

132 E COLORADO BLVD

OFFICE/RETAIL FOR SUBLEASE



Hoss MacVaugh | #00971669
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MACVAUGH & CO
Commercial Real Estate Services
www.MacVaugh.com

SUBLEASE HIGHLIGHTS

Building Size: 12,200 SQFT

Rental Rate: \$2.22/SF NNN

Floor Sizes: Ground floor: 6,000 SQFT
Mezzanine: 1,200 SQFT
Basement: 5,000 SQFT

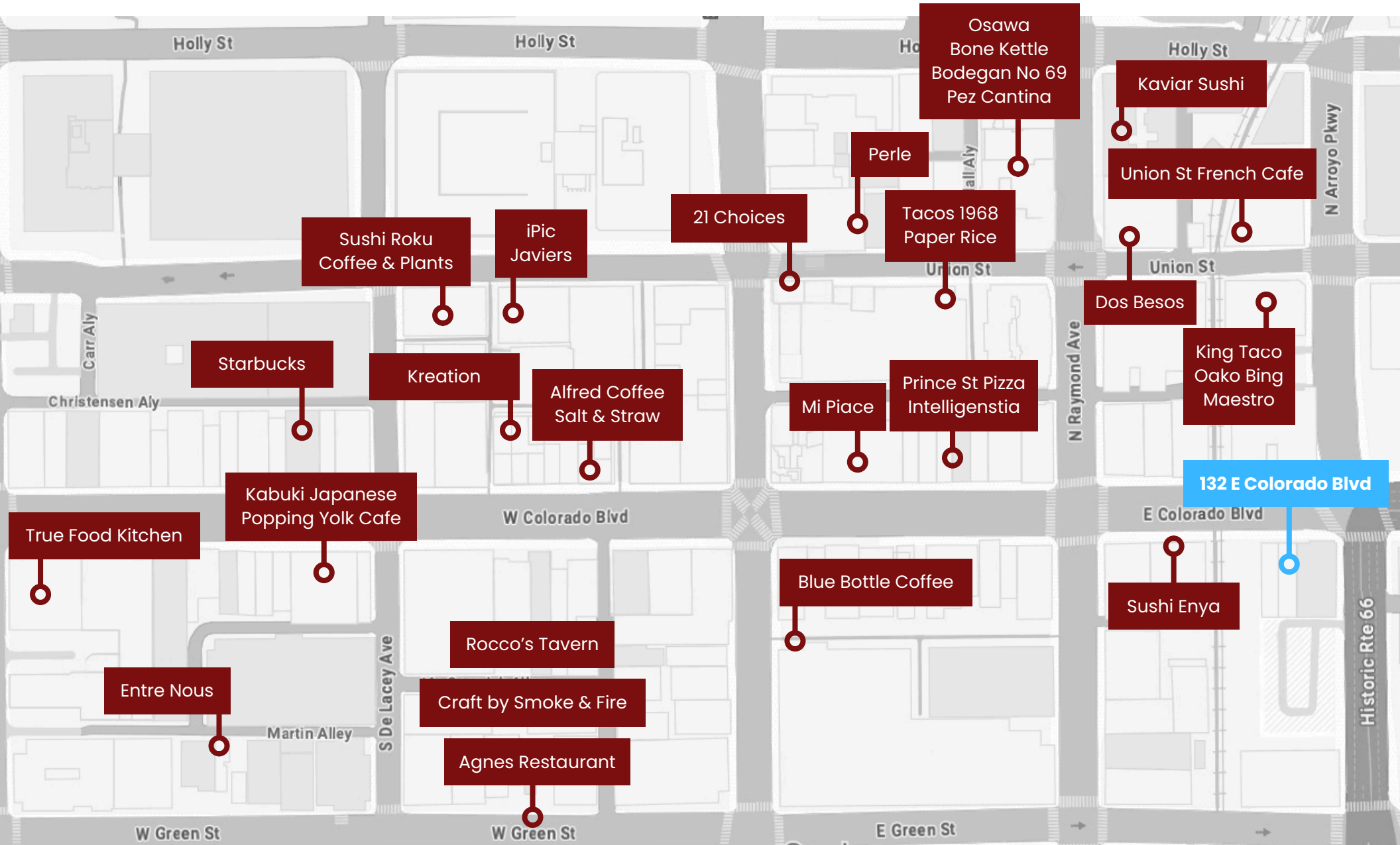
Building Details: Free-standing building, ideal for office or retail. Located on the SW corner of Arroyo Pkwy & Colorado Blvd. Walking distance to all Old Pasadena has to offer. .01 Miles to the Gold Line Memorial Park Station.

Parking: Unified Parking professionally manages the rear parking lot with 48 spaces.

Sublease Details: Available within 30 days notice
Sublease ends July 2026



OLD PASADENA MAP



PASADENA, CA

CITY INFORMATION

200k population, 110k employees, 127k average household income all within a 3-mile radius

The seasonal population reaches its peak through the Rose Bowl with sports events, concerts and New Years Eve/Day

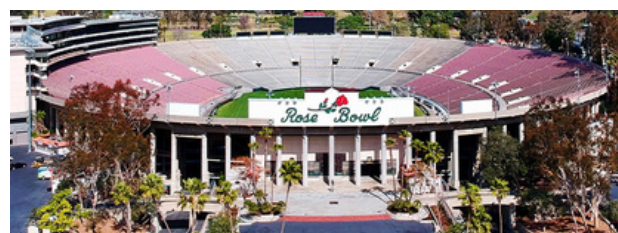
Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

National icons such as Art Center College of Design, JPL and Cal Tech

Multiple Metro Gold Line stops are located throughout the city - Bringing in people from Azusa to Downtown Santa Monica

You'll find a combination of mom-and-pop shops and major tenants keeping the history of the city alive while bringing a modern day flare

Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings



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