



Prime Retail Space for Lease

118 - 120 EAST COLORADO BOULEVARD - PASADENA CA 91105



Prime Retail Opportunity

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PASADENA CA 91105**

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BROKER OF RECORD

12 South Raymond Ave, Suite A
Pasadena, CA 91105
DRE: 02117417

Sauvé & Associates
Commercial Real Estate

SUMMARY

FOR LEASE

Address 118-120 E Colorado Blvd.

Ground Floor Approx. 2,750 RSF

Asking Base Rent \$6.50/RSF (Ground Floor)

Term 3-5 Years

Estimated NNN Charge ~\$0.68/RSF

PROPERTY SUMMARY

Address 118-120 E Colorado Blvd.

City Pasadena, CA 91105

Year Built 1925

Space Size (SF) First Floor +/- 2,750
Basement +/- 2,750

Zoning CD-MU-C-AD-1*

Available Immediate



*Zoning and property information provided herein are based on available sources and are subject to verification. Broker makes no representations or warranties regarding the accuracy of such information.

HIGHLIGHTS

❖ **Prime Old Pasadena Location:** Situated in the heart of Old Pasadena on iconic Colorado Boulevard, one of Southern California's premier retail corridors known for its walkability, vibrant street life, and strong year-round foot traffic.

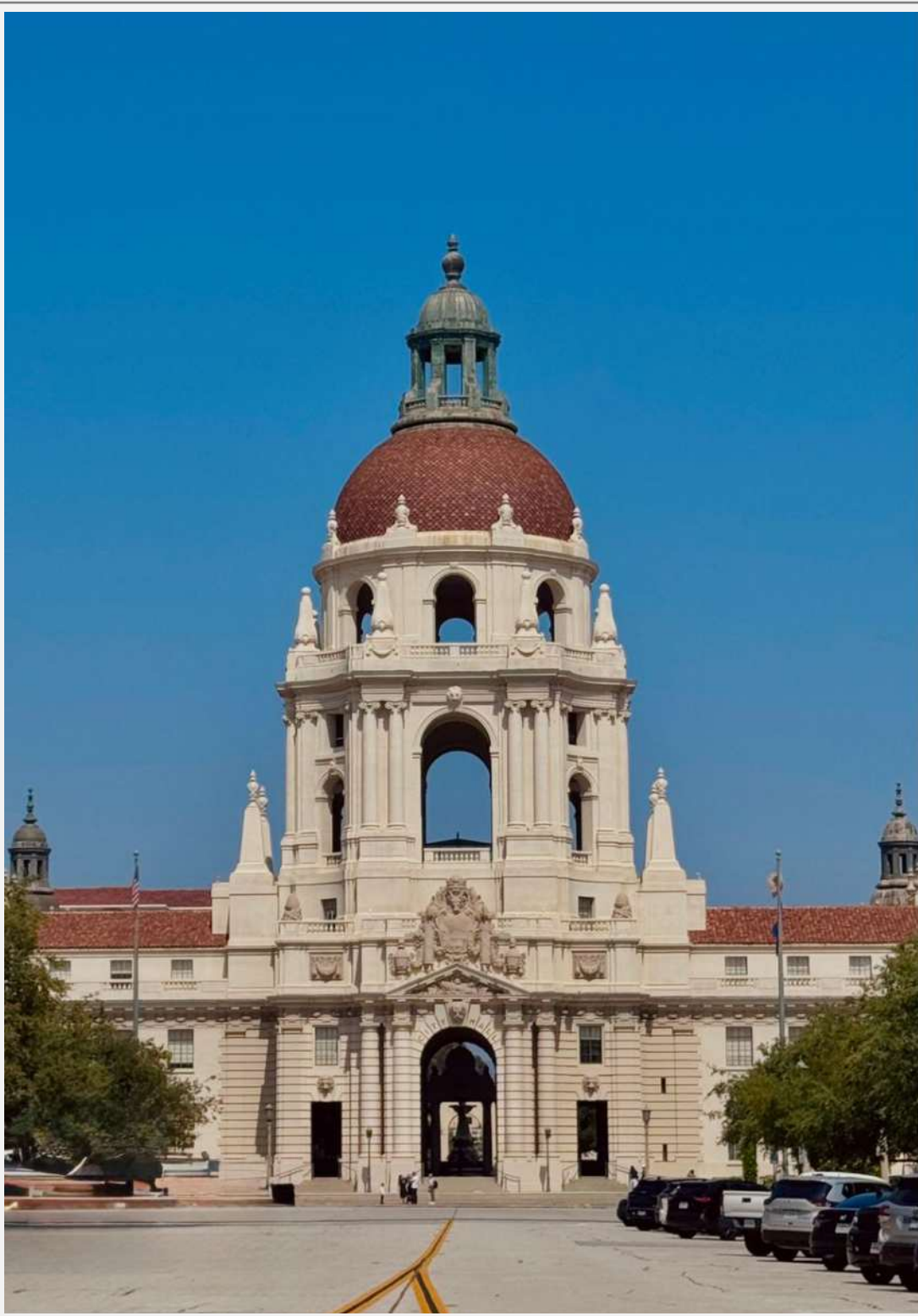
❖ **High Identity Retail Opportunity:** Approx. 2,750 RSF of ground floor retail space with an additional 2,750 RSF basement, ideal for storage, prep, or back-of-house operations. Prominent frontage along Colorado Blvd provides excellent signage and branding potential.

❖ **Exceptional Visibility and Access:** Located along a highly trafficked stretch of Colorado Blvd with over 24,000 cars per day and robust pedestrian volumes. Accessible from the 210 freeway and nearby Gold Line Metro stations.

❖ **Flexible Use Potential:** This iconic space, formerly occupied by Anderson Technologies Co. for over 100 years, is now available for lease. The layout is highly adaptable and well-suited for a range of uses, including café, specialty retail, experiential concepts, or showroom space. Ownership is open to proposals from qualified operators with strong concepts.

❖ **Historic and Cultural Core:** Located within a historic commercial district that blends preserved architecture with modern commerce. Adjacent to national tenants, local favorites, and cultural destinations that keep the area active day and night.





LOCATION

❖ High-Traffic Retail Corridor in the Heart of Old Pasadena

120 E Colorado Blvd is located in one of Southern California's most visited retail destinations, offering exceptional exposure along Colorado Boulevard—Pasadena's premier shopping and dining artery. The area draws millions of annual visitors and maintains foot traffic seven days a week, supported by a dense mix of offices, cultural attractions, hotels, and luxury residential developments.

❖ Excellent Public Transit & Regional Access

The property benefits from close proximity to the Metro A Line (formerly Gold Line) with nearby stations at Memorial Park and Del Mar—both within walking distance—offering convenient light rail access to Downtown Los Angeles and the greater San Gabriel Valley. Numerous Metro and Pasadena Transit bus lines also serve the immediate area, enhancing accessibility for both customers and employees.

❖ Commercial and Residential Density

Old Pasadena is a dynamic and walkable urban district supported by a robust daytime and evening population. In addition to local residents and business professionals, the district sees high volumes of visitors from across the region due to its renowned retail mix, events like the Rose Parade, and its historic character. The surrounding neighborhoods feature some of the most affluent and stable demographics in the San Gabriel Valley, making this a strong location for both destination and impulse retail.



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