

# +/- 2,200 SF IMMEDIATELY AVAILABLE IN OLD PASADENA ONLY \$0.99 PSF (\$2,178 MONTHLY) MODIFIED GROSS

AVAILABLE SPACE: BASEMENT | +/- 2,200 SF

LEASE RATE: \$0.99 PSF (\$2,178 Monthly) Modified Gross

IMMEDIATE OCCUPANCY



**\$0.99 PER MONTH IN PRIME OLD PASADENA LOCATION**

**45 EAST COLORADO BOULEVARD**

Pasadena, CA 91105

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CalDRE #02067397



# FOR LEASE

45 East Colorado Boulevard  
Pasadena, CA 91105



## PROPERTY DESCRIPTION

This +/- 2,200 SF basement space in the heart of Old Pasadena offers a functional layout, an on-site bathroom, and access via the alley in the rear. The lease is flexible, with tenants responsible for their share of utilities and interior maintenance. Ideal for various commercial uses, this space provides excellent affordability and usability in the center of Old Pasadena.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households Total	980	4,615	16,629
Population Average	1,623	8,261	33,126
HH Income	\$113,503	\$123,749	\$123,082

## OFFERING SUMMARY

Lease Rate:	\$0.99 PSF (\$2,178 Monthly) - Modified Gross Tenant pays for their share of utilities and interior maintenance
Available SF:	+/- 2,200 SF
Lease Term:	Flexible
Lot Size:	+/- 2,876 SF
APN:	5723-023-011
Zoning:	PSC

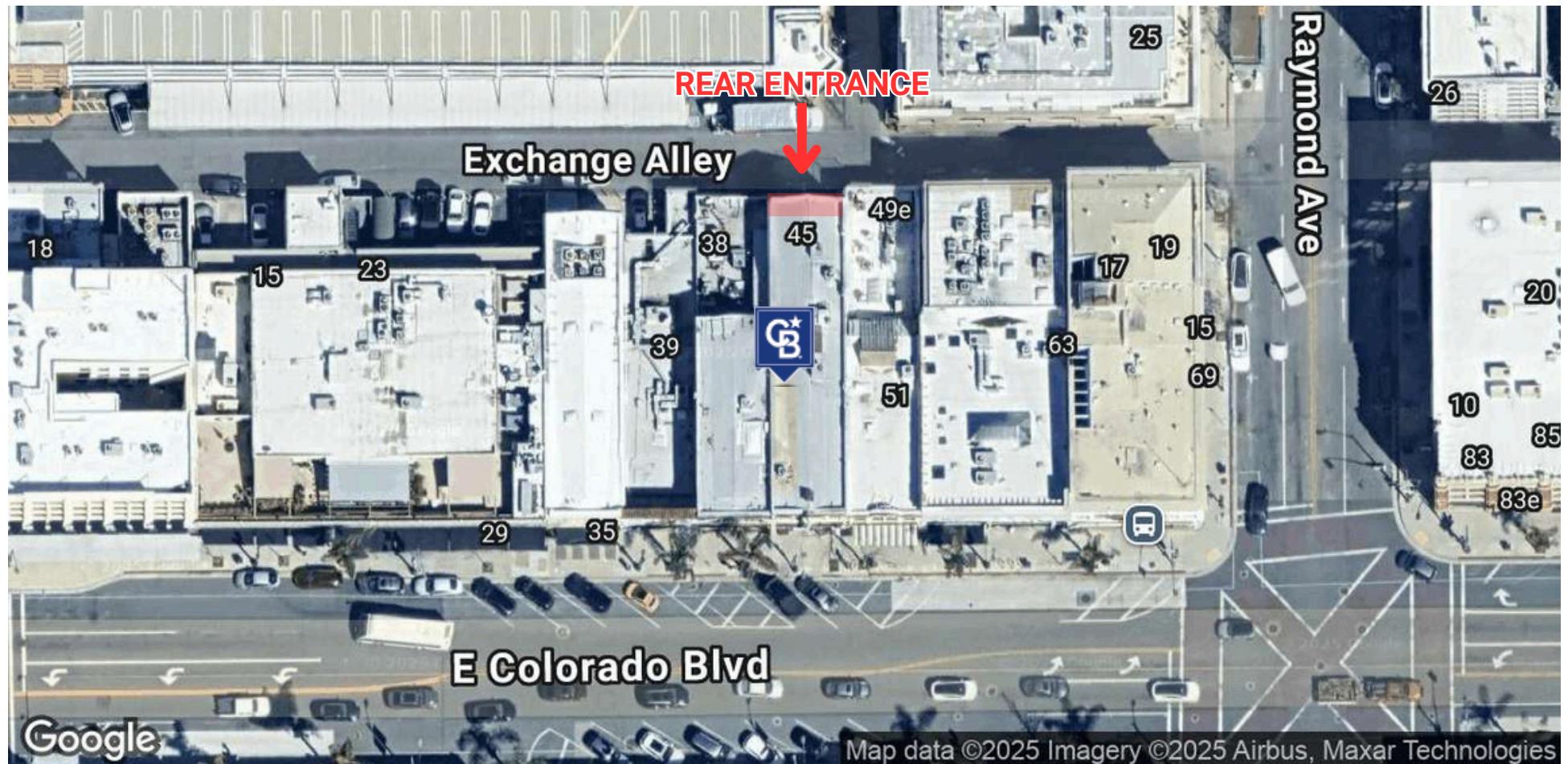
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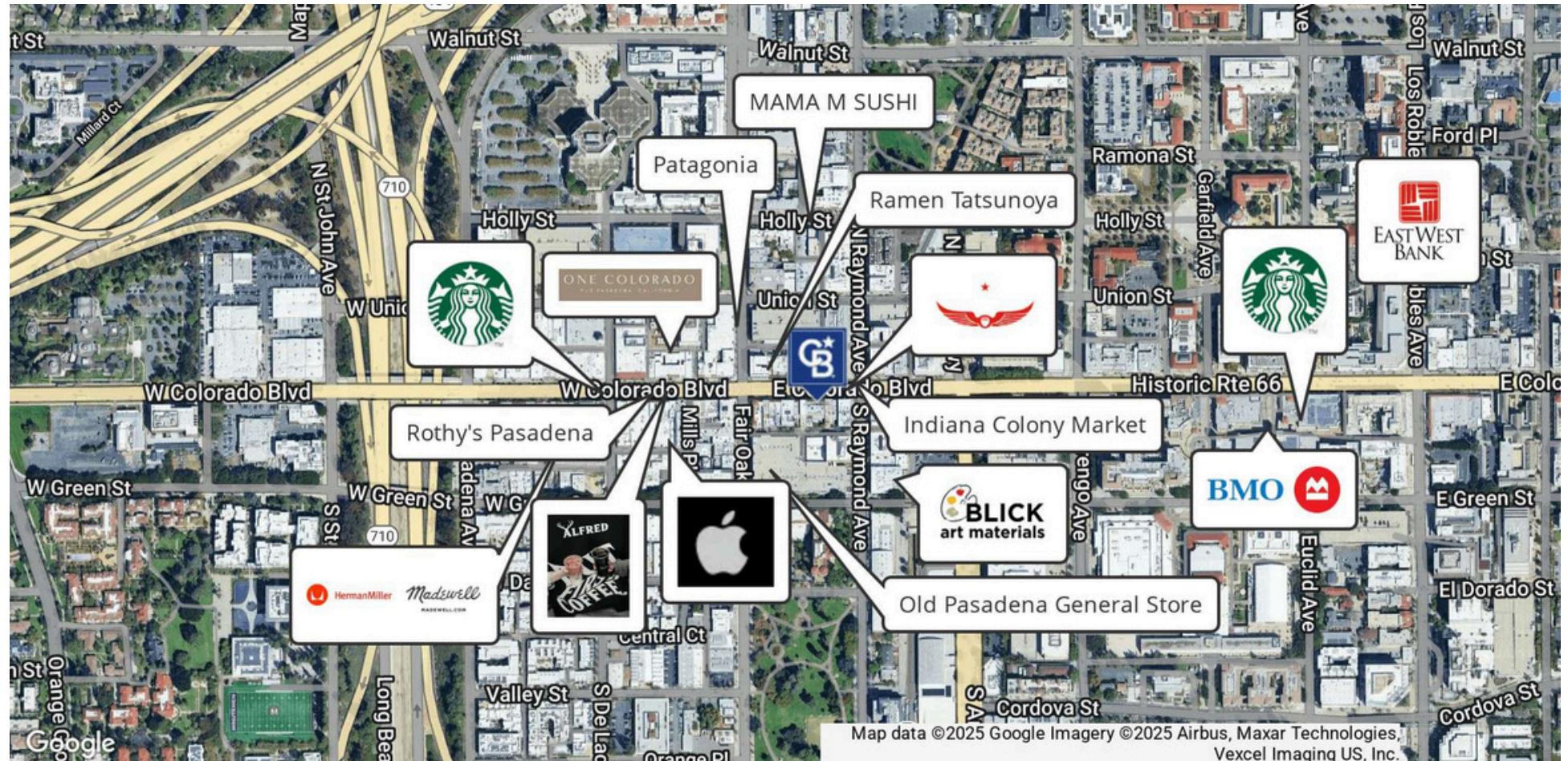
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**COLDWELL BANKER COMMERCIAL REALTY**  


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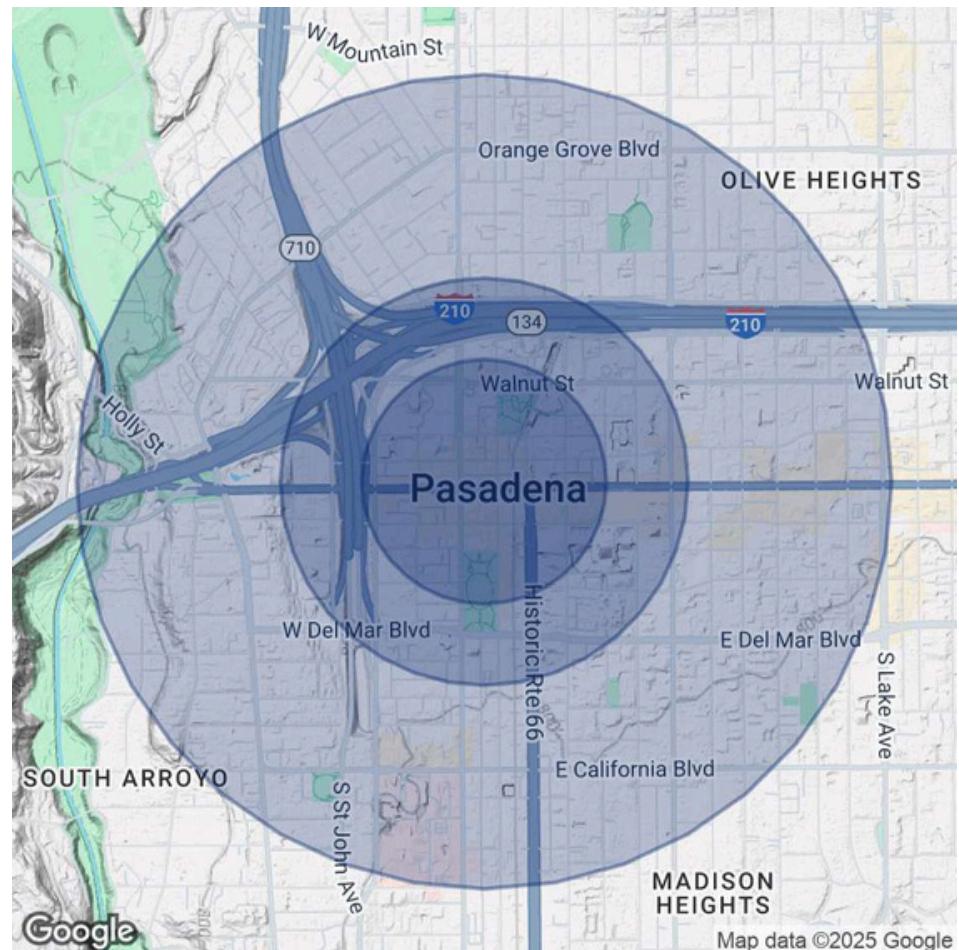
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## DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,623	8,261	33,126
Average Age	42	42	42
Average Age (Male)	42	42	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	980	4,615	16,629
# of Persons per HH	1.7	1.8	2
Average HH Income	\$113,503	\$123,749	\$123,082
Average House Value	\$1,189,694	\$1,256,012	\$1,133,115

Demographics data derived from AlphaMap



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