

130 EAST COLORADO BOULEVARD

Pasadena, CA | 91103



FOR SALE & LEASE | CALL BROKERS FOR PRICING

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NAICapital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

DETAILS

±12,744–13,356 SF multi-level building with additional underground level

Adjacent ±16,434 SF surface parking lot (±0.38 acres) under same ownership

Combined ±0.53-acre site

46 surface parking spaces extremely rare in Old Pasadena

Corner location at a signalized intersection on Colorado Blvd & Arroyo Pkwy

Over 60 feet of frontage on the Rose Parade route

Historic Route 66 location with exceptional branding visibility



PROPERTY DESCRIPTION

This iconic, multi-level building presents a rare opportunity to reimagine and revitalize a legacy property that has only been offered for sale twice in over 150 years. Now under new ownership, the building is being positioned for forward-thinking users or investors seeking a flagship presence in Old Pasadena.

The property features an underground level, ground floor, and second floor with balcony, offering flexibility for retail, office, creative, showroom, restaurant, or mixed-use concepts. The offering includes an adjacent, separately parceled surface parking lot under the same ownership, providing 46 surface parking spaces, favorable zoning, and a premier corner location. The asset supports both immediate occupancy and long-term redevelopment upside. This is a true generational opportunity in one of Pasadena's most recognizable and heavily trafficked corridors.



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