

mixed-use retail/creative
office space available

151

E HOLLY STREET
PASADENA, CA 91105

Holly Street
VILLAGE
APARTMENTS



For more information, please contact:

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executive summary



HOLLY STREET VILLAGE APARTMENTS, PASADENA

Holly Street Village is located in Old Town Pasadena. This submarket consists of high-end retail, upscale restaurants, hospitality, office, residential apartments and single-family homes. This area is growing in population with an increase in multifamily units coming on line, and it is projected that the demand for service and retail industries will increase in connection with this growth. There has been a surge in property re-developments as well as new construction. Moreover, there is an influx of new retail tenants. Specifically, popular restaurants such as Fleming's, 800 Degrees and True Food Kitchen, have and will be opening nearby while retailers Victoria's Secret and West Elm are also joining the area. A flurry of hotel development has also struck the area including the Residences Inn by Marriott, Hyatt Place, and a Kimpton Hotel.

Holly Street Village's location has a high walk score of 90, which is classified as Walker's Paradise and a fair transit score of 66. The property is located adjacent to the Metro Gold Line, a 31-mile light rail line running from Azusa to East Los Angeles and serving several stops, including Little Tokyo, Union Station, Chinatown and the shops of Old Town Pasadena. The Gold Line is also helping to connect Pasadena to the Greater Los Angeles area and is bringing in new residents with its attraction of a pedestrian-friendly environment.

In addition, Holly Street Village houses a significant daytime employment density with City Hall directly across the street and office tenants such as WeWork recently joining the work, live, play environment.

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about the property

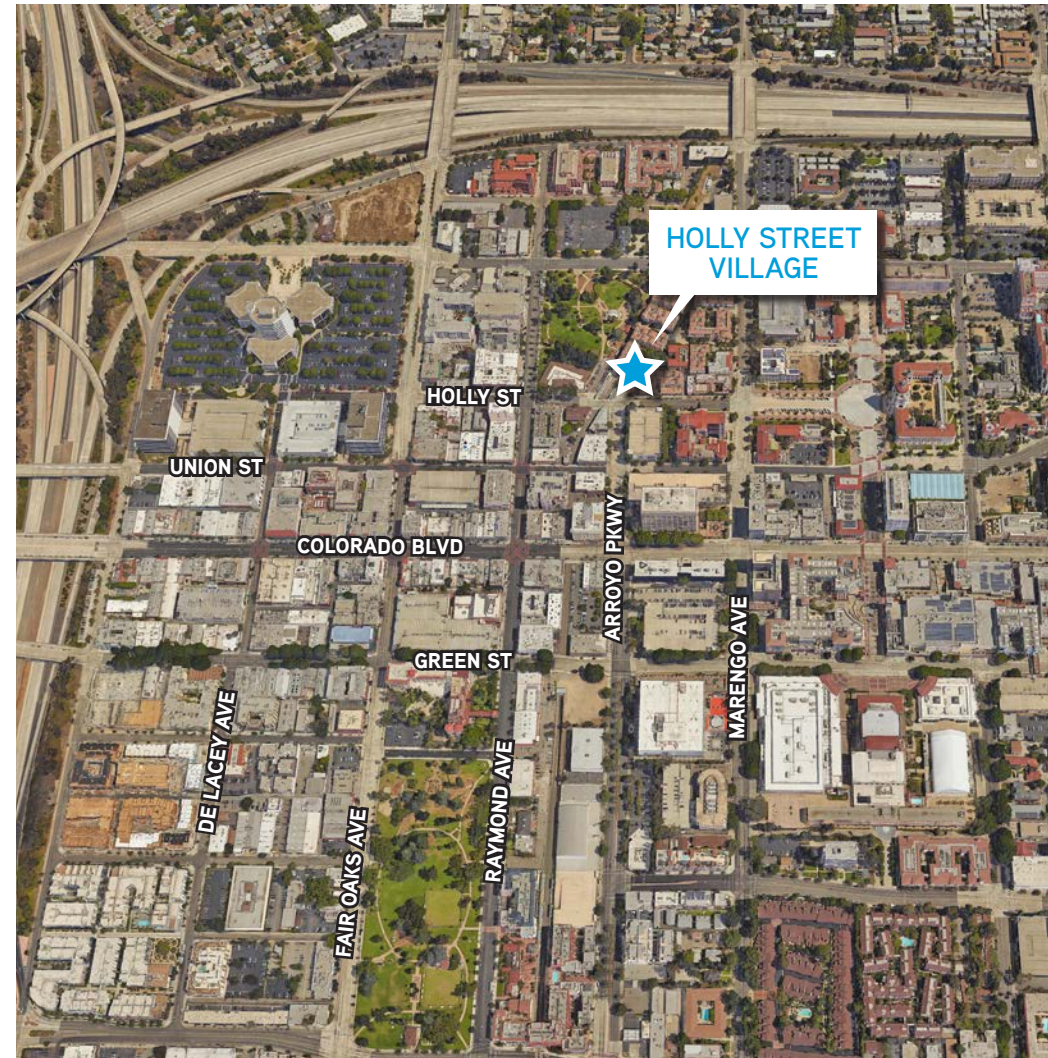
PROPERTY HIGHLIGHTS

Holly Street Village, situated at the northern gateway of historic Old Town Pasadena, is a mixed-use community featuring 9,590 square feet of ground-floor retail below 374 stylish apartment units. The retail portion boasts frontage on both Holly Street and Marengo Avenue, providing exceptional visibility in a highly-trafficked area. Adjoined to the Pasadena Memorial Park Metro Gold Line station and walking distance to major shopping districts, Old Town Pasadena and Paseo Colorado, Holly Street Village is strategically located at the core of a vibrant pedestrian corridor.

- Turnkey, fully built-out spaces for retail or creative office use
- Suite features include high ceilings, bathrooms and HVAC
- Street signage opportunities available
- Parking available at an adjacent city-owned structure and street metered stalls
- Proximate to Pasadena Memorial Park, City Hall, Convention Center, Public Library, Museum of California Art and Caltech
- Pedestrian-oriented area with a Walk Score of 90/100

AVAILABILITIES

	SIZE	TYPE	RATE (+NNN)	AVAILABLE
Suite 153	2,701 SF	Retail/Creative Office	\$2.50-\$3.50	Immediate
Suite 155	2,242 SF	Retail/Creative Office	\$2.50-\$3.50	Immediate
Suite 157	2,196 SF	Retail/Creative Office	\$2.50-\$3.50	Immediate
Suite 167	837 SF	Retail/Creative Office	\$2.50-\$3.50	Immediate
Suite 169	839 SF	Retail/Creative Office	\$2.50-\$3.50	Immediate



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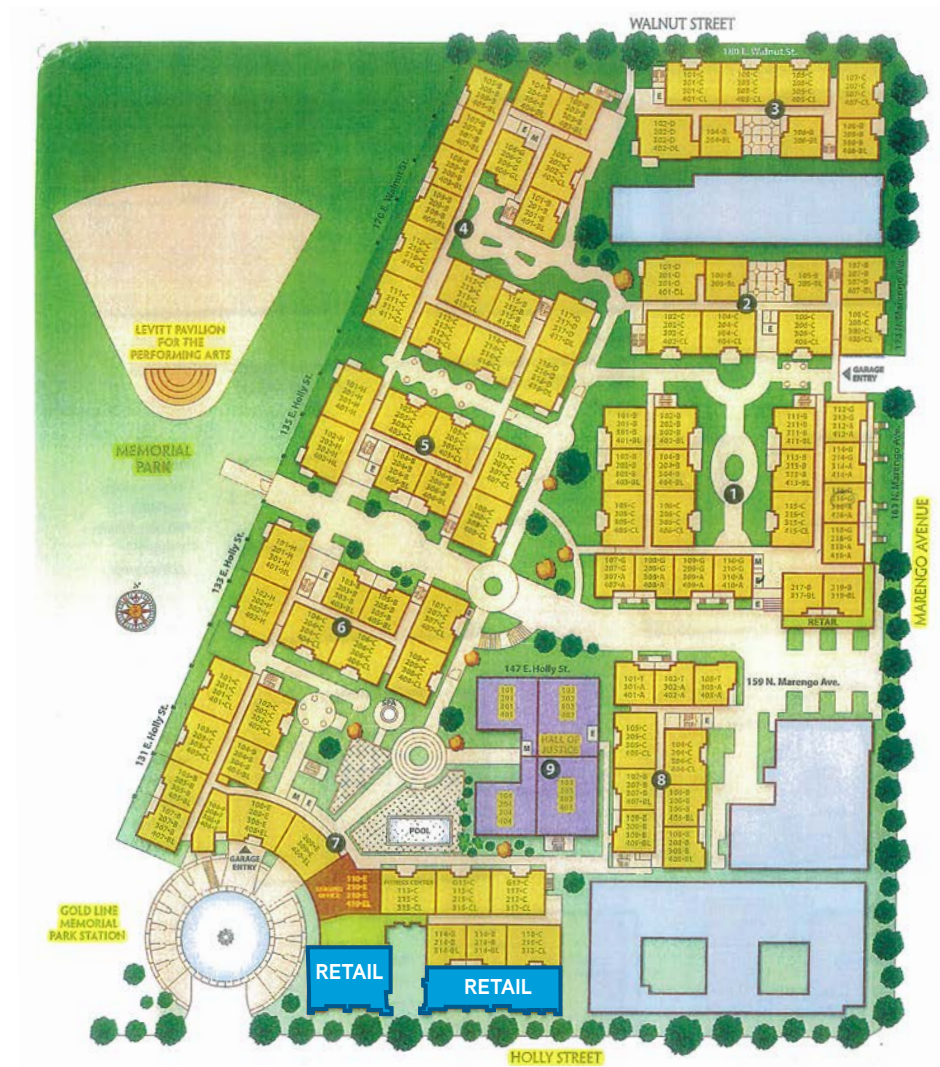
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holly street village - site plan



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holly street village - photos



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area amenities map



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market overview



PASADENA, CALIFORNIA

The City of Pasadena spans 23 square miles that are bordered on the north by La Cañada Flintridge, east by San Gabriel, south by Alhambra, and west by Eagle Rock, Glendale and Burbank. It is directly accessible to the Greater Los Angeles region via four freeways—the Foothill Freeway (I-210), Pasadena Freeway (SR 110), Ventura Freeway (SR 134), and Long Beach Freeway (SR 710)—and is a control city for all of them. Pasadena also has a well-defined public transportation network that is served by seven Metro Gold Line light rail stations as well as Pasadena Transit and Los Angeles metropolitan bus service.

A city deeply rooted in tradition, Pasadena is famed for hosting the annual Rose Bowl college football game and Tournament of Roses Parade, which draw hundreds of thousands to its streets. The city is also a center for space exploration as the home of the California Institute of Technology (Caltech), NASA's Jet Propulsion Laboratory, The Planetary Society, Carnegie Observatories, and

DEMOGRAPHICS <small>(source: CoStar)</small>			
	1-mile	3-mile	5-mile
POPULATION			
2020 Projection	39,736	198,475	517,481
2015 Total Population	38,415	192,913	503,256
Growth 2015-2020	3.44%	2.88%	2.83%
Average Age	36.90	39.10	39.40
HOUSEHOLDS			
2015 Total Households	17,572	74,993	181,766
Household Growth 2015-2020	3.35%	2.83%	2.77%
Median Household Income	\$55,939	\$71,335	\$68,578
Average Household Size	2.10	2.50	2.70
HOUSING			
Median Home Value	\$479,235	\$660,596	\$624,595

Arts Town of the West” in Sunset magazine’s 2015 Travel Awards, Pasadena is recognized for its dedication to the arts as well. The city’s historic architecture, world-class museums and creative community have solidified the arts as the heartbeat of the its culture.

The Pasadena economy boasts strong residential, office and retail submarkets.



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