



**FOR LEASE**

**PREMIERE  
RESTAURANT  
LOCATION  
IN THE HEART  
OF OLD  
PASADENA**

**DO NOT  
DISTURB TENANT**



**GROUND FLOOR: 5,522 SF  
+ 1,000 SF OF OUTDOOR DINING**

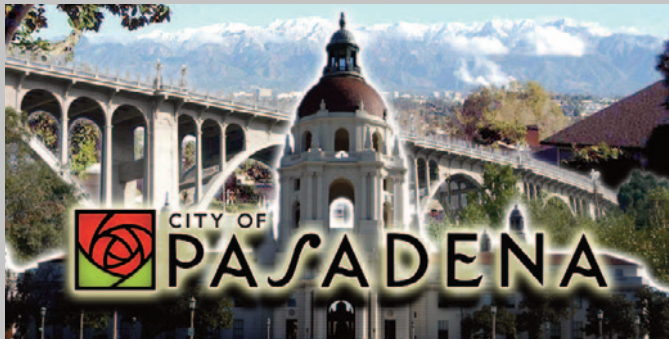
**CONNECTED ROOFTOP WITH 5,124 SF INDOOR  
DINING SPACE AND 3,097 SF OUTDOOR PATIO**

**25 EAST COLORADO**

**PREMIERE LOCATION IN OLD PASADENA CALIFORNIA**

**HURST/HARRIGAN  
ASSOCIATES**





PASADENA  
ALWAYS ONE  
OF THE BEST



The *New York Times* lists Pasadena as a “Must Travel Destination in 2024.” The *Times* lauded Pasadena’s natural beauty, as well as hot new restaurants among reasons our great city is a top destination.

*Outside Magazine* named Pasadena “one of the best cities in which to live in the United States.”

*Sunset, Travel + Leisure, Food & Wine* and *National Geographic* feature Pasadena as a “highly desirable destination for shopping, entertainment and cultural amenities.”

“The area is home to Cal Tech - the #2 ranked university in the World University Rankings.”



# THE HEART OF OLD PASADENA



allbirds

Herman Miller

Javier's  
FINEST FOODS  
OF MEXICO

ANTHROPOLOGIE

IPIC®

RH

ARC'TERYX

J.CREW

RIVIAN

ARHAUS®

LATHER.

Room&Board

BRILLIANT EARTH

LOVESAC  
Designed for Life Furniture Co.

SEPHORA

Burke Williams  
beyond the spa

lululemon

TESLA

The Cheesecake  
Factory

Madewell

TIFFANY & CO.

Dr. Martens

PANDORA

VUORI

FREE  
PEOPLE

PARACHUTE

WARBY PARKER





25 EAST COLORADO AERIAL

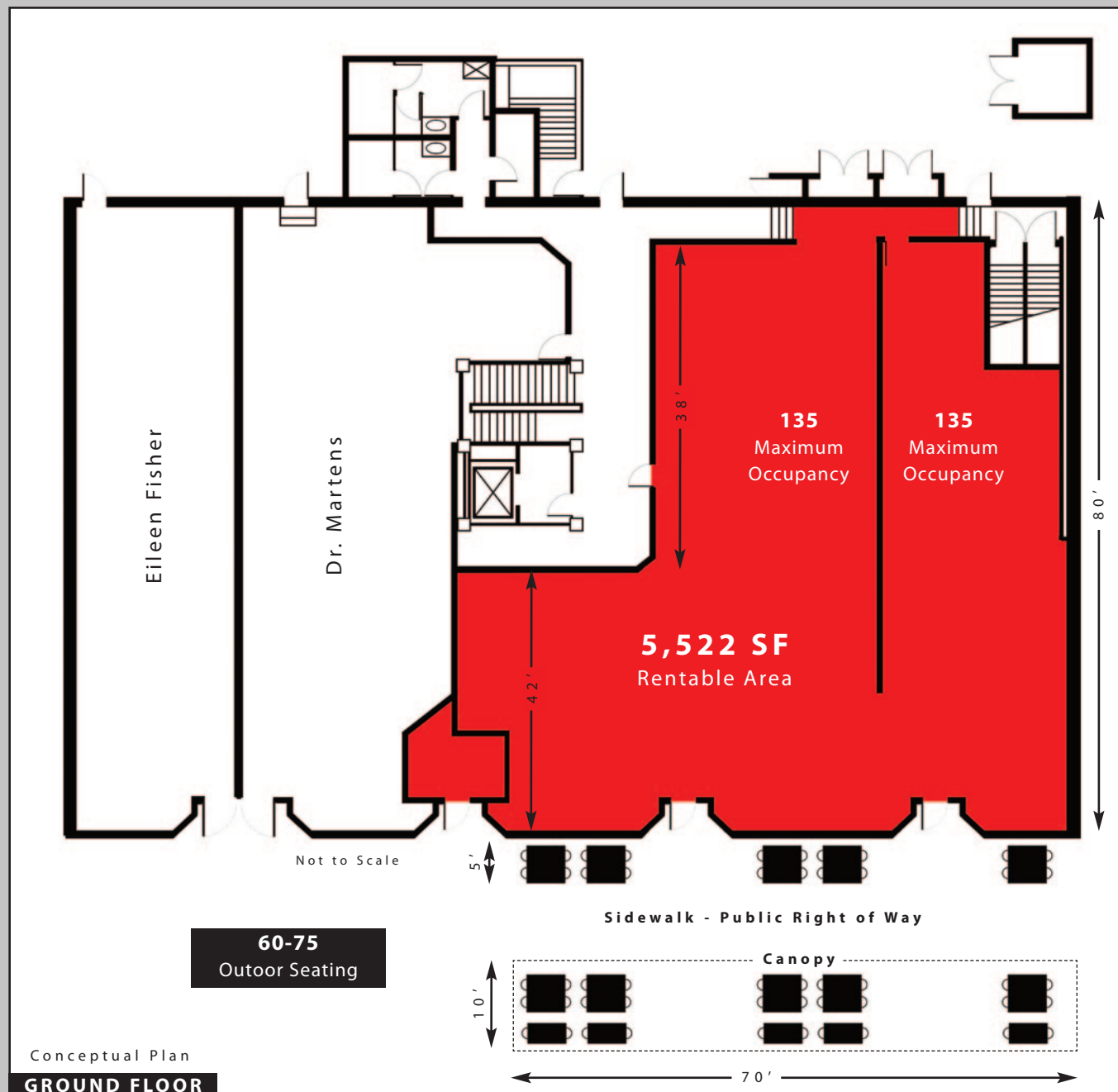




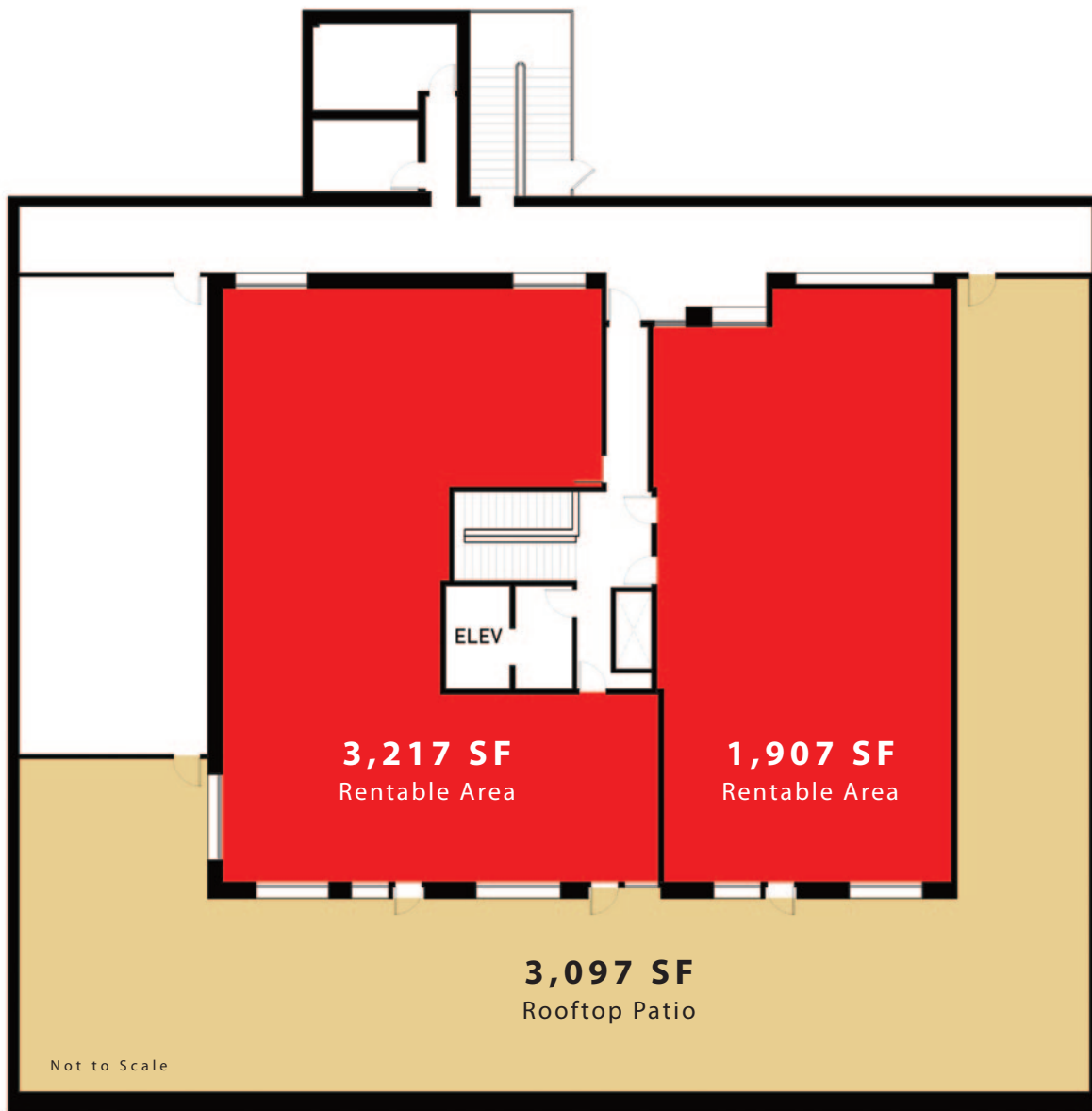
# COLORADO BOULEVARD - LOCAL RETAIL MAP



# 25 EAST COLORADO - FLOOR PLAN



## 25 EAST COLORADO - FLOOR PLAN



Conceptual Plan  
**SECOND FLOOR**



## 25 EAST COLORADO - FLOOR PLAN



Not to Scale

Conceptual Plan

**LOWER LEVEL - Option**







PASADENA  
HAS STRONG  
PSYCHO-  
GRAPHICS

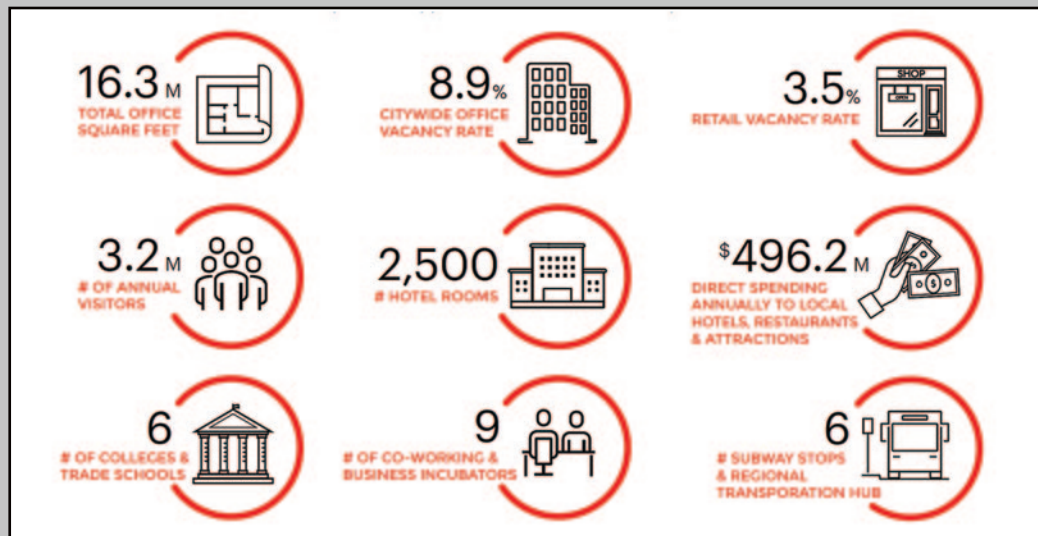
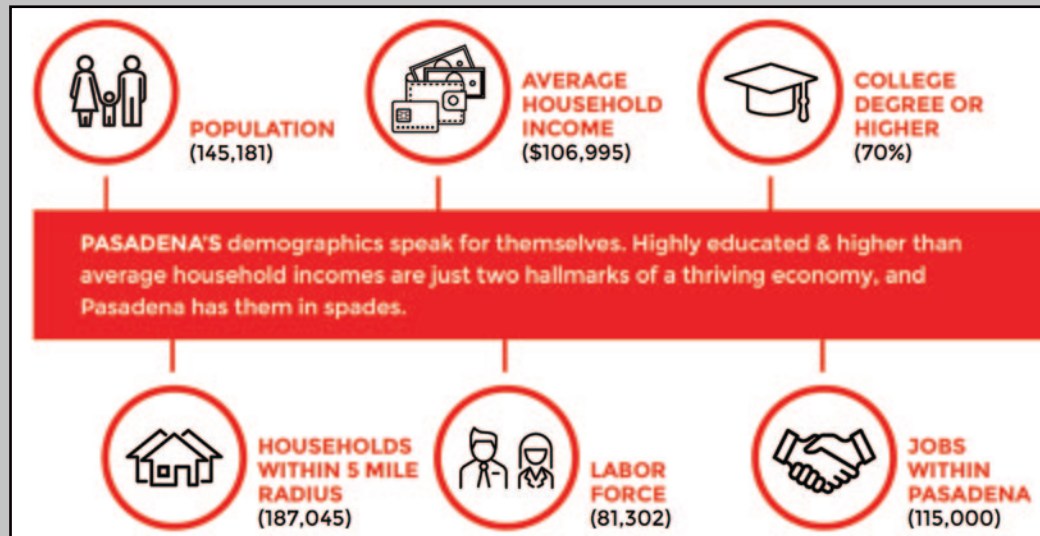


Pasadena supports some of the strongest psychographic profiles in the nation. In addition to being well educated, well employed, well informed, well established and very ambitious, Pasadena consumers seek out quality high end products and experiences.

Shoppers in Pasadena are:

- 244% more likely to buy luxury or foreign vehicles
- 214% more likely to use luxury beauty products
- Diners are 136% more likely to prefer gourmet, artful food

## PASADENA DEMOGRAPHICS



Source: Pasadena Economic Development

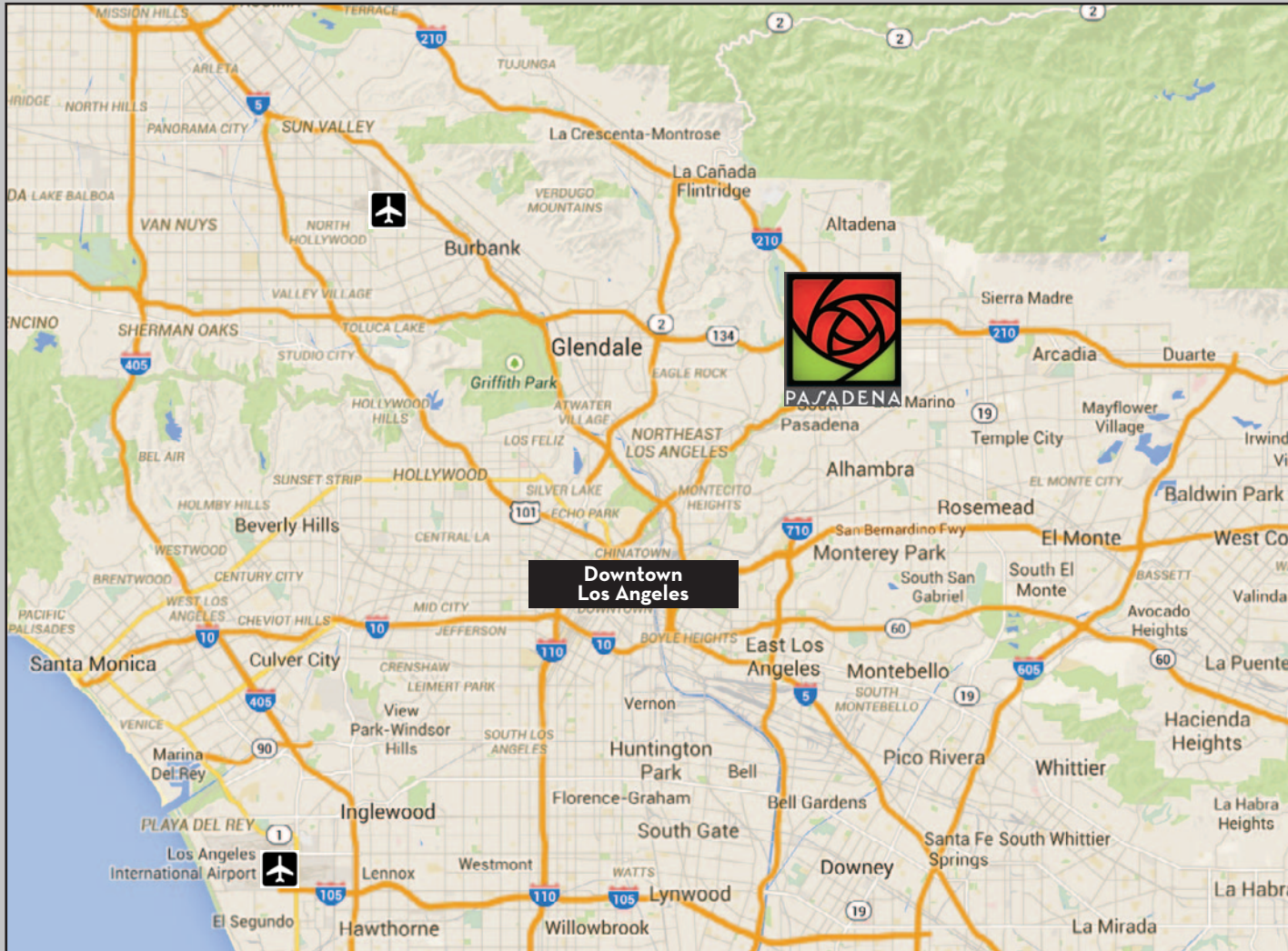
**PASADENA'S** appeal is both hip and historic. With an average age in the mid-30's, Pasadena's consumer profiles reflect its established, educated, and tech savvy residents.

The dominant psychographic profiles in Pasadena include Metro Renters and the Urban Chic. Both profiles are growing segments of the U.S. population and are characterized as:

- Well-Educated & Well-Connected
- Professionals living a sophisticated, exclusive lifestyle
- Interest in the Fine Arts
- Avid readers, environmentally active, and financially stable
- Values education & creativity



## PASADENA - REGIONAL MAP



Pasadena is located just ten miles northeast of downtown Los Angeles at the base of the San Gabriel Foothills and is easily accessible via auto and the Metro's Gold Line light rail transit system. Pasadena is serviced by two airports located within 25 miles of the city.

## THE BUILDING



25 East Colorado is a blank canvas. It really can be whatever you want it to be. It's located in the center of Old Pasadena...one of the greatest shopping and dining areas in the country. And don't forget the Rose Parade happens in front of the building.

25 East Colorado is 10,646 square feet of possibilities.





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