

+/- 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

BILL UKROPINA

(626) 844-2200

Bill.Ukropina@cbcnrt.com

CalDRE #00820557

ROBERT IP

(626) 394-2527

Robert.Ip@cbcnrt.com

CalDRE #01876261

KATHI CONSTANZO

(626) 898-2308

Kathi.Constanzo@cbcnrt.com

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

BILL UKROPINA
(626) 844-2200
Bill.Ukropina@cbcnrt.com
CalDRE #00820557

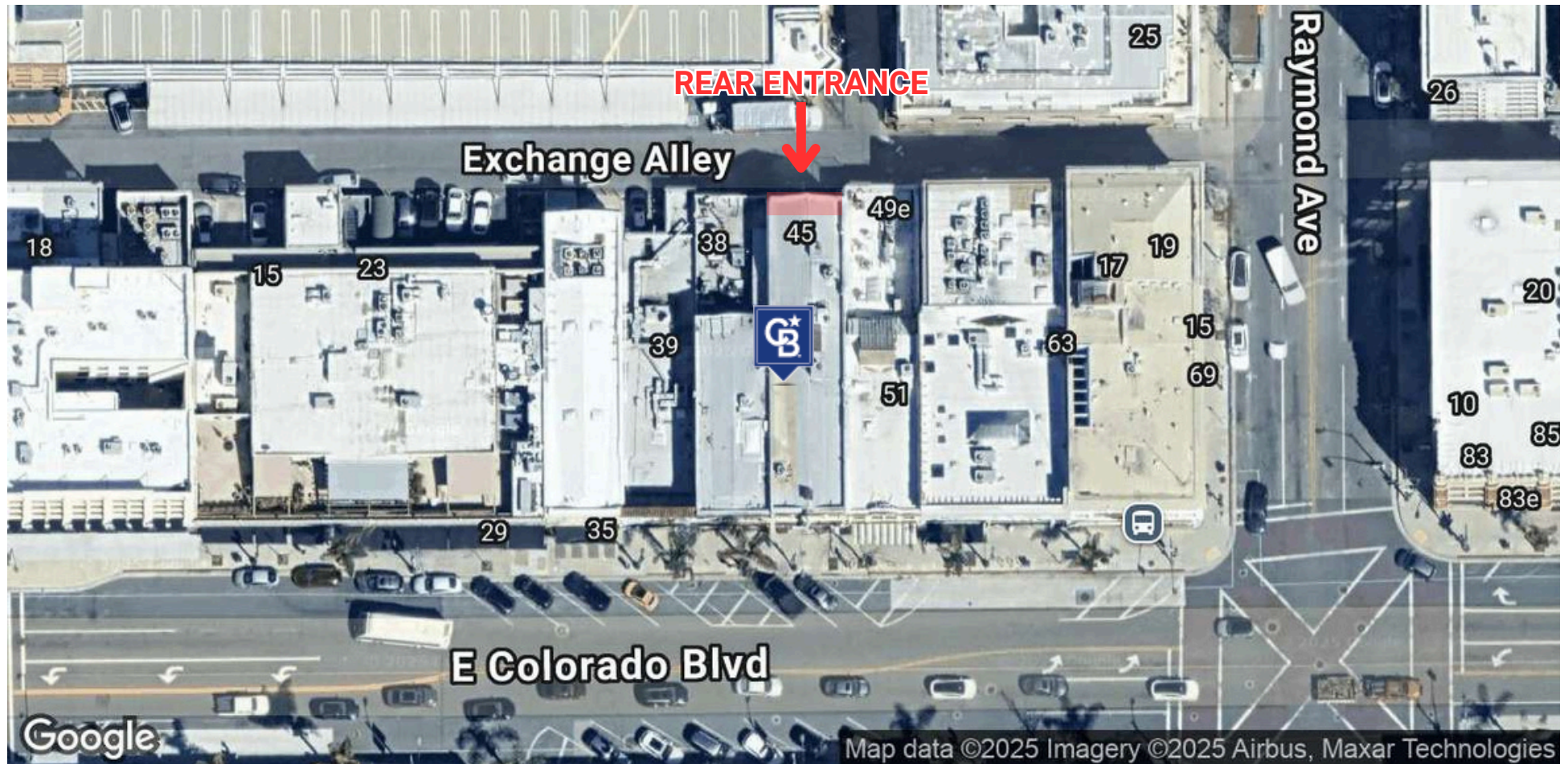
ROBERT IP
(626) 394-2527
Robert.Ip@cbcnrt.com
CalDRE #01876261

KATHI CONSTANZO
(626) 898-2308
Kathi.Constanzo@cbcnrt.com
CalDRE #02067397



FOR LEASE

45 East Colorado Boulevard
Pasadena, CA 91105



BILL UKROPINA

(626) 844-2200

Bill.Ukropina@cbcnrt.com

CalDRE #00820557

ROBERT IP

(626) 394-2527

Robert.Ip@cbcnrt.com

CalDRE #01876261

KATHI CONSTANZO

(626) 898-2308

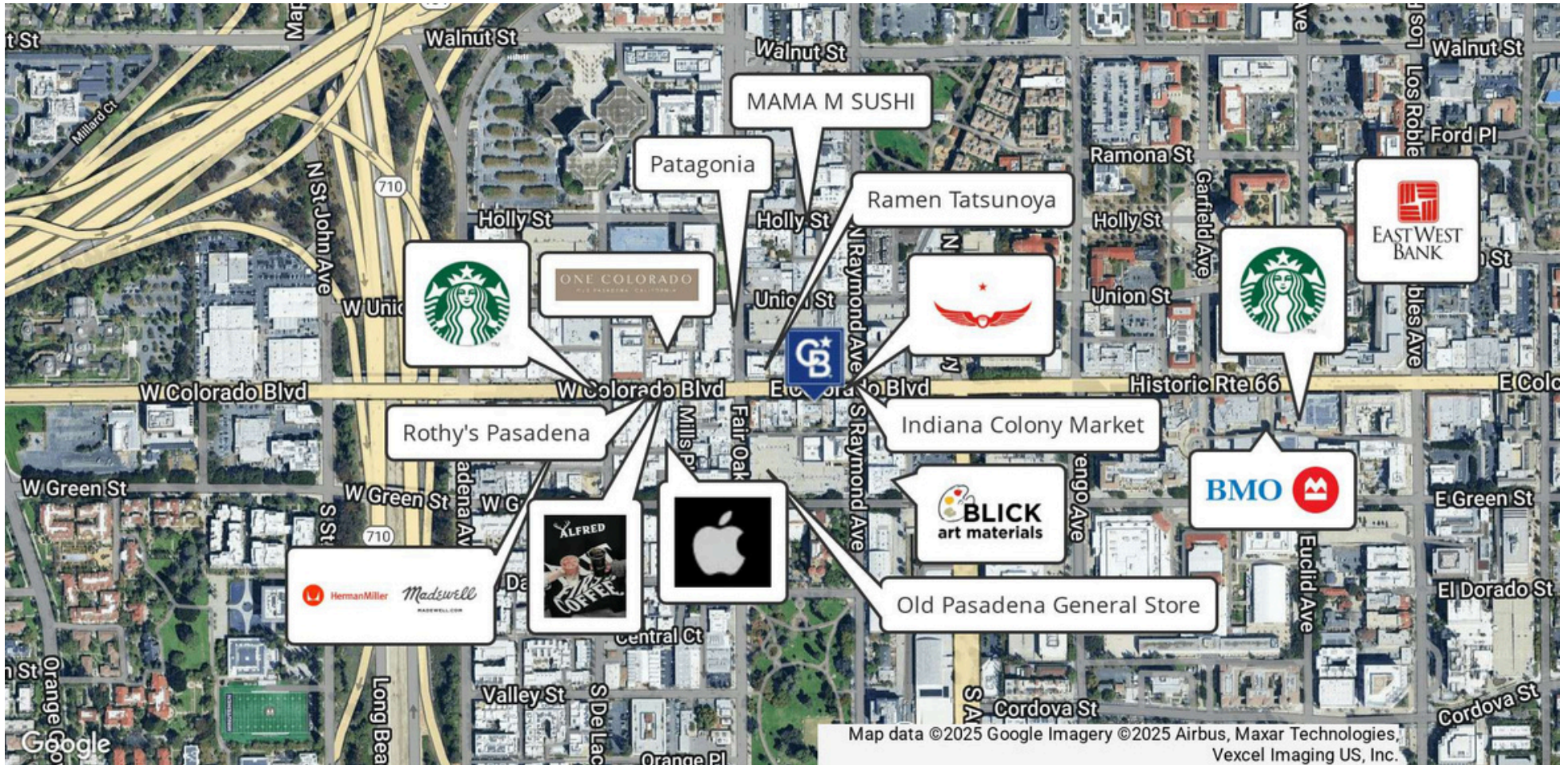
Kathi.Constanzo@cbcnrt.com

CalDRE #02067397



FOR LEASE

45 East Colorado Boulevard
Pasadena, CA 91105



BILL UKROPINA

(626) 844-2200

Bill.Ukropina@cbcnrt.com

CalDRE #00820557

ROBERT IP

(626) 394-2527

Robert.Ip@cbcnrt.com

CalDRE #01876261

KATHI CONSTANZO

(626) 898-2308

Kathi.Constanzo@cbcnrt.com

CalDRE #02067397



FOR LEASE

45 East Colorado Boulevard
Pasadena, CA 91105



BILL UKROPINA

(626) 844-2200
Bill.Ukropina@cbcnrt.com
CalDRE #00820557

ROBERT IP

(626) 394-2527
Robert.Ip@cbcnrt.com
CalDRE #01876261

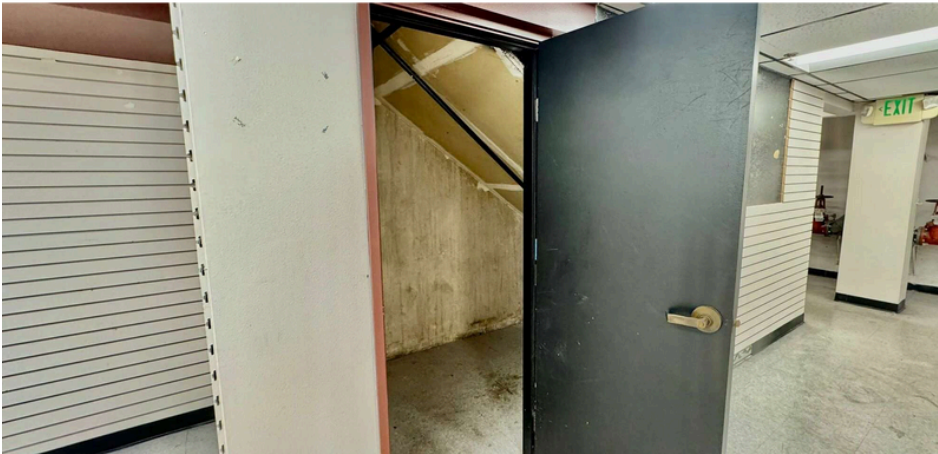
KATHI CONSTANZO

(626) 898-2308
Kathi.Constanzo@cbcnrt.com
CalDRE #02067397



FOR LEASE

45 East Colorado Boulevard
Pasadena, CA 91105



BILL UKROPINA

(626) 844-2200
Bill.Ukropina@cbcnrt.com
CalDRE #00820557

ROBERT IP

(626) 394-2527
Robert.Ip@cbcnrt.com
CalDRE #01876261

KATHI CONSTANZO

(626) 898-2308
Kathi.Constanzo@cbcnrt.com
CalDRE #02067397



FOR LEASE

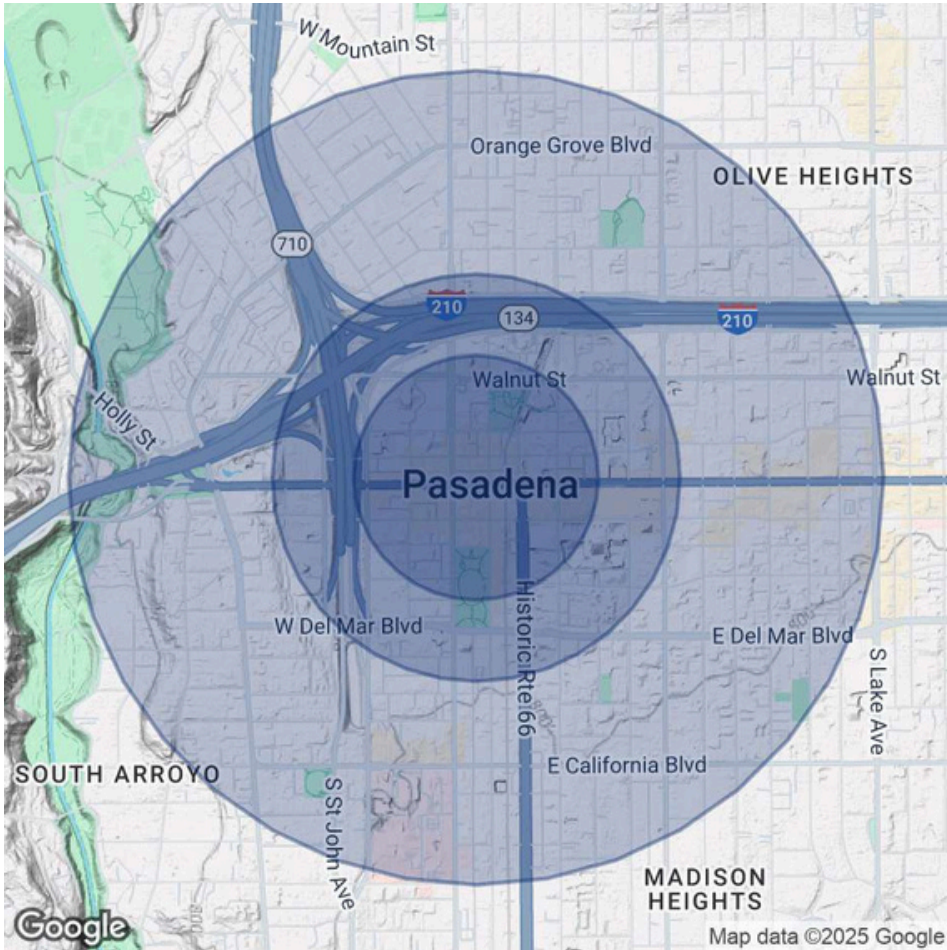
45 East Colorado Boulevard
Pasadena, CA 91105

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



BILL UKROPINA

(626) 844-2200
Bill.Ukropina@cbcnrt.com
CalDRE #00820557

ROBERT IP

(626) 394-2527
Robert.Ip@cbcnrt.com
CalDRE #01876261

KATHI CONSTANZO

(626) 898-2308
Kathi.Constanzo@cbcnrt.com
CalDRE #02067397

