

For Lease

Colliers
INTERNATIONAL

Lic# 01908231

COLDWELL
BANKER
COMMERCIAL



Landmark PENN OIL & SUPPLY COMPANY BUILDING
100 West Union Street | Pasadena, California 91103-3628

Property Information



The Subject property is located at **100 West Union Street, Pasadena, California 91103-3602**, and is currently occupied by FOREVER 21. The Subject property building was built in 1935 and is currently on two floors retail store outlet, features $\pm 19,981$ Sq Ft lot, and $\pm 38,000$ Sq Ft of leaseable space. This prime location is situated in a signalized corner at North DeLacey Avenue and West Union Street in Old Town Pasadena. The building is adaptable to office or retail users.

The Subject property location takes advantage of nearby Historic Route 66 (Colorado Boulevard), Route 134 Highway and I-210 Ventura Freeway. The area is surrounded by Points of Interests, Historical Sites and plenty of Amenities that include top nationwide retailers that include walking distance from Urban Outfitters, Crate & Barrel, Starbucks, MAC Cosmetics, Tiffany & Company, The Cheesecake Factory, Gap, Apple, Nike Shoe Store and many more.

Greg K. Barsamian, SIOR

+1 818 334 1901

Greg.Barsamian@colliers.com

CalBre Lic. No. 00873206

Art Pfefferman

+1 818 449 5122

Art@pfeffermancre.com

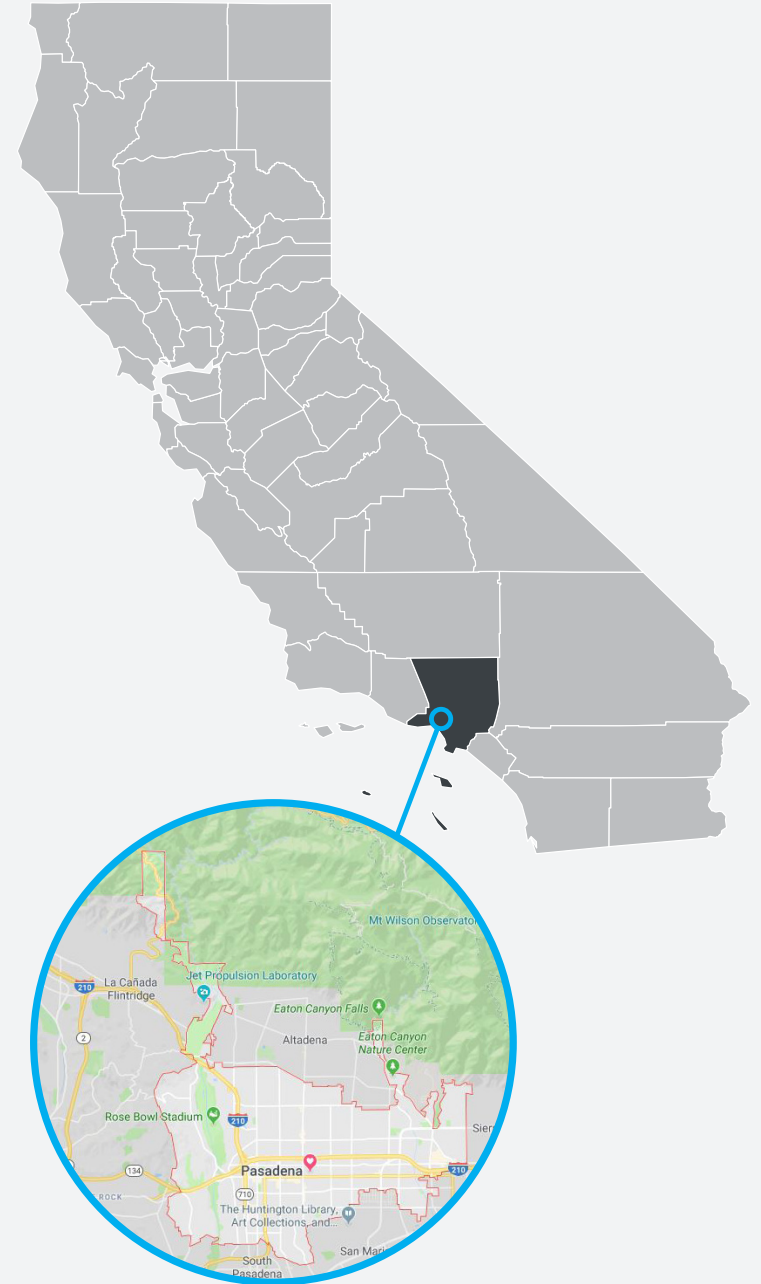
CalBre Lic. No. 01021906

Alexa Barsamian

+1 818 334 1891

Alexa.Barsamian@colliers.com

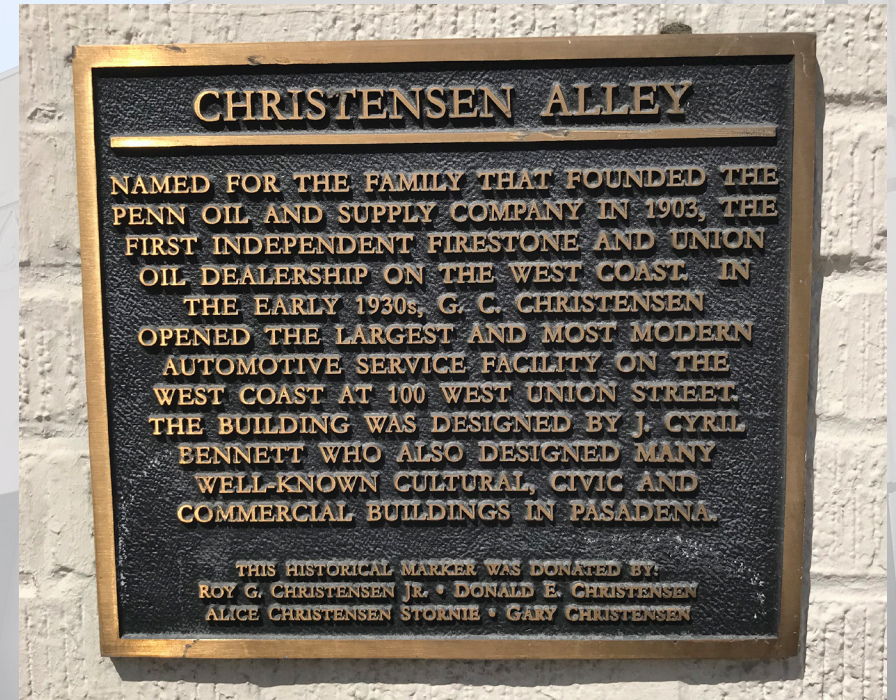
CalBre Lic. No. 02047802



Property Description

Specifications

Building Name:	The Penn Oil & Supply Company Building
Address:	100 W Union St., Pasadena, CA 91103-3628
Alternative Address:	35 N Lacey Ave., Pasadena, CA 91103-3602
County:	Los Angeles County
Property Type:	Commercial / Retail
Property Subtype:	Retail / Storefront
APN:	5713-004-010
Year Built:	1935
Building Size:	±38,000 SF
Tenant:	Forever 21
Zoning:	PSC-



TRAFFIC COUNTS <small>by CoStar</small>			
Street	Cross Street	Year	Volume
S Fair Oaks Ave	Mercantile Pl	2018	27,162
W Colorado Blvd	N Pasadena Ave	2018	15,218
N Fair Oaks Ave	E Union St	2018	23,746

Walk Score®
www.walkscore.com



Good Transit
Many nearby public transportation options.



Somewhat Bikeable
Flat as a pancake, excellent bike lanes.



Walker's Paradise
Daily errands do not require a car.

Greg K. Barsamian, SIOR

+1 818 334 1901

Greg.Barsamian@colliers.com

CalBre Lic. No. 00873206

Art Pfefferman

+1 818 449 5122

Art@pfeffermancre.com

CalBre Lic. No. 01021906

Alexa Barsamian

Alexa.Barsamian@colliers.com

CalBre Lic. No. 02047802

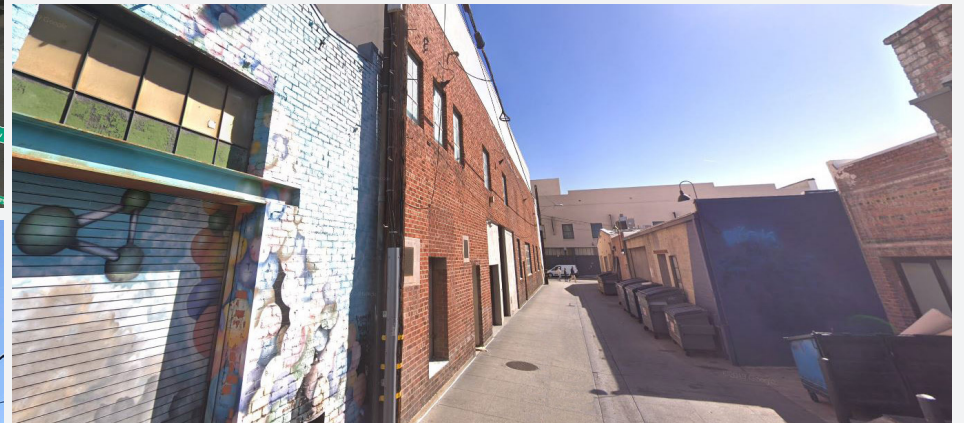
DEMOGRAPHICS by CoStar

POPULATION	1 MILE	3 MILE	5 MILE
2024 Projection	36,789	201,552	530,002
2019 Estimate	35,180	198,904	524,307
2010 Census	27,680	191,040	510,512
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Avg HH Income	\$91,590	\$108,678	\$103,626
2019 Med HH Income	\$65,260	\$78,970	\$74,718
2019 Avg HH Size	2.20	2.50	2.70
HOME VALUE	1 MILE	3 MILE	5 MILE
2018 Median Home Value	\$704,404	\$798,261	\$779,966

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.



Property Photos

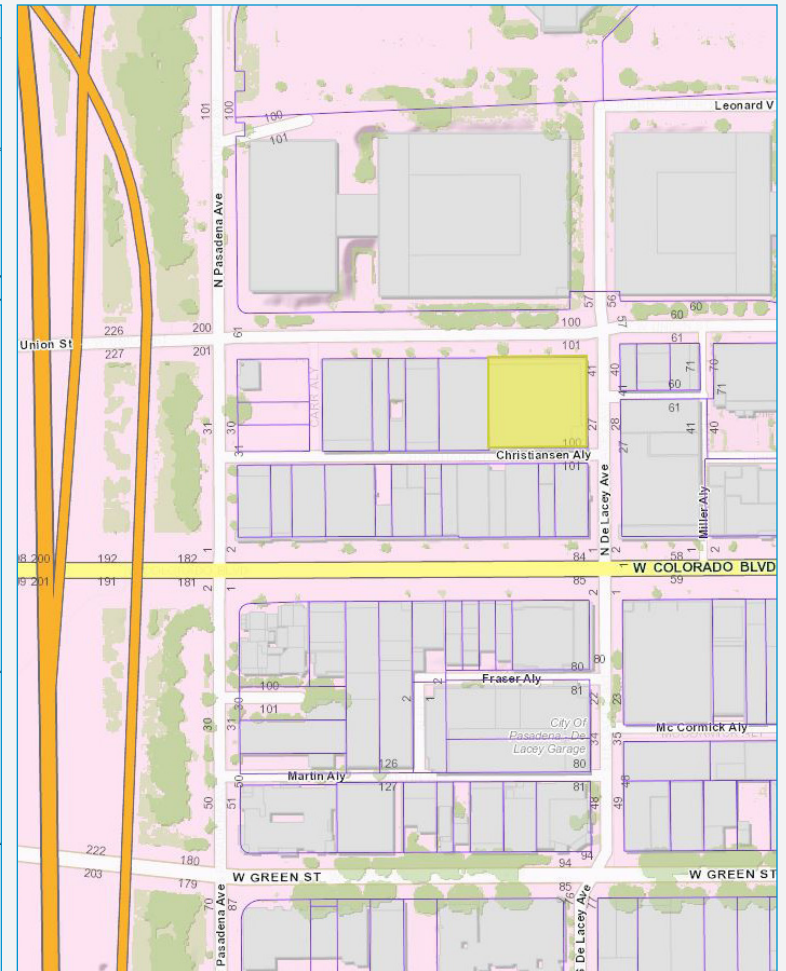
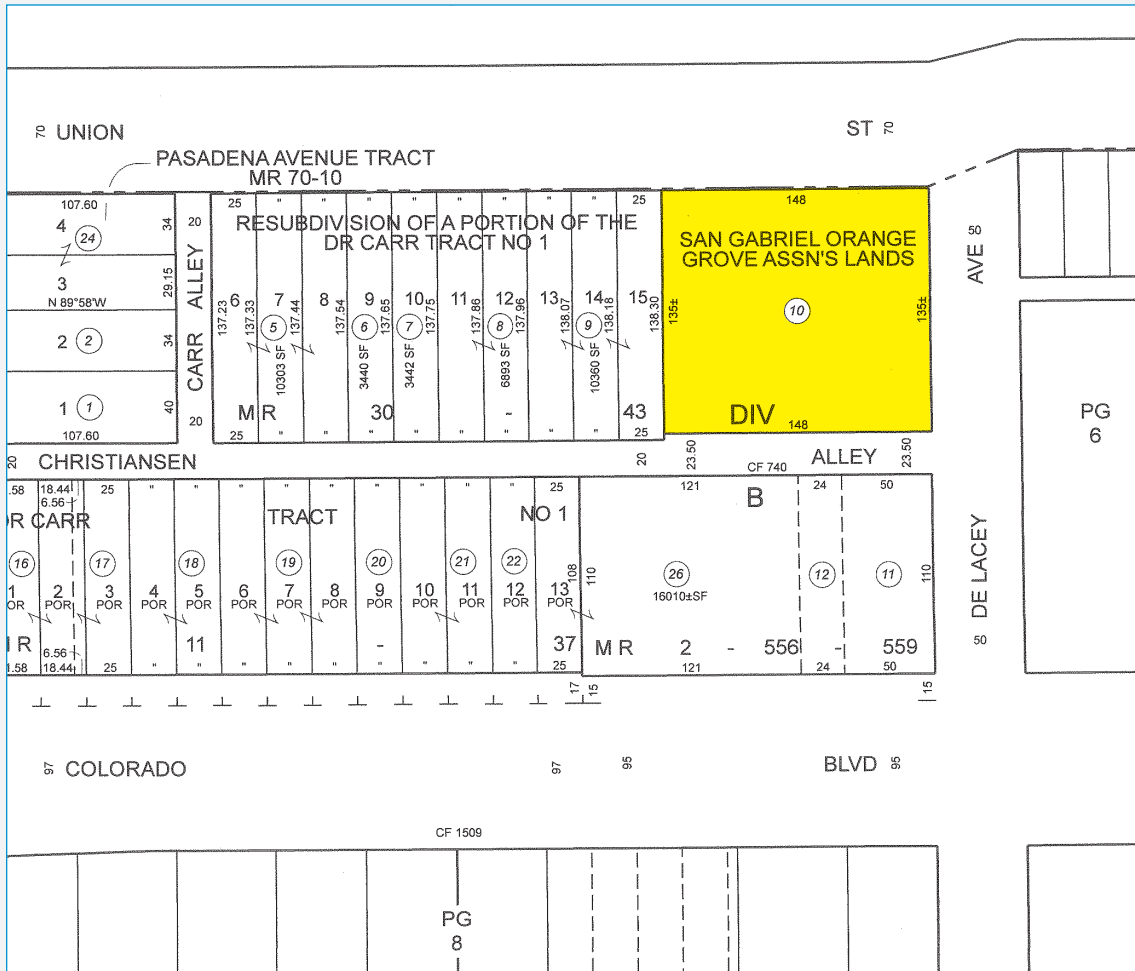


This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.



Property Assessor Maps

> PARCEL MAP



Greg K. Barsamian, SIOR

+1 818 334 1901

Greg.Barsamian@colliers.com

CalBre Lic. No. 00873206

Art Pfefferman

+1 818 449 5122

Art@pfeffermancre.com

CalBre Lic. No. 01021906

Alexa Barsamian

+1 818 334 1891

Alexa.Barsamian@colliers.com

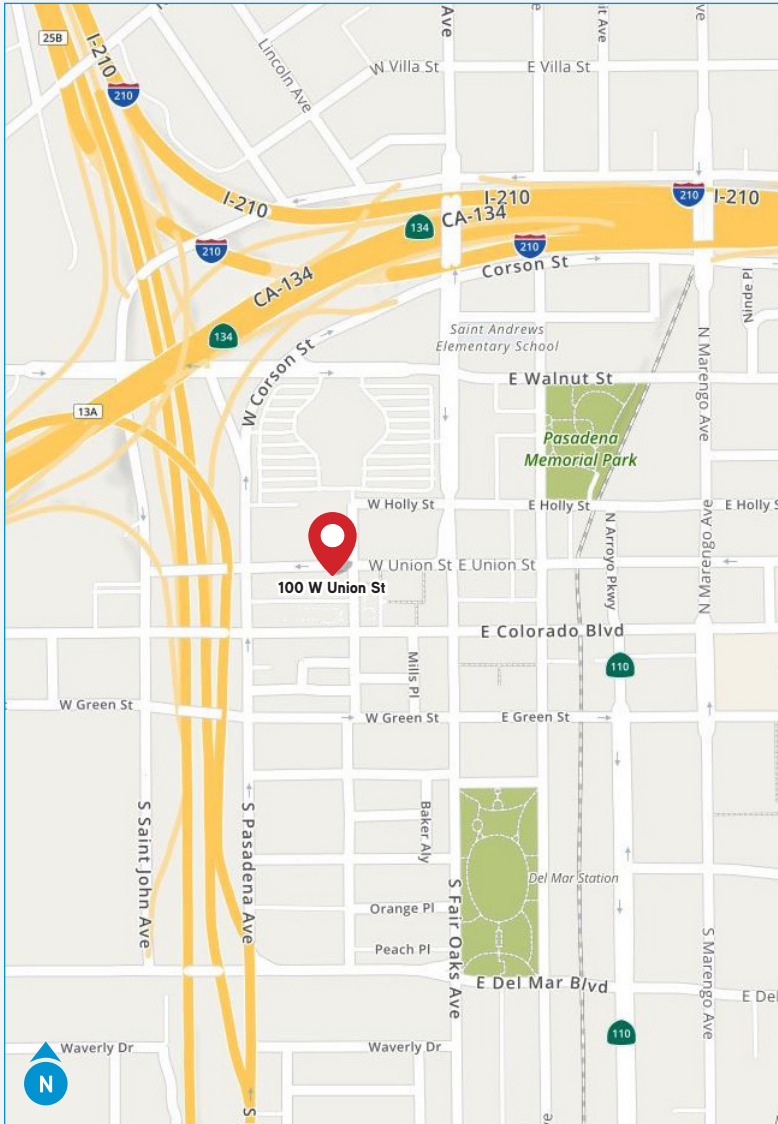
CalBre Lic. No. 02047802

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.

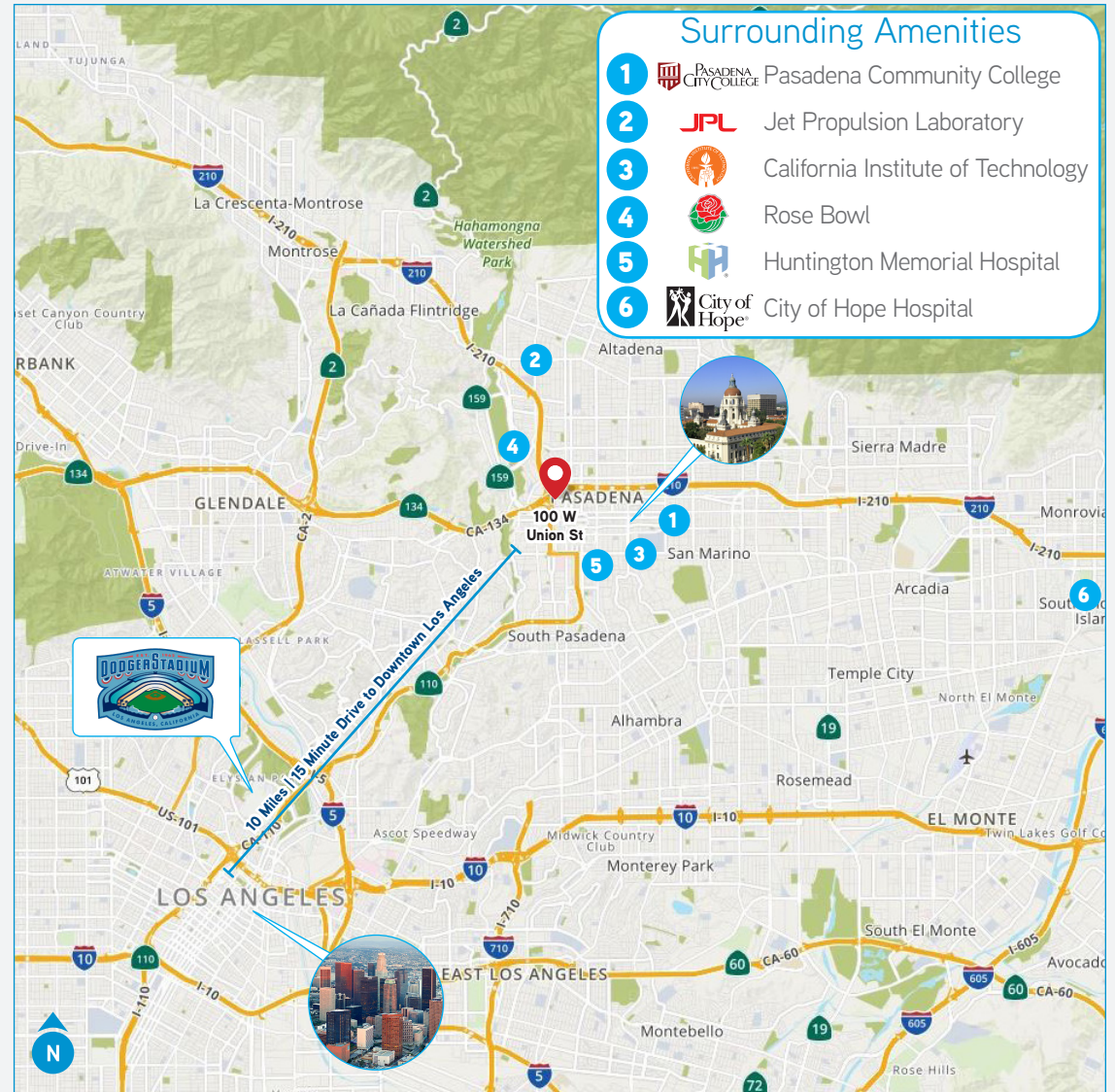


Area Maps

> LOCAL MAP



> REGIONAL MAP



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.



Amenities & Retailers Map



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.



Pasadena Retail Market Overview



> MARKET INDICATORS



VACANCY RATE
2.6% ▲



NET ABSORPTION
4.9M SF ▼



CONSTRUCTION
29.6M SF ▲



RENTAL RATE FSG
\$0.77 PSF ▲
NNN



UNEMPLOYMENT
4.3% ▲

> MARKET OVERVIEW

The City of Pasadena honors a long tradition of cultural vibrancy, inviting ambiance, and lively charm and continues to expand and refine those traditions today. With a wealth of restaurants, an authentic downtown experience in the heart of the city, and long-established cultural and arts institutions, Pasadena is an exciting place for eating, playing, and living. Its main shopping districts hold a sophisticated charm and comfort, providing the opportunity to explore local life through Pasadena's many boutiques and galleries, restaurants and museums. Pasadena's retail districts are served by the many public and private parking resources all strategically located to best serve shoppers and visitors.



> CONSUMER BASE

- Pasadena citizens are on average **243%** more likely to read long-form journalism such as The Economist, The New Yorker, and Vanity Fair.
- On average, **297%** more likely to visit major news sites during the week, such as NYTimes.com, LATimes.com, Time.com, and WSJ.com.
- On average, **132%** more likely to research their shopping venture either online or through print magazine beforehand.
- On average, **120%** more likely to show interest in the arts.
- On average, shoppers in Pasadena are **261%** more likely to buy luxury or foreign vehicles.
- On average, **181%** more likely to use luxury beauty products such as Chanel, Dior, and Clarins.
- Pasadena citizens consider themselves trendsetters and are **124%** more likely to go out of their way to explore new stores, and on average **119%** more likely to keep up with trends through high-quality, statement-making clothing.
- On average, diners in Pasadena are **140%** more likely to prefer gourmet, artful food. Likewise, Pasadena citizens are **117%** more likely to pay attention to their

Colliers At A Glance

\$3.3 Billion in Annual Revenue

17,000+ Professionals in **68** Countries

2 Billion Square Feet Managed

All statistics are for 2018, are in U.S. dollars and include affiliates.

Colliers International | 701 North Brand Boulevard | Suite 800 | Glendale, CA 91203-3279
☎ +1 818 334 1900 | 📠 +1 818 334 1876 | www.colliers.com

Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This publication is the copyrighted property of Colliers International and/or its licensor(s). 2019. All rights reserved.

For Additional Information Contact:

Greg K. Barsamian, SIOR
☎ +1 818 334 1901
Greg.Barsamian@colliers.com
CalBre Lic. No. 00873206

Art Pfefferman
☎ +1 818 449 5122
Art@pfeffermancre.com
CalBre Lic. No. 01021906

Alexa Barsamian
☎ +1 818 334 1891
Alexa.Barsamian@colliers.com
CalBre Lic. No. 02047802



Accelerating success.