

# THE ROBLES BUILDING

COLORADO BLVD & LOS ROBLES AVE, PASADENA



**FOR LEASE**  
GROUND FLOOR OFFICE/RETAIL SPACE

AVISON  
YOUNG



Located in the heart of Pasadena at the signalized intersection of Colorado Boulevard and Los Robles Avenue, this highly visible property offers a rare opportunity to lease space in one of the city's most dynamic and walkable districts. Two commercial units are currently available, each well suited for office or retail use, providing flexibility for a wide range of business users.

The property is surrounded by an abundance of local amenities, including popular restaurants, cafés, retail boutiques, financial institutions, and personal services, all within immediate walking distance. Its central location places tenants moments from Old Town Pasadena, Paseo Colorado, and the Playhouse District, with convenient access to public transportation and major regional thoroughfares.

With strong street presence, excellent exposure, and a vibrant surrounding environment, this location offers an ideal setting for businesses seeking both visibility and convenience in the Pasadena market.

## SPACE AVAILABLE

**UNITS:** 449 E. Colorado:  $\pm$  1,275 RSF  
28 N. Los Robles:  $\pm$  1,200 RSF

**LEASE RATE:** 449 Colorado: \$3.50 per RSF, MG  
28 Los Robles: \$2.75 per RSF, MG

**LEASE TERM:** Negotiable

**PARKING:** Surface parking available in adjacent lot at prevailing rates.

## 28 N. LOS ROBLES





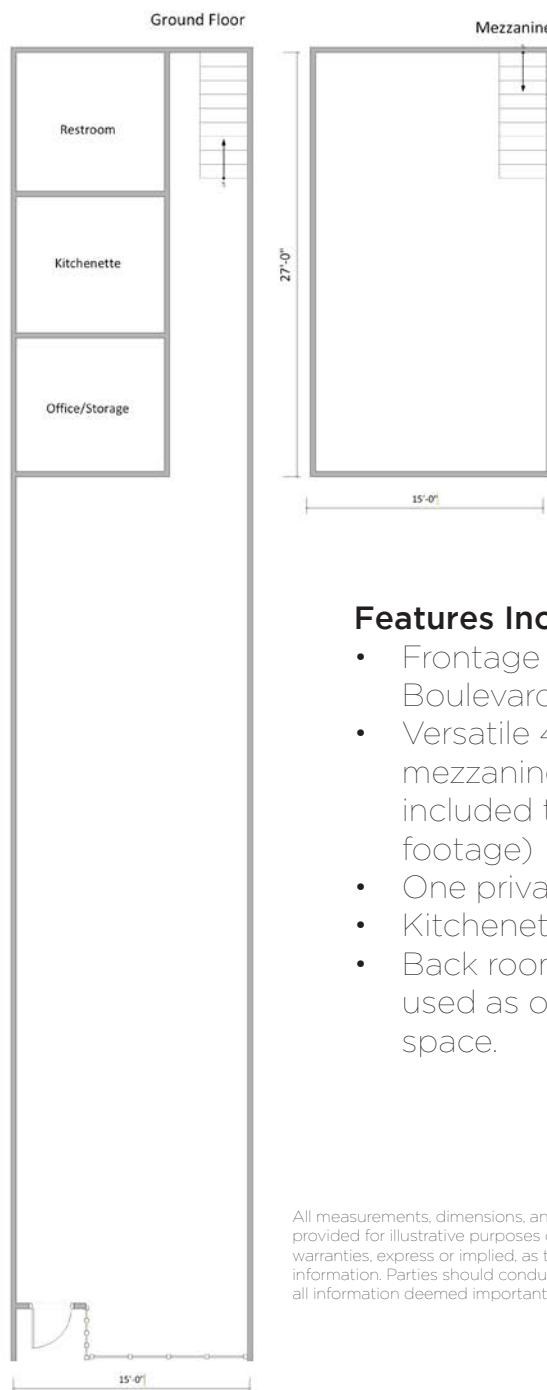
449 E. COLORADO BLVD.

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**Features Include:**

- Frontage along Colorado Boulevard.
- Versatile 400 square foot mezzanine (of which is not included the rentable square footage)
- One private restroom
- Kitchenette
- Back room that could be used as office or storage space.

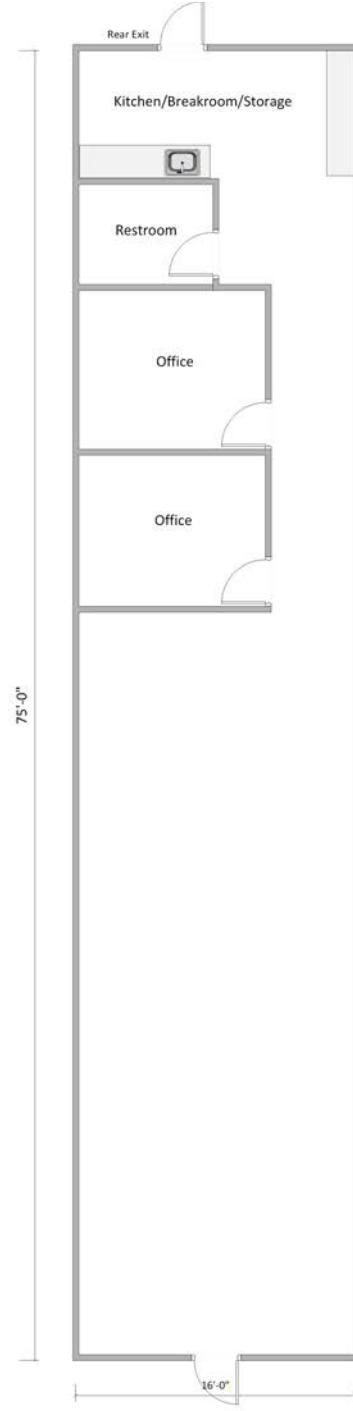
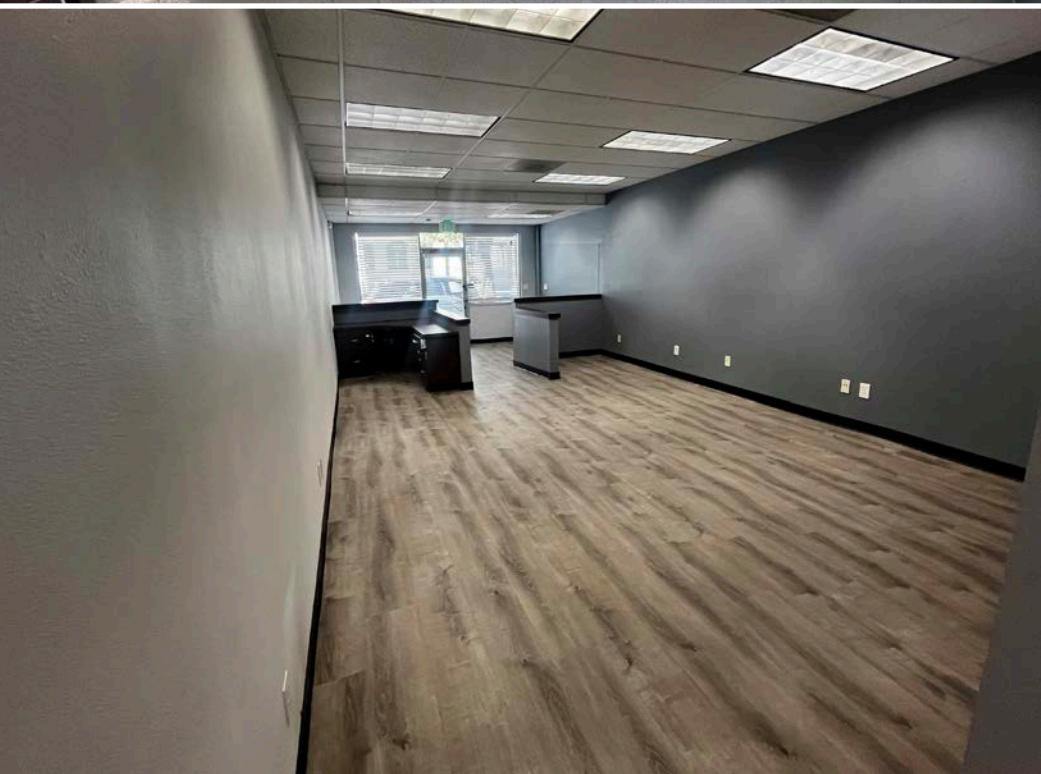
All measurements, dimensions, and square footages are approximate and are provided for illustrative purposes only. Avison Young makes no representations or warranties, express or implied, as to the accuracy, completeness, or suitability of this information. Parties should conduct their own independent investigations to verify all information deemed important.

28 N. LOS ROBLES

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## Features Include:

- Frontage along Los Robles Avenue.
- Reception with open area
- Two offices
- One private restroom
- Kitchenette& Break room with storage.

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## DEMOGRAPHICS

**185K**TOTAL POPULATION (3 mile)**\$130K**AVG. HH INCOME (3 mile)**\$1M**MEDIAN HOME VALUE (3 mile)**40K**

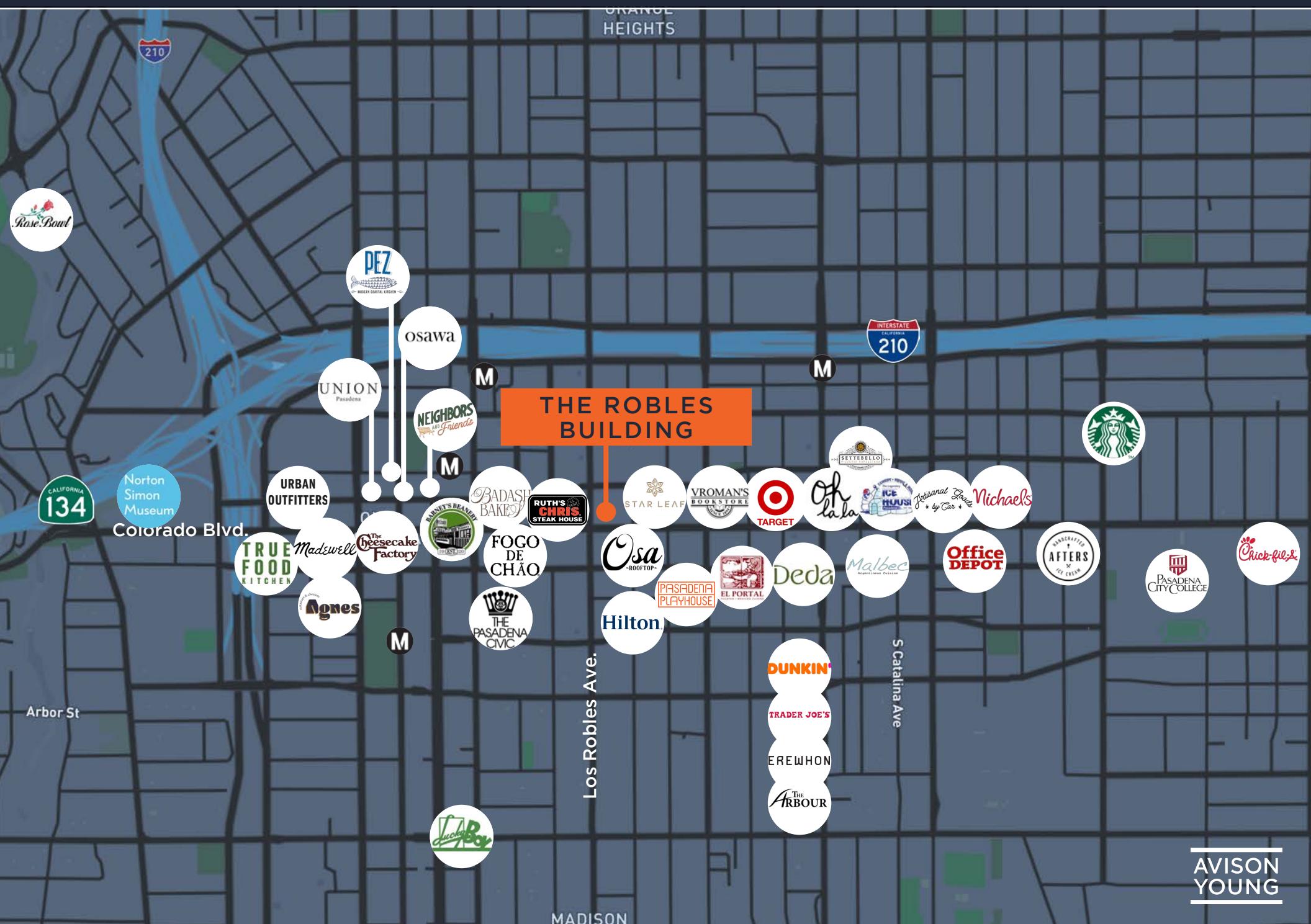
DAILY TRAFFIC

**97**

WALK SCORE

## LOCATION HIGHLIGHTS

- “A” Destination location with tons of unique shops, cafes and restaurants in a classic Main Street setting
- One block from the Pasadena Civic Auditorium and Pasadena Convention Center
- Metro Line adjacent in a walkable (97 Walk Score), dynamic neighborhood.



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FOR MORE INFORMATION:

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