

# 950 E COLORADO BLVD

SECOND-GEN RESTAURANT  
FOR LEASE

PASADENA, CA 91106



**Hoss MacVaugh**

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

#00971669

**MACVAUGH & CO**  
Commercial Real Estate Services



## PRICING

UNIT	202
SQFT *approx	1,193
PRICE	\$2.85/SF
TYPE	NNN

## LEASE HIGHLIGHTS

Two-story retail/restaurant complex located on the corner of Colorado Blvd and Mentor Ave. Large dedicated lot with free parking. High visibility with an estimated 70,000+ vehicles per day. One block from Lake Ave and minutes away from Old Pasadena. Tenant mix includes restaurant, cafes and a dental office.

## SPACE FEATURES

- 2<sup>nd</sup>-generation restaurant
- Located on the 2<sup>nd</sup> floor
- Previously occupied by Playa Del Carmen Seafood & Grill
- 10' hood
- Space is split roughly 50/50 between dining and prep areas
- Patron restroom and employee dressing room
- Free, dual-level parking garage



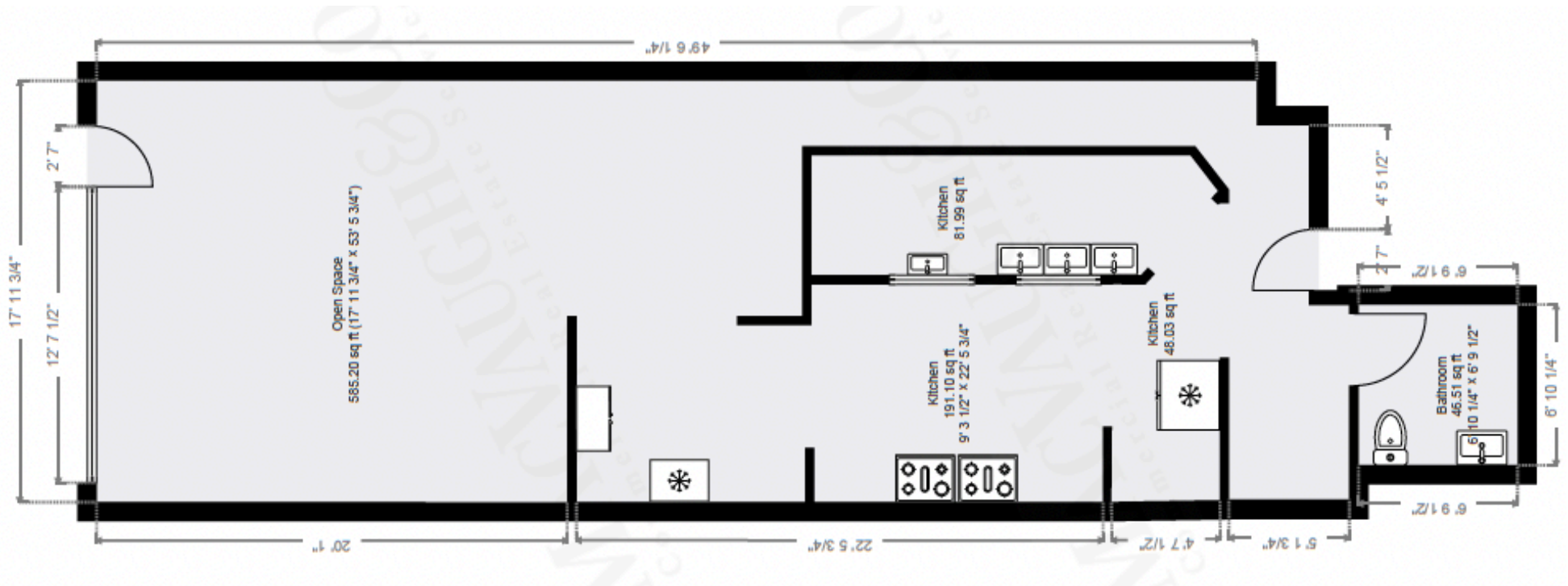






# SITE PLAN

## 1193 SQFT



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