

THE ROBLES BUILDING

COLORADO BLVD & LOS ROBLES AVE, PASADENA



FOR LEASE
GROUND FLOOR OFFICE/RETAIL SPACE

**AVISON
YOUNG**

PROPERTY DETAILS

THE ROBLES BUILDING

PASADENA



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:	± 1,275 RSF
	28 N. Los Robles:	± 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.	





Parking Lot

28 N. Los Robles

449 E. Colorado

LOS ROBLES

COLORADO

449 E. COLORADO BLVD.

THE ROBLES BUILDING

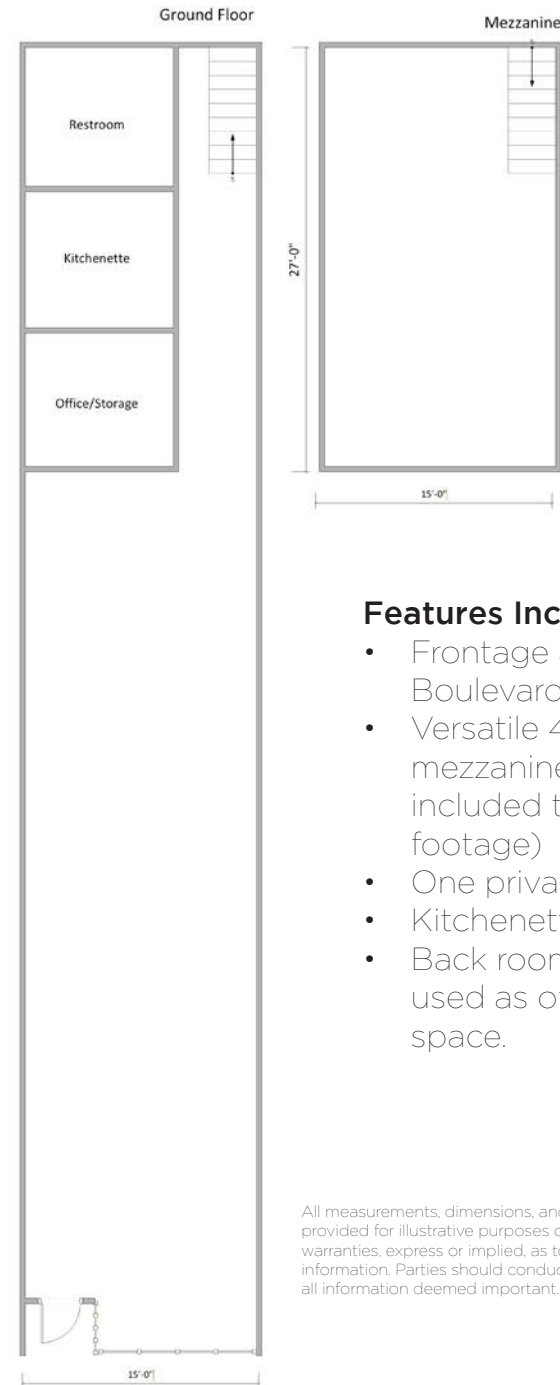
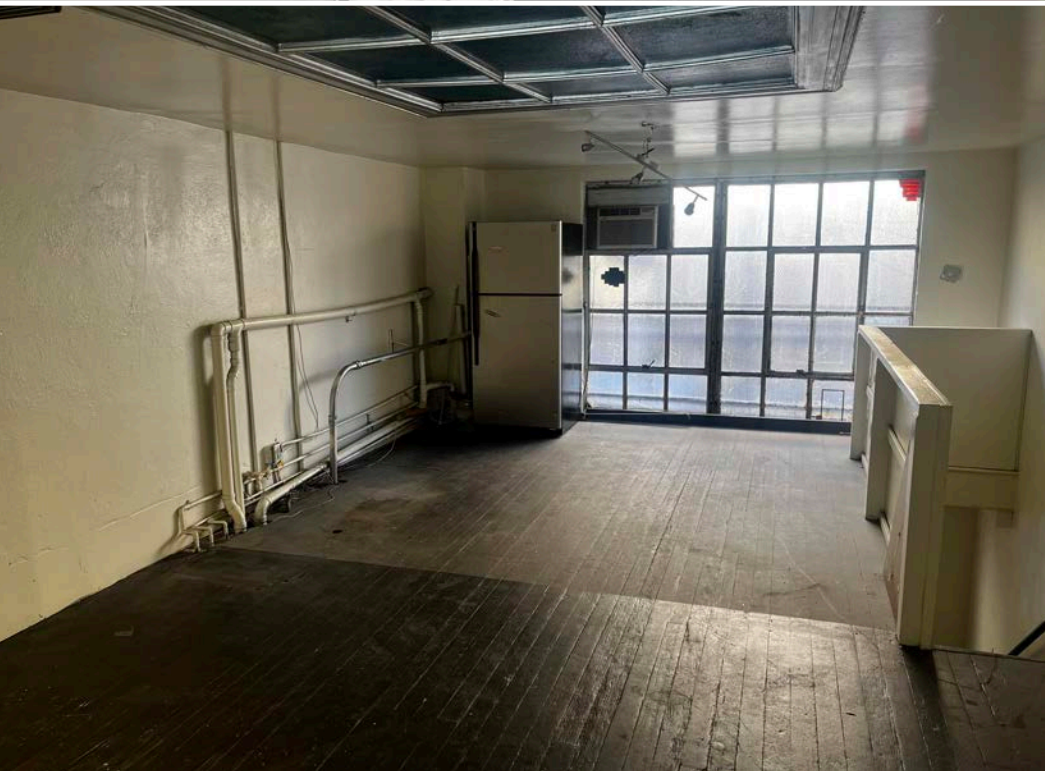
PASADENA



449 E. COLORADO BLVD.

THE ROBLES BUILDING

PASADENA



Features Include:

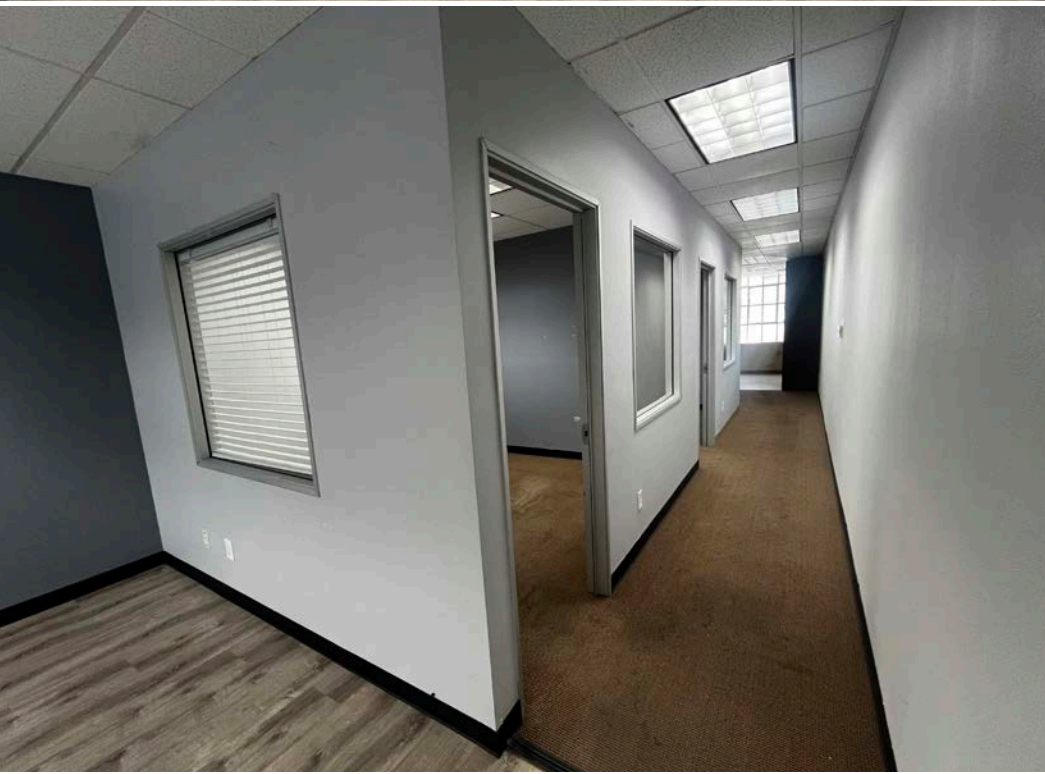
- Frontage along Colorado Boulevard.
- Versatile 400 square foot mezzanine (of which is not included the rentable square footage)
- One private restroom
- Kitchenette
- Back room that could be used as office or storage space.

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.

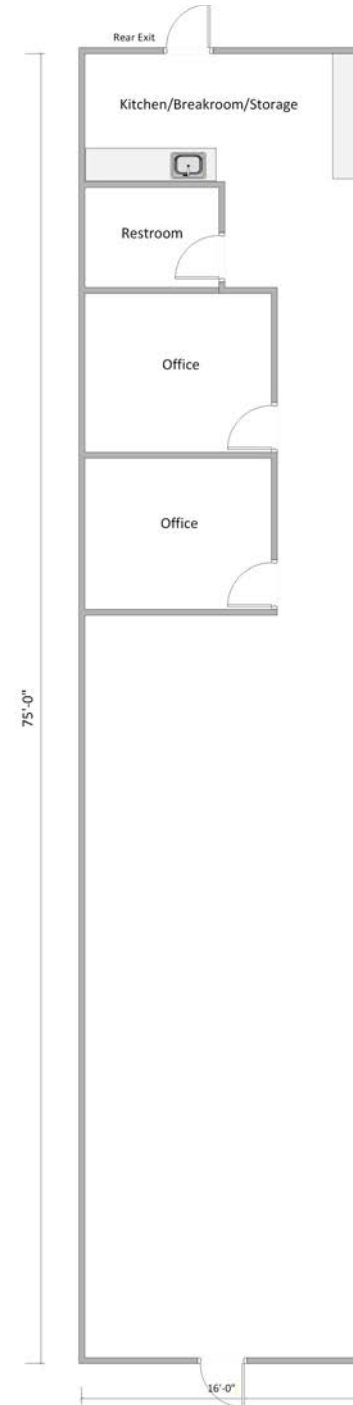
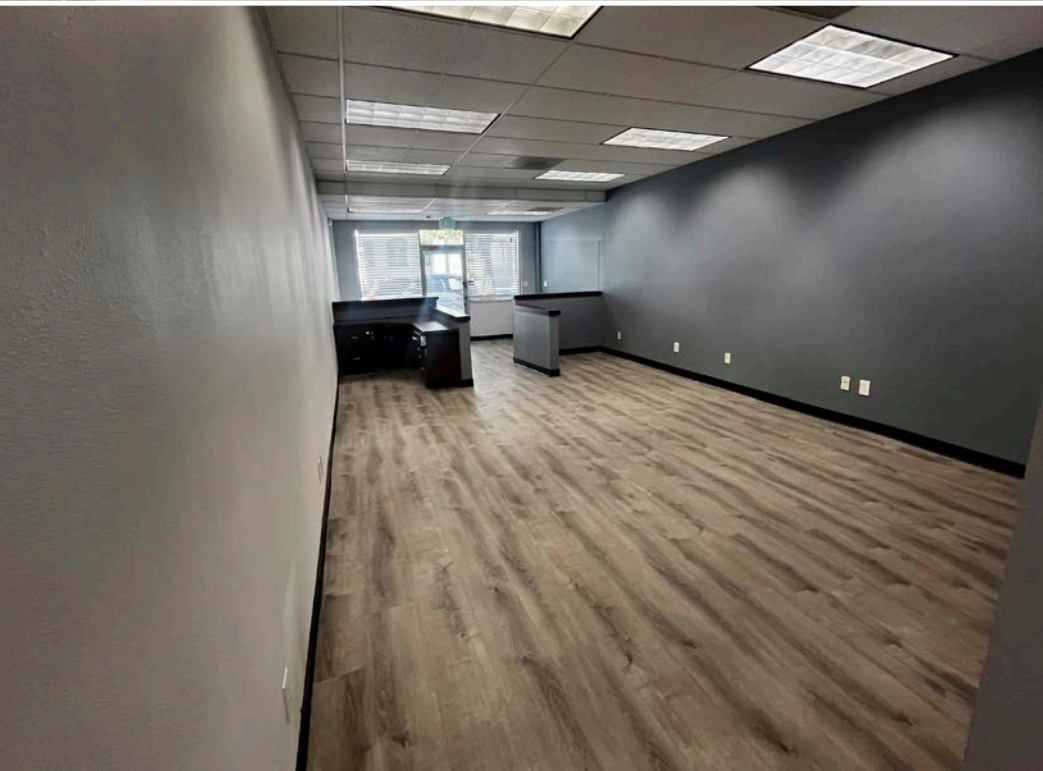
28 N. LOS ROBLES

THE ROBLES BUILDING

PASADENA



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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

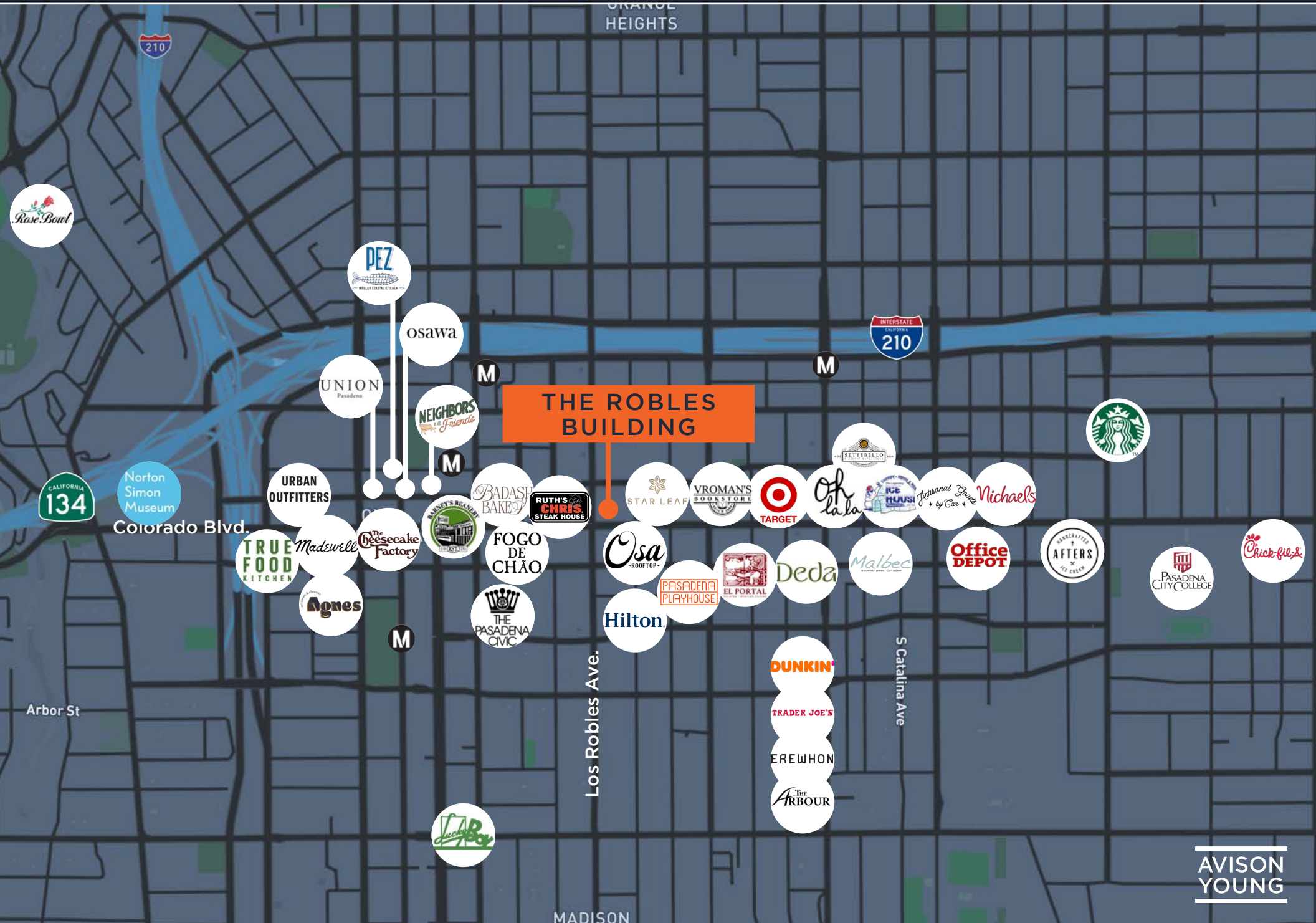
LOCATION HIGHLIGHTS

- “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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