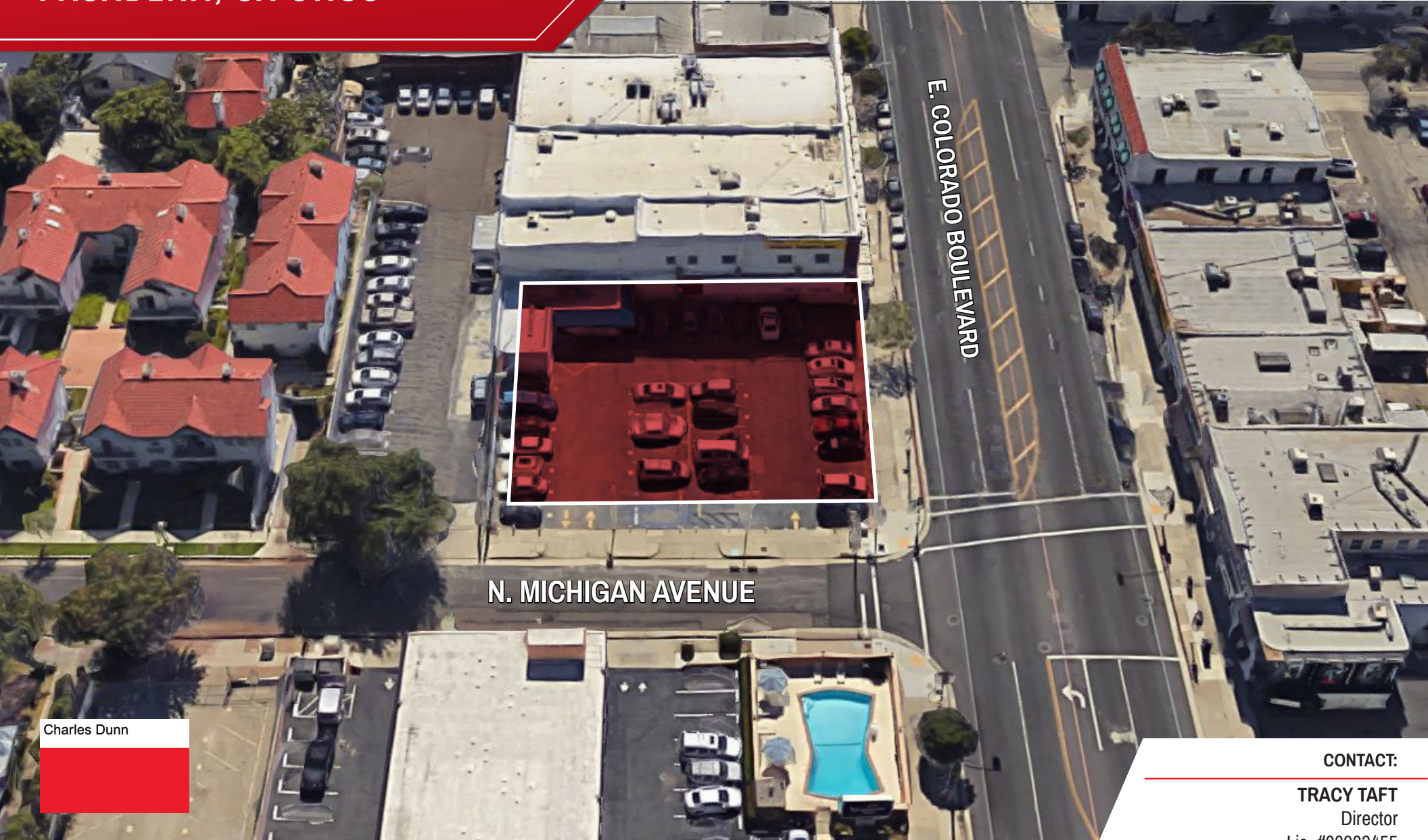


1217 E. COLORADO BOULEVARD  
PASADENA, CA 91106

# Colorado Boulevard Corner GROUND LEASE



Charles Dunn

CHARLES DUNN COMPANY, INC.  
800 West Sixth Street, Suite 800 | Los Angeles, CA 90017 | Lic. #01201641 | charlesdunn.com

CONTACT:

TRACY TAFT  
Director

Lic. #00903455

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ttaft@charlesdunn.com



# PROPERTY OVERVIEW

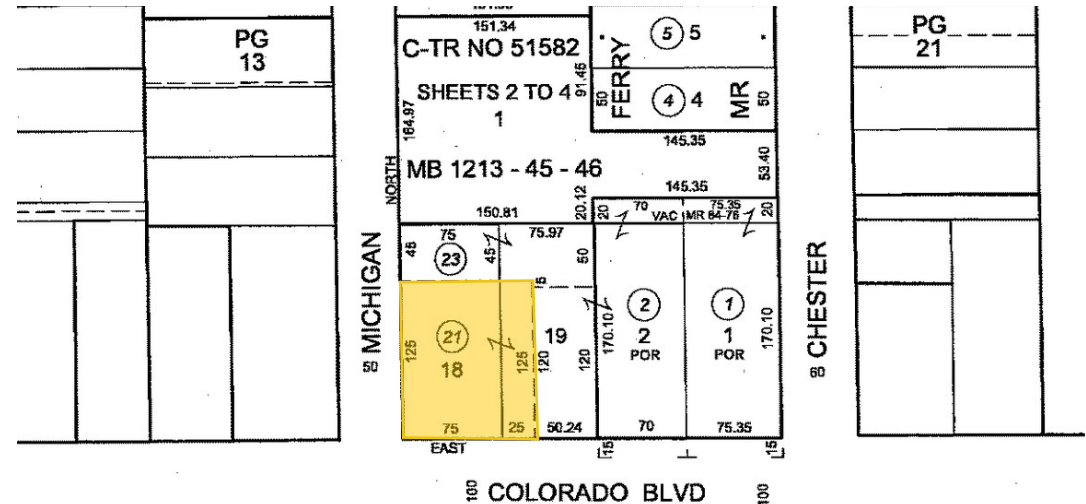
Located on the highly visible corner of Colorado Boulevard and Michigan Avenue in Pasadena, 1217 East Colorado Boulevard is a 13,056 square foot property available for ground lease. The site is located in a well-trafficked section of the Colorado Boulevard corridor just west of Pasadena City College, north of the California Institute of Technology campus and east of Lake Avenue.

## PROPERTY INFORMATION

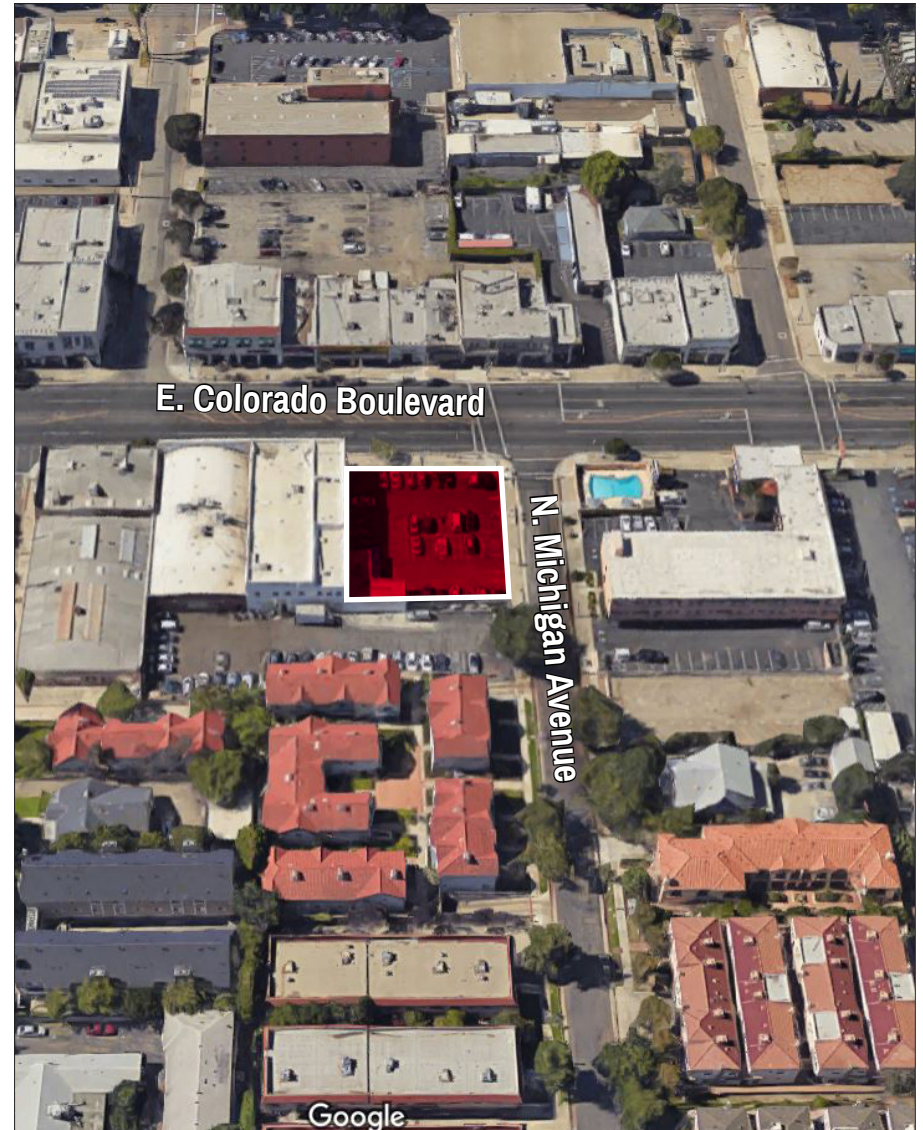
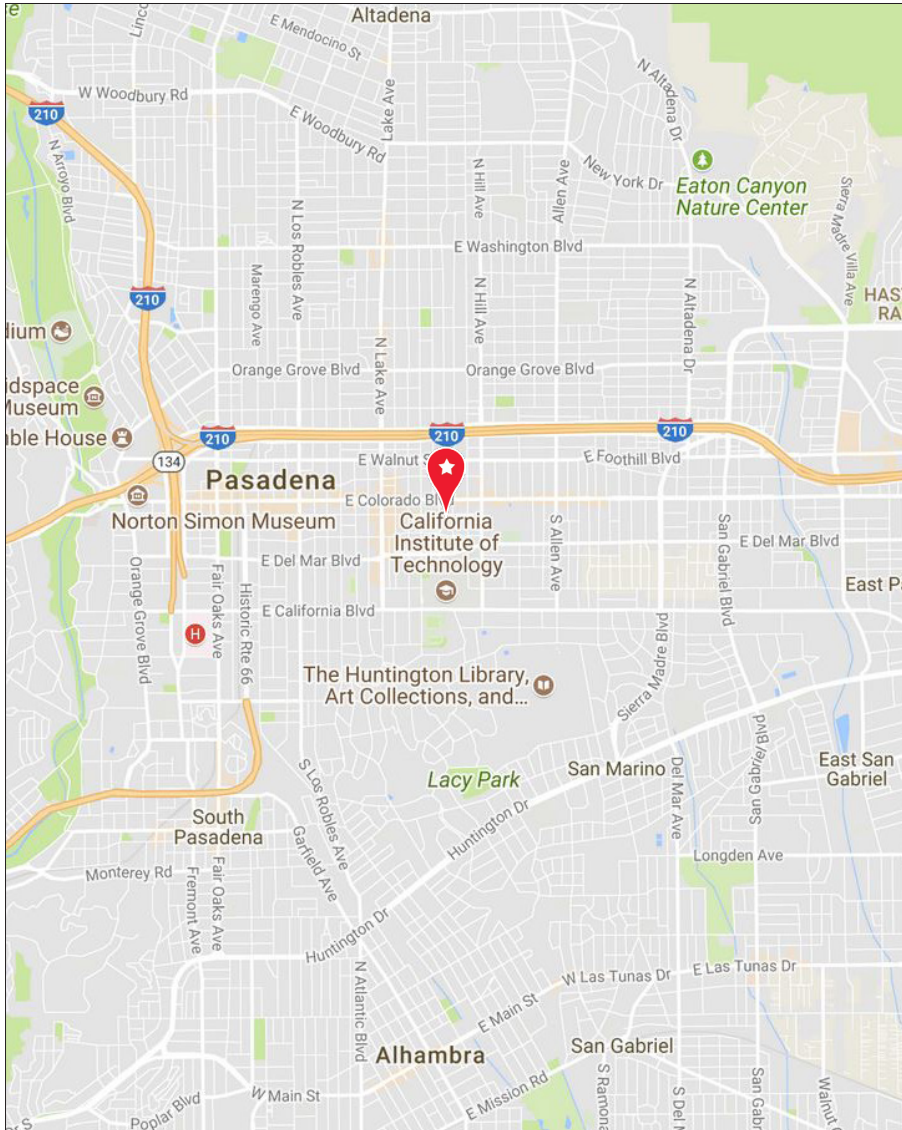
<b>PROPERTY ADDRESSES</b>	1217 East Colorado Boulevard Pasadena, California 91106
<b>APN</b>	5738-020-021
<b>LOT SIZE</b>	13,056 SF
<b>TYPE</b>	Retail
<b>ZONING</b>	ECSP-CG-1 (East Colorado Specific Plan area - General Commercial)

## PROPERTY ATTRIBUTES

- Signalized corner property
- Flat square corner parcel
- Four curb-cuts
- Major thoroughfare
- Close to Pasadena City College and California Institute of Technology
- High available daily traffic - 18,996 cars per day\*



# PROPERTY MAP



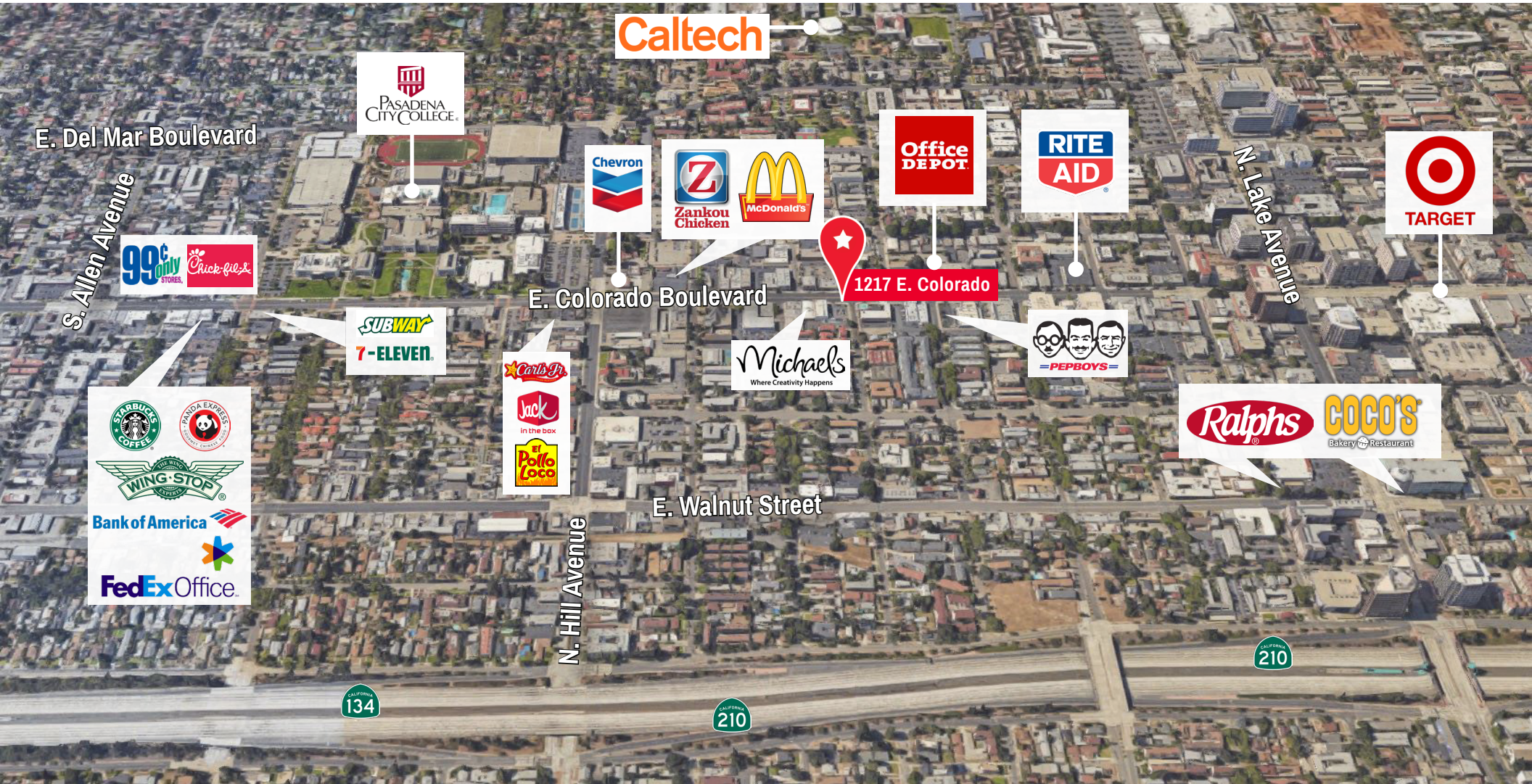


# PROPERTY PHOTOS



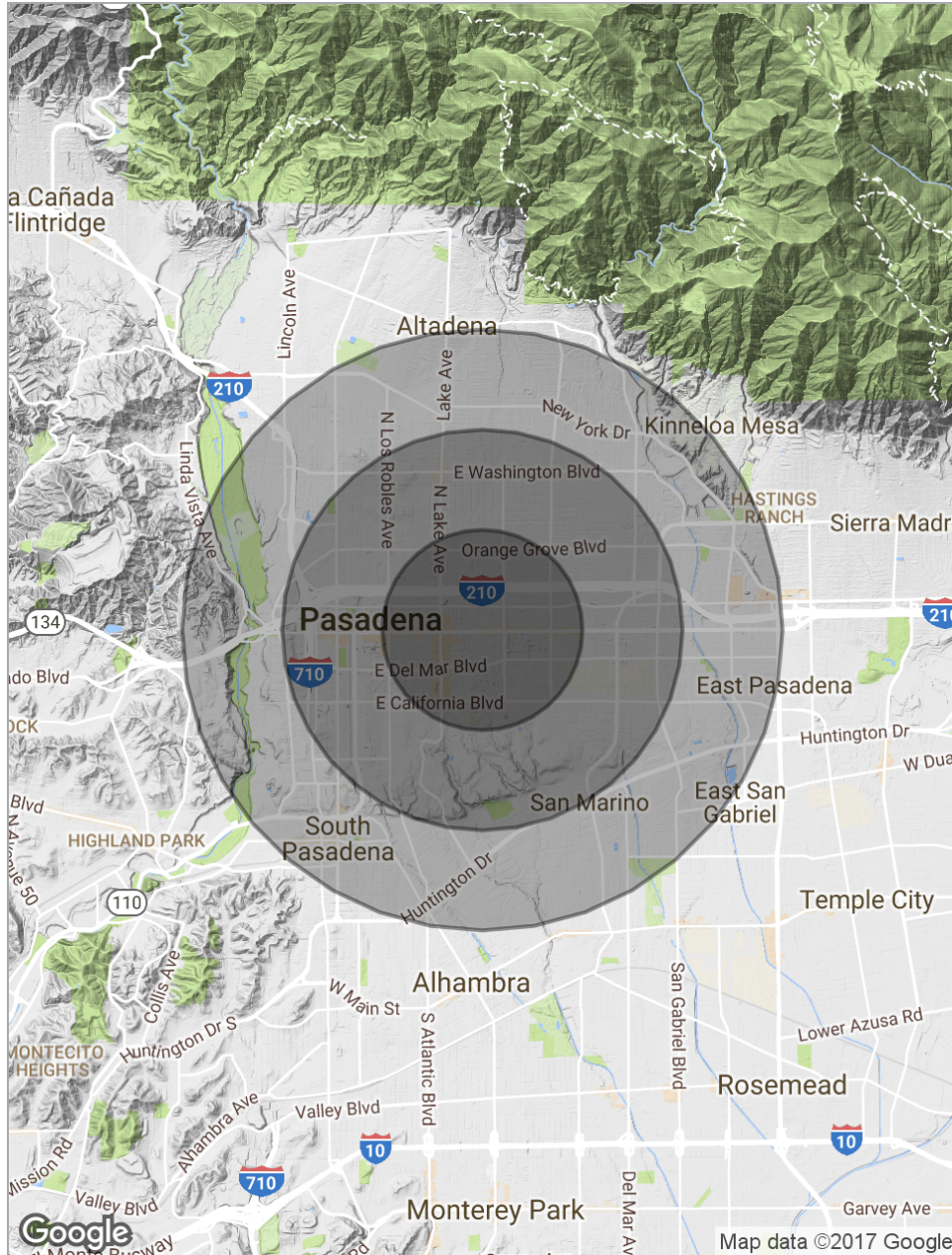


# NEIGHBORING RETAILERS





# DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	3 MILES
Total population	33,224	103,079	196,237
Median age	34.1	36.5	38.2
Median age (male)	33.2	35.8	37.3
Median age (Female)	34.6	37.1	39.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	14,754	42,411	75,914
# of persons per HH	2.3	2.4	2.6
Average HH income	\$77,831	\$91,298	\$101,300
Average house value	\$599,740	\$685,935	\$713,861

\* Demographic data derived from 2010 US Census

# 1217

EAST COLORADO BOULEVARD  
PASADENA, CA 91106

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