



PASADENA PLAZA

2345 E. Colorado Boulevard, Pasadena, CA 91107



Retail/Restaurant Space For Lease

- 1,248 SF Lease Opportunity

PROPERTY HIGHLIGHTS

- Rare shop space available in newly constructed Vons anchored shopping center.
- Strategically located in the heart of the East Pasadena trade area.
- Center services a dense residential and daytime population base.
- Notable tenants in the area include Sprouts, Whole Foods, Marshalls, Best Buy, Dick's Sporting Goods and more.

TRAFFIC COUNTS

- ± 29,509 average daily traffic on E. Colorado Blvd.
- ± 18,384 average daily traffic on Sierra Madre Blvd.

DEMOGRAPHICS

| | 1-Mile | 3-Miles | 5-Miles |
|---------------------|-----------|-----------|----------|
| Population: | 21,218 | 187,056 | 470,168 |
| Average HH Income: | \$103,198 | \$105,628 | \$99,055 |
| Daytime Population: | 9,804 | 119,531 | 217,566 |

CONTACT INFORMATION

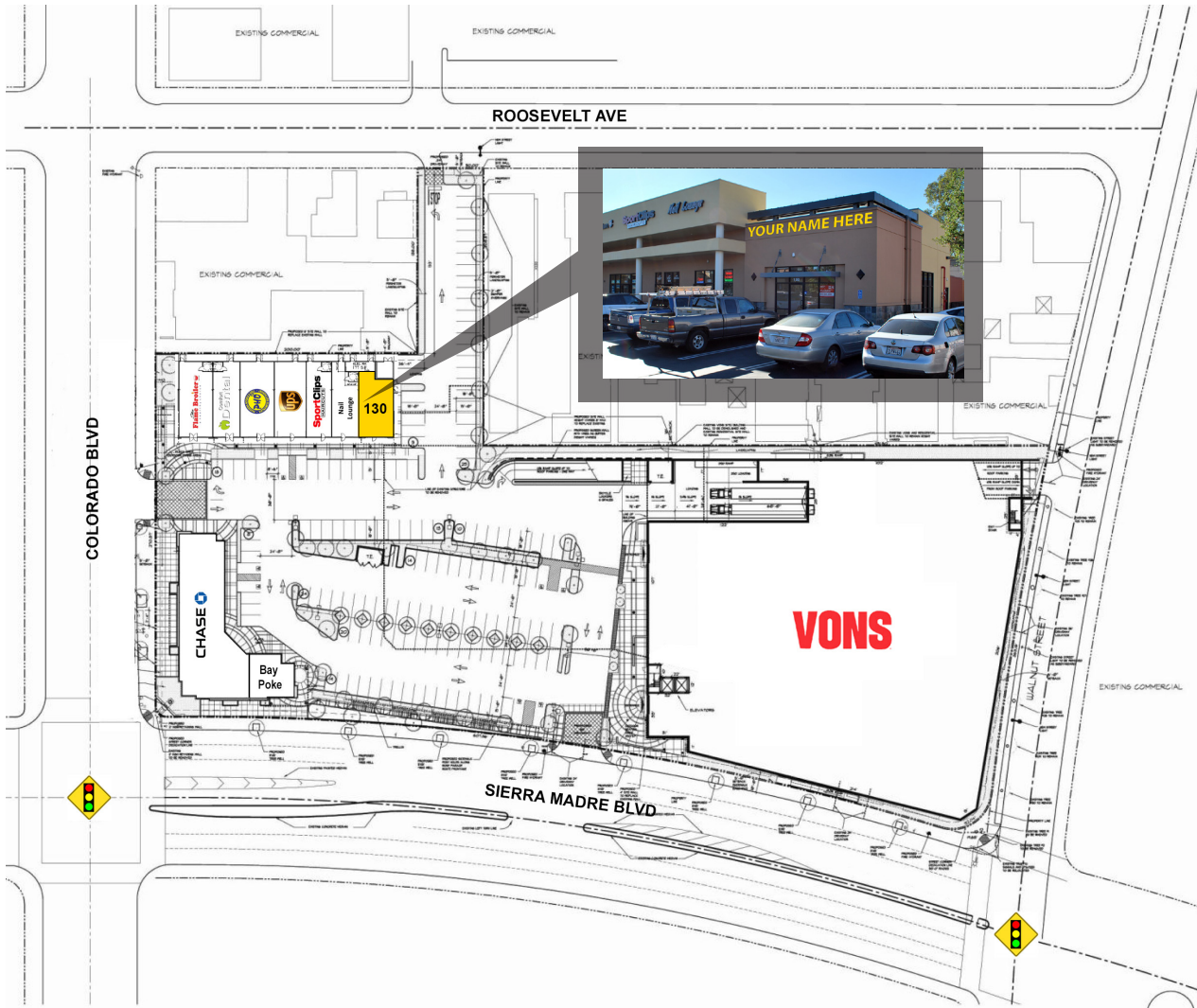
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| Tenant Roster | | |
|---------------|--------------------------------------|---------|
| Suite | Tenant | Sq. Ft. |
| 100 | Flame Broiler | 1,500 |
| 105 | Comfort Dental | 1,200 |
| 110 | Pasadena Noodle & Grill | 1,500 |
| 115 | UPS Store | 1,405 |
| 120 | SportClips | 1,103 |
| 125 | Nail Lounge | 1,103 |
| 130 | Available (Restaurant Use Permitted) | 1,248 |
| 160 | Chase Bank | 5,000 |
| 195 | Bay Poke | 1,111 |
| 200 | Vons | 61,063 |



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DEMOGRAPHICS & SITE MAP



Executive Summary

2345 E Colorado Blvd, Pasadena, California, 91107
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 34.14612

Longitude: -118.10203

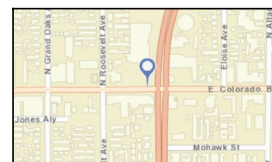
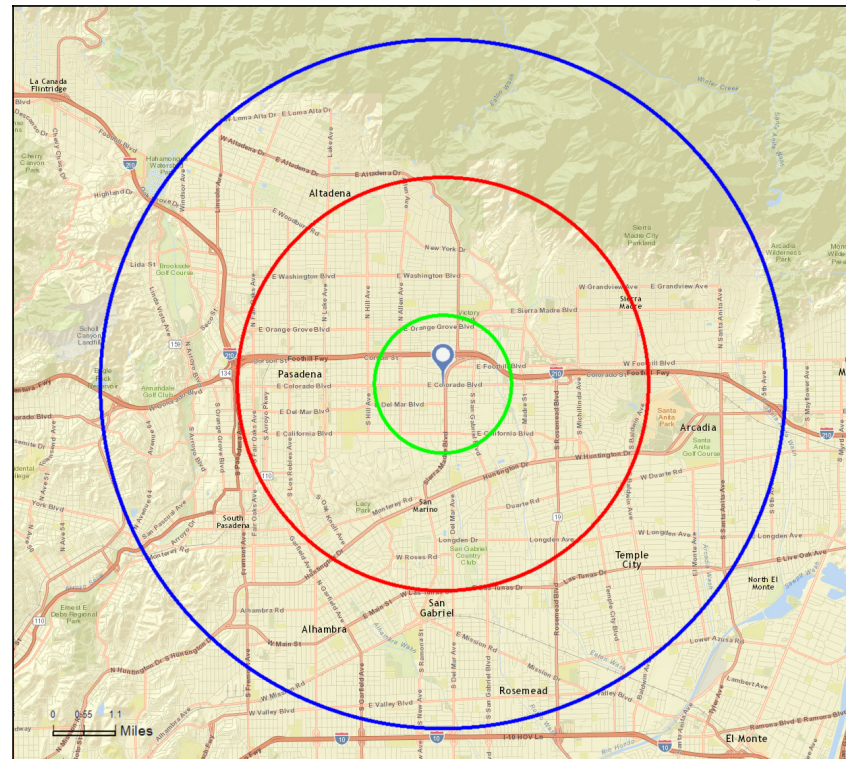
| | 1 mile | 3 miles | 5 miles |
|---------------------------------|-----------|-----------|-----------|
| Population | | | |
| 2000 Population | 20,881 | 178,796 | 453,621 |
| 2010 Population | 20,743 | 184,033 | 464,161 |
| 2015 Population | 21,218 | 187,056 | 470,168 |
| 2020 Population | 21,811 | 191,061 | 479,449 |
| 2000-2010 Annual Rate | -0.07% | 0.29% | 0.23% |
| 2010-2015 Annual Rate | 0.43% | 0.31% | 0.25% |
| 2015-2020 Annual Rate | 0.55% | 0.42% | 0.39% |
| 2015 Male Population | 48.7% | 48.6% | 48.3% |
| 2015 Female Population | 51.3% | 51.4% | 51.7% |
| 2015 Median Age | 40.0 | 40.1 | 40.9 |
| Households | | | |
| 2000 Households | 8,633 | 69,380 | 164,653 |
| 2010 Households | 8,653 | 72,827 | 169,686 |
| 2015 Total Households | 8,839 | 74,012 | 171,667 |
| 2020 Total Households | 9,088 | 75,728 | 175,266 |
| 2000-2010 Annual Rate | 0.02% | 0.49% | 0.30% |
| 2010-2015 Annual Rate | 0.41% | 0.31% | 0.22% |
| 2015-2020 Annual Rate | 0.56% | 0.46% | 0.42% |
| 2015 Average Household Size | 2.39 | 2.49 | 2.70 |
| Median Household Income | | | |
| 2015 Median Household Income | \$72,248 | \$70,407 | \$66,309 |
| 2020 Median Household Income | \$82,984 | \$81,607 | \$78,426 |
| 2015-2020 Annual Rate | 2.81% | 3.00% | 3.41% |
| Average Household Income | | | |
| 2015 Average Household Income | \$103,198 | \$105,628 | \$99,065 |
| 2020 Average Household Income | \$118,976 | \$121,382 | \$114,218 |
| 2015-2020 Annual Rate | 2.89% | 2.82% | 2.89% |
| Per Capita Income | | | |
| 2015 Per Capita Income | \$42,827 | \$42,101 | \$36,491 |
| 2020 Per Capita Income | \$49,370 | \$48,417 | \$42,076 |
| 2015-2020 Annual Rate | 2.88% | 2.84% | 2.89% |



Site Map

2345 E Colorado Blvd, Pasadena, California, 91107
Rings: 1, 3, 5 mile radii

Prepared by E
Latitude: 34.146
Longitude: -118.102



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