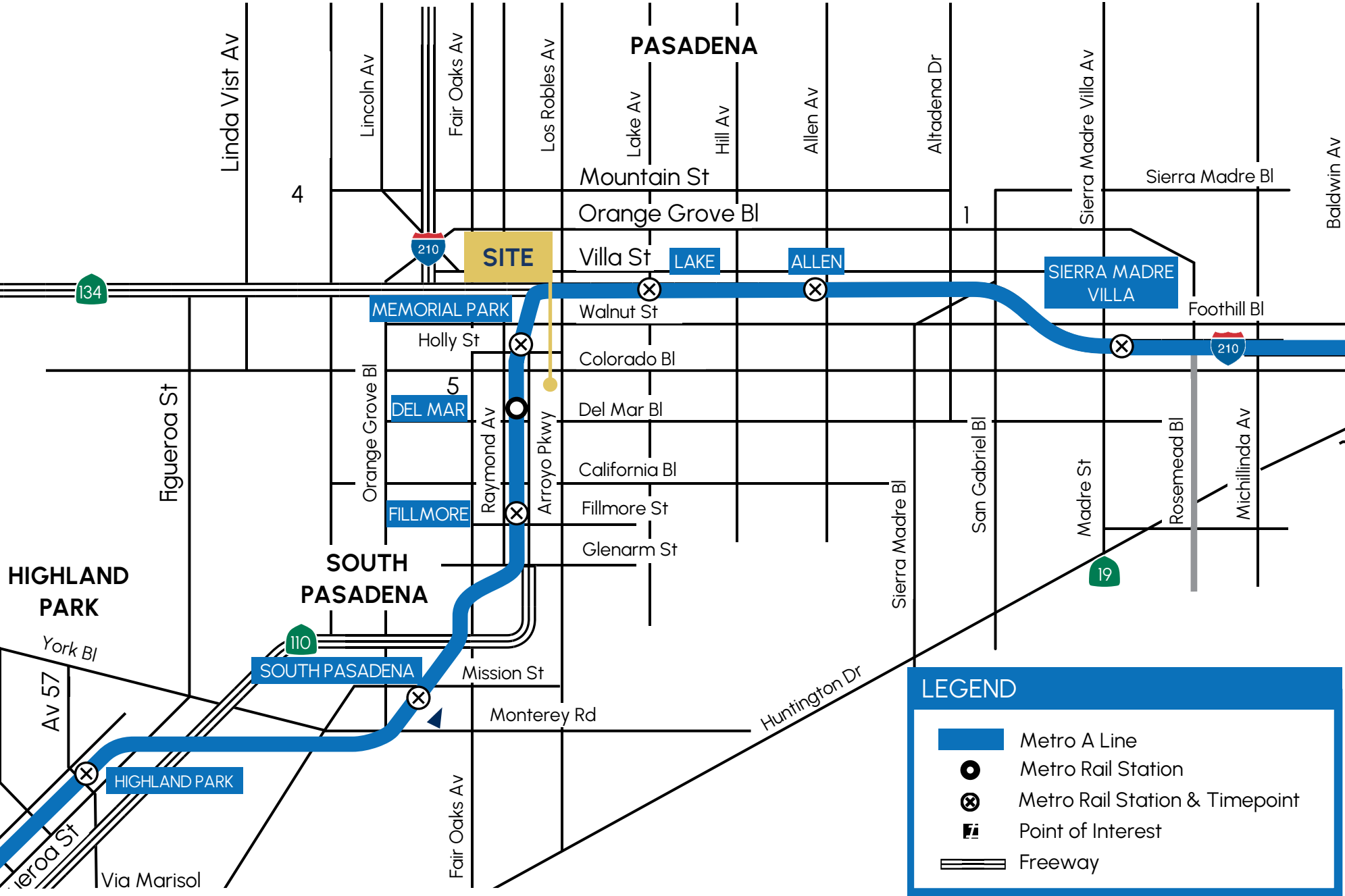
# AMENITIES MAP





# METRO A LINE MAP

Subject property is 0.3 miles from Del Mar Metro Rail Station





# OLD PASADENA OVERVIEW

- Old Pasadena is nationally known as a premier high street retail and walking destination in the U.S. drawing 15,000 to 20,000 people on the weekend.
- This legendary district has 22 nationally registered blocks of beautiful historic Art Deco, Mission Revival and Victorian architecture.
- More than 200 specialty boutiques and exclusive national retailer.
- More than 100 upscale restaurants, cozy bistros and chic outdoor cafes.
- Pedestrian-friendly streets, unique alleyways, two historic parks and convenient parking.
- Premier destination for world-class shopping, dining, arts and entertainment. Access to Museums, galleries, live music and late-night fun.
- Ranked as one of the top walking and retail locations in the United States with a Walker's Paradise score of 97, a Very Bikeable score of 75 and an Excellent Transit Score of 73.





A Dense Infill, Urban Location with over 193,738 people and an affluent Average Household Income exceeding \$175,431 in a 3 mile radius 48,375 total employees in a 1 mile radius and 101,542 in a 3 mile radius. Approximately 5,618 total businesses in a 1 mile radius and 14,070 in a 3 mile radius. Highly educated population with 60.1% of residents within 1 mile radius with a bachelor's degree or higher and 7.7 million square feet of Class A office that draws employers to Pasadena

Pasadena top employers are NASA Jet Propulsion Laboratory, Kaiser Permanente, Huntington Hospital, Caltech, Art Center College of Design, Western Asset Management, East West Bank, Raytheon, Bluebeam Software, East West Bank and Pasadena City College



**Walkers Score**  
99/100  
(Walker's Paradise)



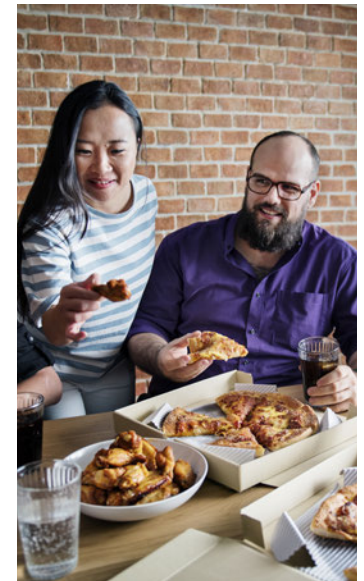
**Bikers Score**  
76/100  
(Very Bikeable)



**Transit Score**  
72/100  
(Excellent)

## Daily Traffic Counts

Street	Vehicles per Day
S. Arroyo Parkway	20,086
E. Colorado Blvd	20,191
<b>Total</b>	<b>41,077</b>





# AREA DEMOGRAPHICS

## City of Pasadena Demographics & Economy



Population  
140,639



Households  
59,067



Avg HH Income  
\$165,053



Median Home Value  
\$1.01 Million



Median Age  
40.2



Total  
Businesses  
11,743



Total  
Employees  
91,848



Unemployment  
Rate  
3.3%



Annual HH Retail  
Expenditures  
\$4.06B







Monthly HH Retail  
Expenditures  
\$4,712

Source: Applied Geographic Solutions





# PASADENA TOP EMPLOYERS





## AREA OVERVIEW

### Pasadena, CA

The City of Pasadena is centrally located between Glendale and Arcadia in Los Angeles County, adjacent to Southern California's growing San Gabriel Valley region. Pasadena lies approximately seven miles east of Glendale and 12 miles northeast of Downtown Los Angeles. The City spans 23.1 square miles and together with Glendale and Burbank forms the Tri-Cities retail market.

Pasadena represents Los Angeles County's ninth-largest city and offers residents a high quality of life with a low crime rate, excellent schools, and plenty of local entertainment and events. Due to its proximity to the City of Los Angeles and I-210, Pasadena serves as an ideal location for retail businesses. The famous Old Pasadena historic district serves as a walkable commercial hub that attracts residents and tourists alike, particularly during the annual Tournament of Roses parade and Rose Bowl Game. Other popular attractions include the Huntington Library, Art Museum and Botanical Gardens and Santa Anita Park in adjacent Arcadia.

### Population & Income

Pasadena, California, has a population of approximately 140,000 residents, making it one of the larger cities in Los Angeles County. The city is known for its diverse demographics, with a mix of young professionals, families, and retirees. Pasadena attracts a highly educated population, partly due to the presence of institutions like the California Institute of Technology (Caltech) and ArtCenter College of Design. The city also has a strong employment base, with industries ranging from technology and healthcare to finance and education.

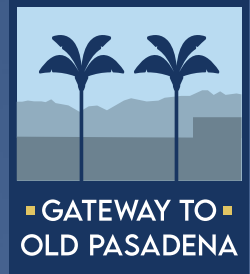
In terms of income, Pasadena has a relatively high median household income, which is estimated to be around \$107,000. However, the city experiences a wide range of income levels, with affluent neighborhoods like San Rafael Hills and South Arroyo having significantly higher averages, while other areas see more moderate incomes. Pasadena remains an attractive place to live due to its strong economy, high quality of life, and cultural amenities.



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