

2670

EAST COLORADO BOULEVARD
PASADENA, CA 91107

FOR LEASE RETAIL/OFFICE OPPORTUNITY



Charles Dunn

CHARLES DUNN COMPANY, INC.

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PROPERTY OVERVIEW

East Pasadena Retail/Office Space for Lease

5.0/1000 Free Parking

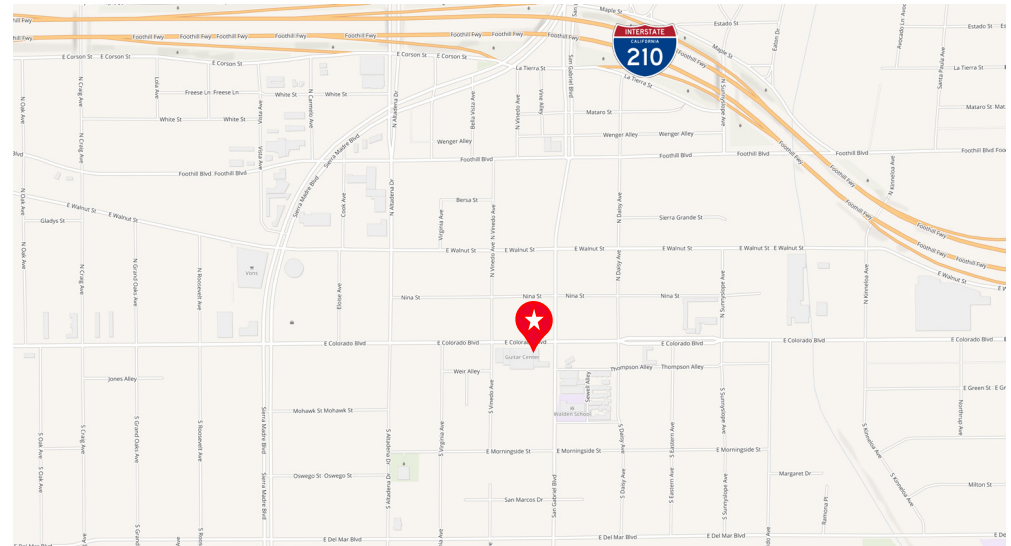
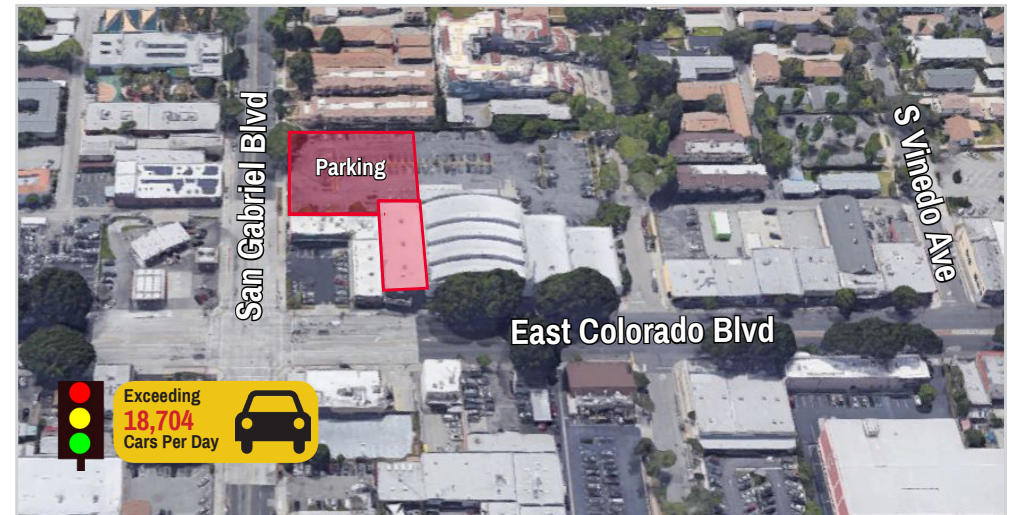
PROPERTY INFORMATION

ADDRESS	2670 East Colorado Boulevard, Pasadena, CA 91107
AVAILABLE SPACE	±7,500 SF
RATE SF	\$3.00/SF/NNN
TERM	5-10 Years
PARKING	Free - 5/1000 (40 spaces)
NNN Expenses	\$.20 month/SF

PROPERTY FEATURES

- Plentiful free parking
- Recently refurbished interiors
- Extensive buildout with upgraded electrical and HVAC systems
- Built-in cabinetry throughout
- Convenient access to the 210 freeway
- Close proximity to Hastings Ranch and retail amenities
- Traffic count 18,704 CPD**
- Former Chase Bank branch

**Source: Costar



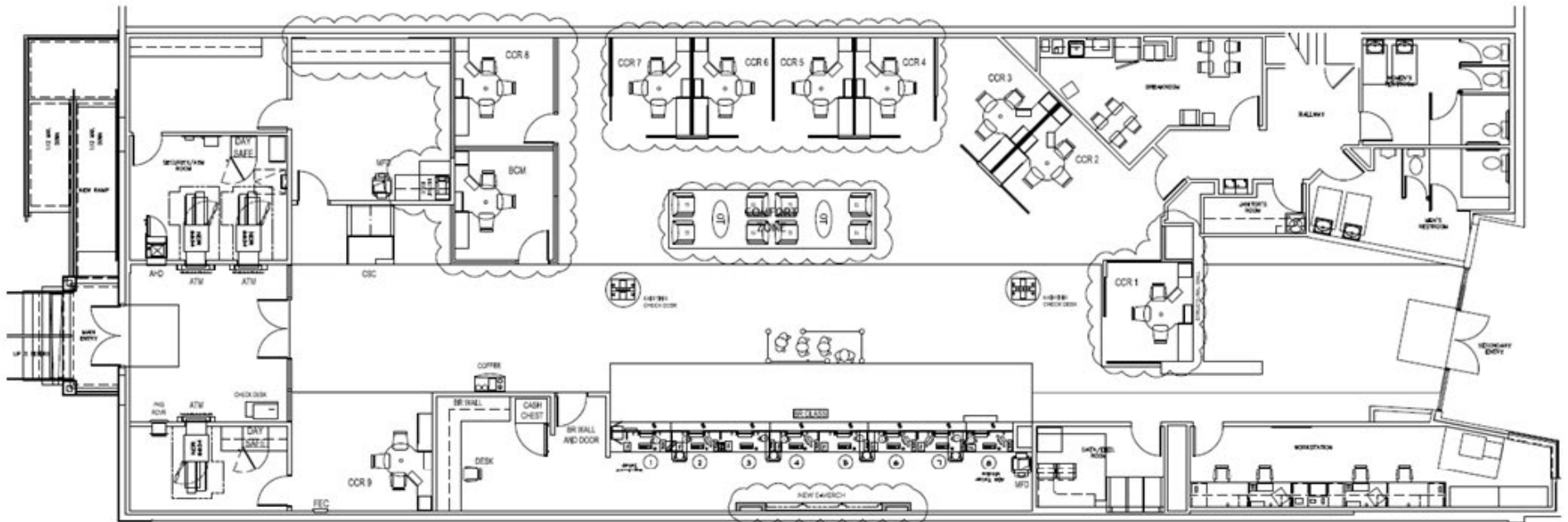
PROPERTY IMAGES



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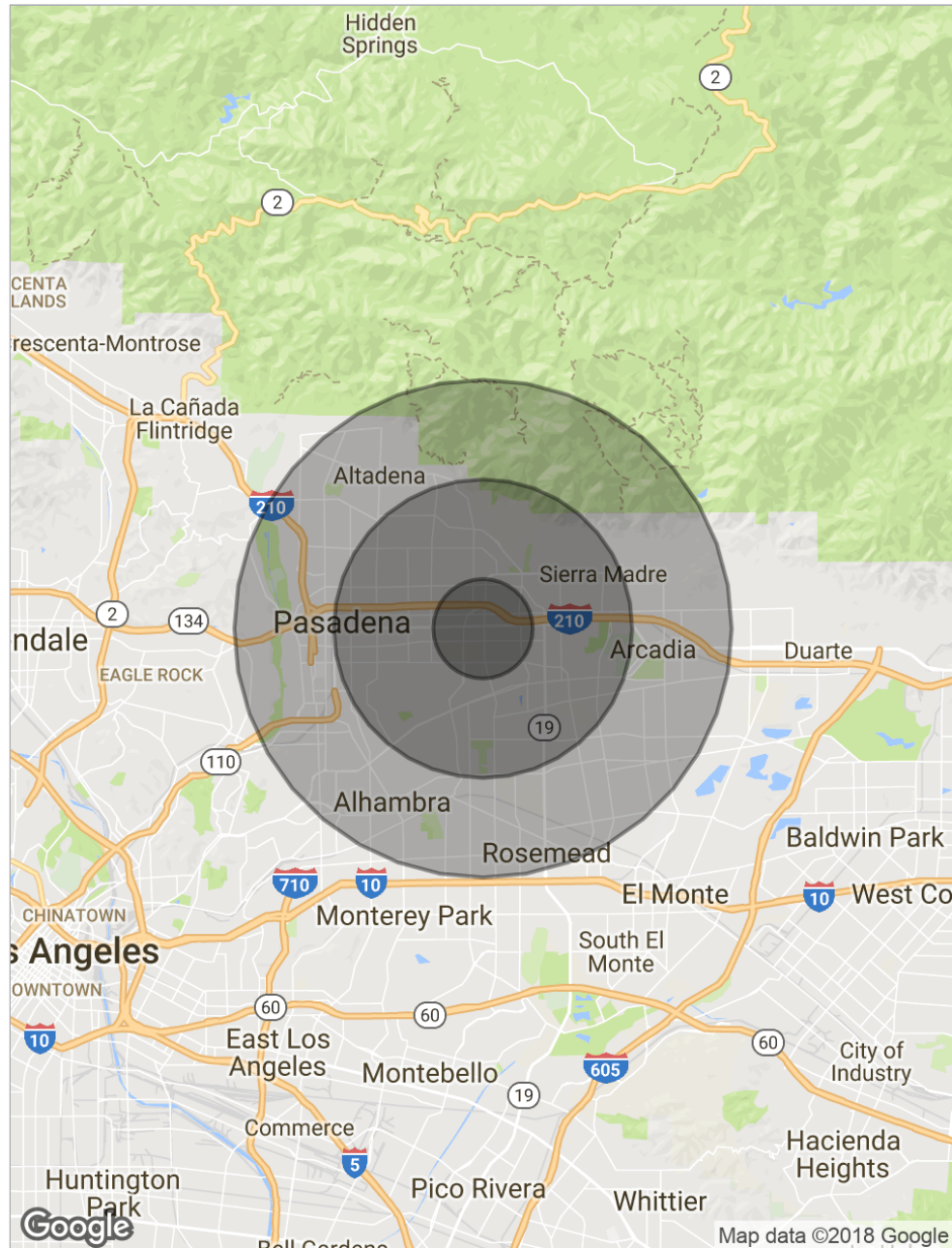
FLOOR PLANS



NEIGHBORING RETAILERS



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,720	166,000	467,261
Median age	39.4	39.9	39.6
Median age (male)	38.6	39.1	38.3
Median age (Female)	40.7	40.6	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,664	63,873	167,908
# of persons per HH	2.5	2.6	2.8
Average HH income	\$100,462	\$104,426	\$94,539
Average house value	\$727,700	\$684,520	\$682,631
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	25.6%	21.3%	25.5%
RACE (%)	1 MILE	3 MILES	5 MILES
White	65.0%	56.6%	46.3%
Black	2.2%	3.8%	5.4%
Asian	19.9%	28.5%	35.3%
Hawaiian	0.1%	0.3%	0.2%
American Indian	0.7%	0.4%	0.3%
Other	9.1%	7.1%	9.7%

* Demographic data derived from 2010 US Census

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