

# WESTERN ASSET PLAZA

385 E. COLORADO | PASADENA, CA



SHOP SPACE AVAILABLE  
FROM 2,000 SF TO 5,479 SF

 IRVINE COMPANY

 JLL

## WESTERN ASSET PLAZA 385 E. COLORADO

- Retail shops available (2,000 SF to 5,479 SF)
- 24,700 CPD on E. Colorado Blvd. & 20,200 CPD on Los Robles Ave.
- Easy access to the 110, 210, 134 & 2 Freeways
- Signage available along Colorado Blvd.
- Average Household Incomes that exceed \$121,000 per year within 3 miles
- Neighboring retailers include: Ruth's Chris Steakhouse, & West Elm
- Located within walking distance to Metro Gold Line Station

## DEMOGRAPHICS

### 1 MILE

39,471

TOTAL POPULATION

35.4

MEDIAN AGE

\$97,806

AVG. HH INCOME

\$570,807

MEDIAN HOME VALUE

### 3 MILES

198,947

TOTAL POPULATION

39.0

MEDIAN AGE

\$121,524

AVG. HH INCOME

\$818,989

MEDIAN HOME VALUE

### 5 MILES

523,685

TOTAL POPULATION

39.6

MEDIAN AGE

\$111,937

AVG. HH INCOME

\$727,674

MEDIAN HOME VALUE

EXCELLENT RETAIL OPPORTUNITY  
ALONG COLORADO BLVD. IN HISTORIC  
DOWNTOWN PASADENA

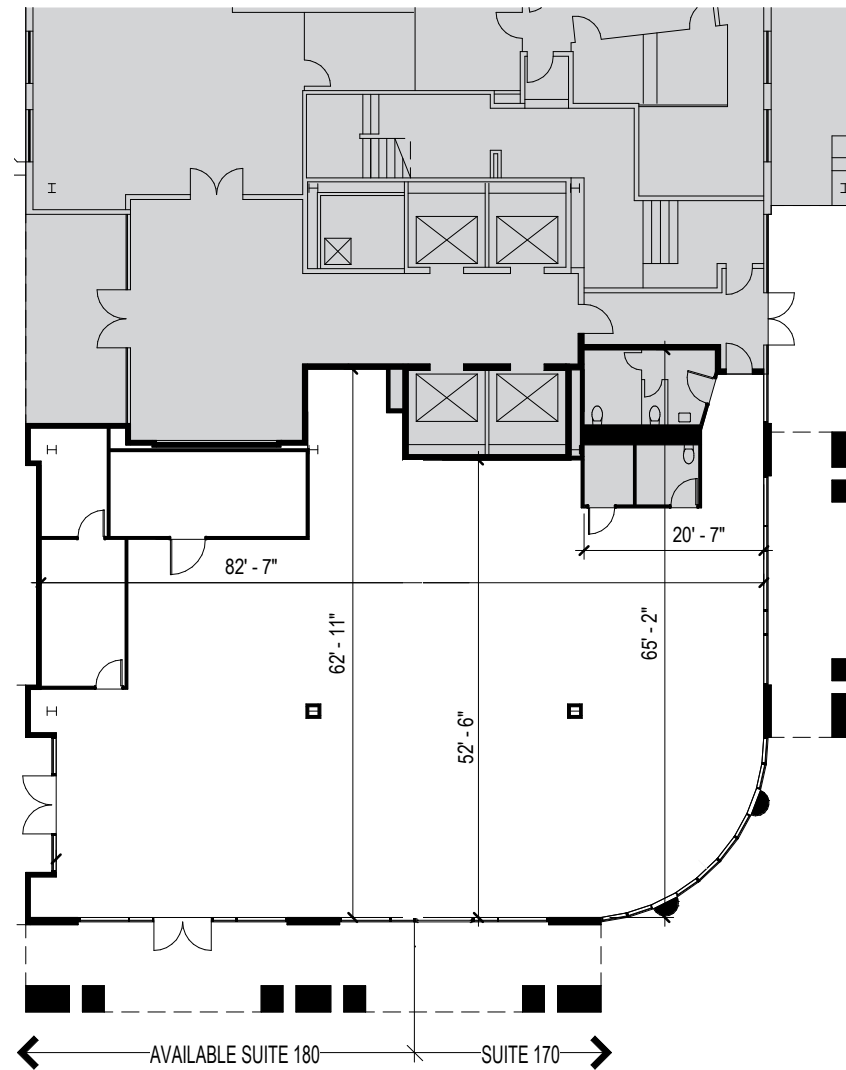




## SURROUNDING RETAIL



## SITE PLAN



**AS BUILT**  
**2,000 SF TO 5,479 SF AVAILABLE**



IRVINE COMPANY  
RETAIL PROPERTIES

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