



CREATIVE OFFICES FOR LEASE

35 N Arroyo Parkway
Pasadena, CA 91103

Location Highlights

Located in the heart of Old Pasadena, 35 N. Arroyo Parkway is a mix of ground-floor retail and restaurant, with the second floor housing a mix of creative tenants. The building is only one block from Colorado Blvd, minutes from Lake Ave/the Playhouse Village, and about 15 minutes from Downtown Los Angeles.

New tenants to Old Pasadena include: Maio Pan, Javiers, Rag & Bone, Sunday's and The Dress Shop.

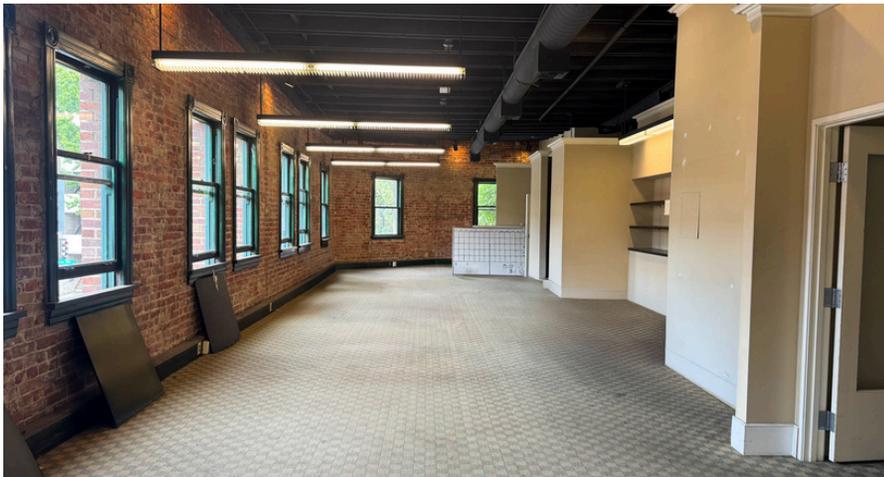
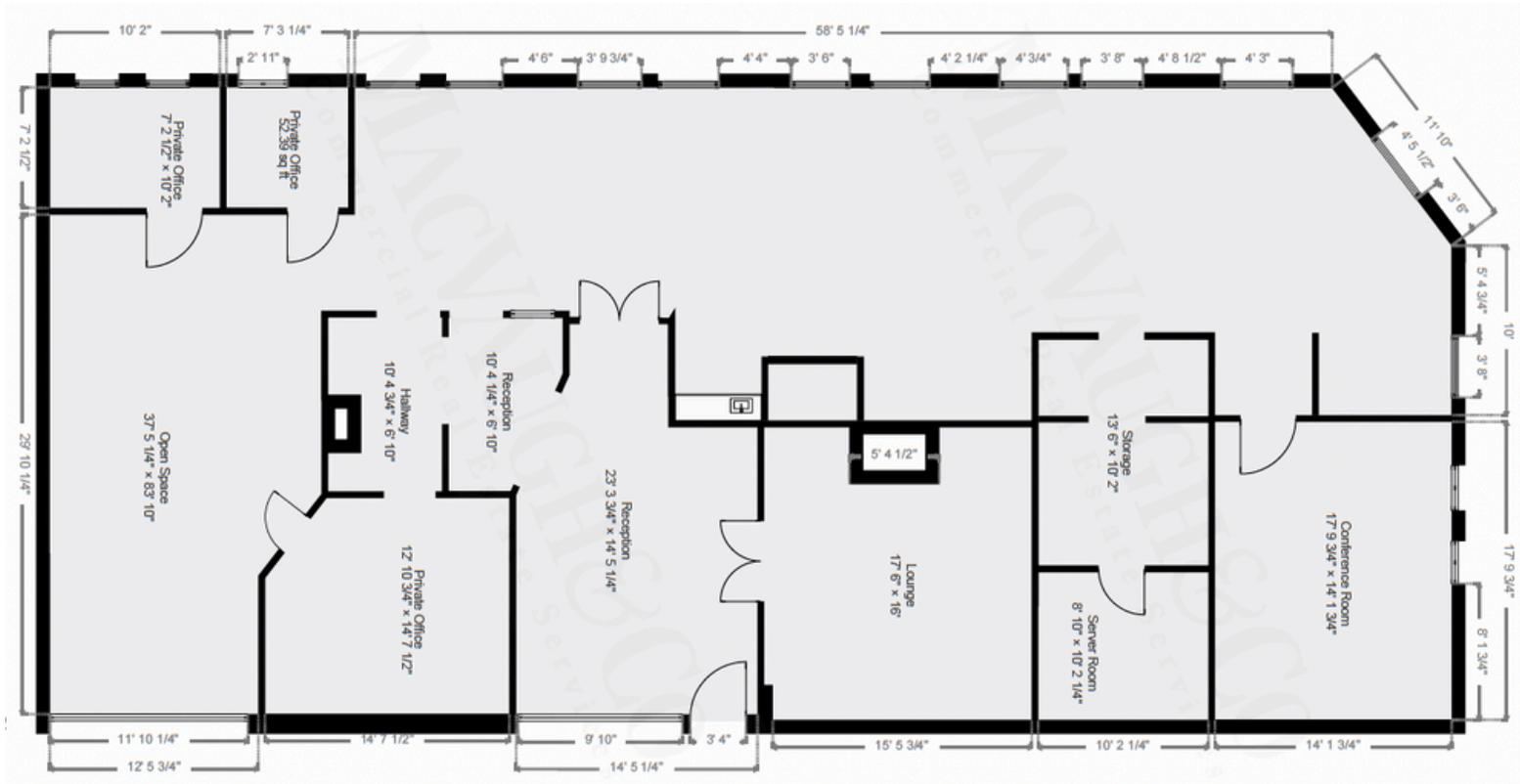
Availabilites

Suite 200	3,765 SQFT @ \$2.75/SF Gross	Three private offices, conference room, reception area, server room and lounge
Suite 220	1,287 SQFT @ \$2.75/SF Gross	Open space with private office. Available 4/1/2026

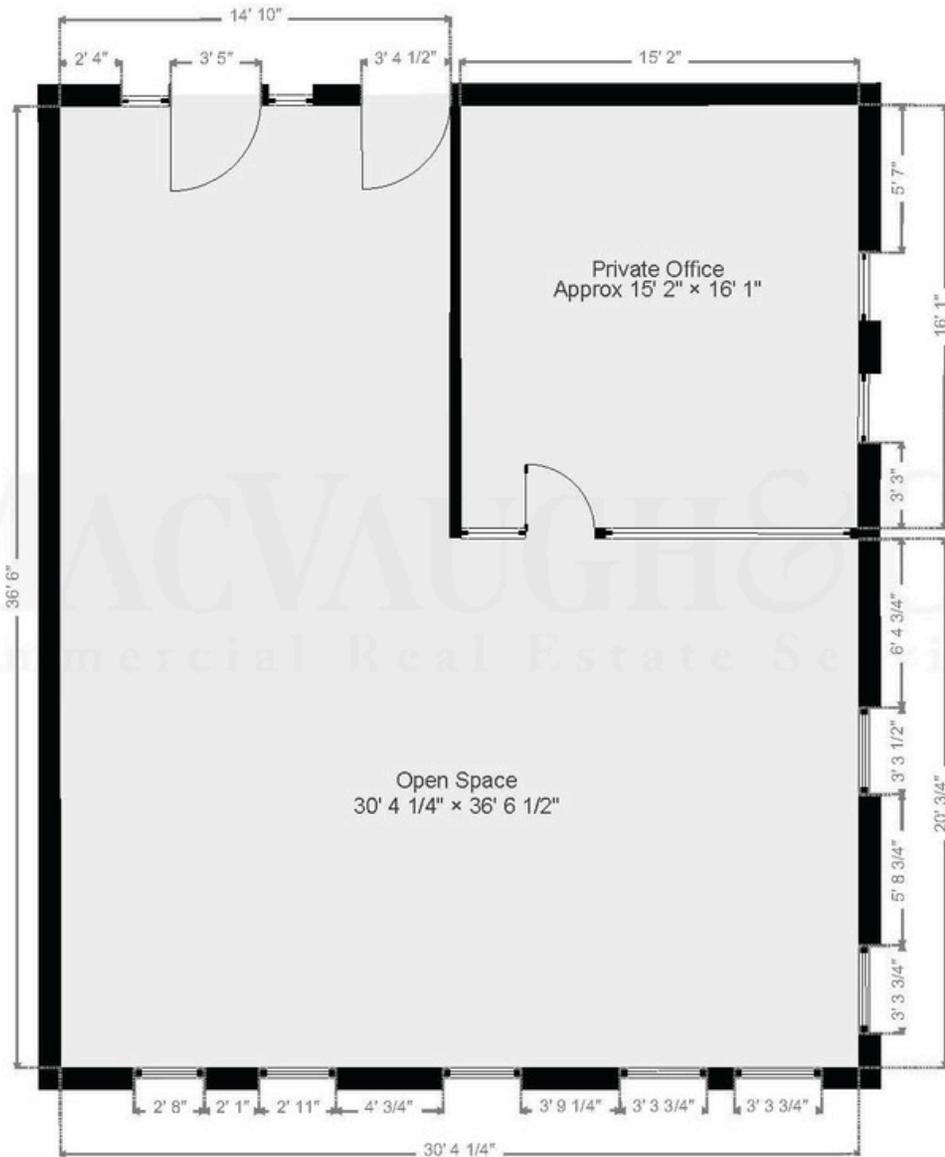
Hoss MacVaugh

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SUITE 200 | 3,756 RSF



SUITE 220 | 1,287 RSF



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 Deign, 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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