



## CREATIVE OFFICE FOR LEASE

35 N Arroyo Parkway  
Pasadena, CA 91103

**MACVAUGH&CO**  
Commercial Real Estate Services

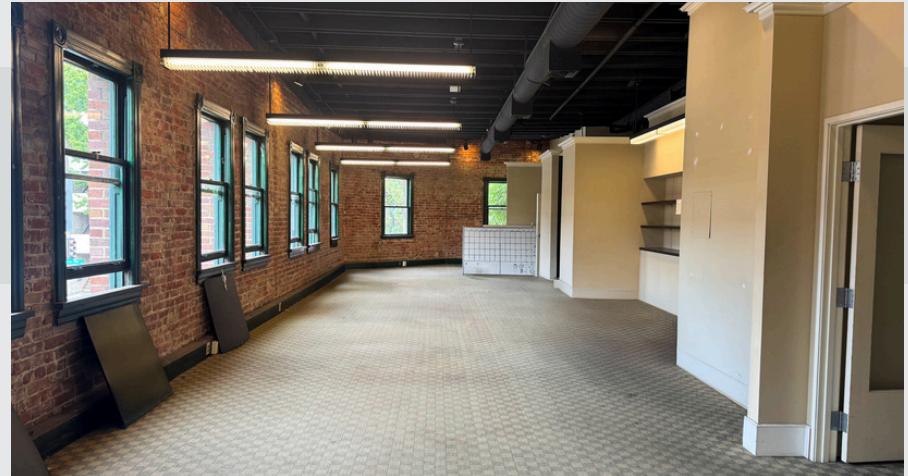
# SUITE 200

3,756 SQFT @ \$2.75/SF GROSS

Located in the heart of Old Pasadena, 35 N. Arroyo Parkway is a mix of ground-floor retail and restaurant, with the second floor housing a mix of creative tenants. The building is only one block from Colorado Blvd, minutes from Lake Ave/the Playhouse Village and about 15 minutes from Downtown Los Angeles.

- Three private offices, conference room, reception area, server room, lounge, and ample open space
- Fully carpeted, brick accent walls, and operable windows
- Corner office overlooking Union St and Arroyo Parkway
- Mountain views

**Hoss MacVaugh**  
626.583.8400 | [Hoss@MacVaugh.com](mailto:Hoss@MacVaugh.com) | #00971669



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# PASADENA, CA

## CITY INFORMATION

- 200k population, 110k employees, 127k average household income all within a 3-mile radius
- The seasonal population reaches its peak through the Rose Bowl with sports events, concerts and New Years Eve/Day
- Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73
- National icons such as Art Center College of Design, JPL and Cal Tech
- Multiple Metro Gold Line stops are located throughout the city - Bringing in people from Azusa to Downtown Santa Monica
- You'll find a combination of mom-and-pop shops and major tenants keeping the history of the city alive while bringing a modern day flare
- Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings



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