Newmark Grubb Knight Frank Retail



PASADENA PLAZA 2345 E. Colorado Boulevard, Pasadena, CA 91107





4675 MacArthur Boulevard, Suite 1600, Newport Beach, CA 92660

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 Populuation: | 9,804 | 119,531 | 217,566 |

CONTACT INFORMATION

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Corporate CA RE #1355491

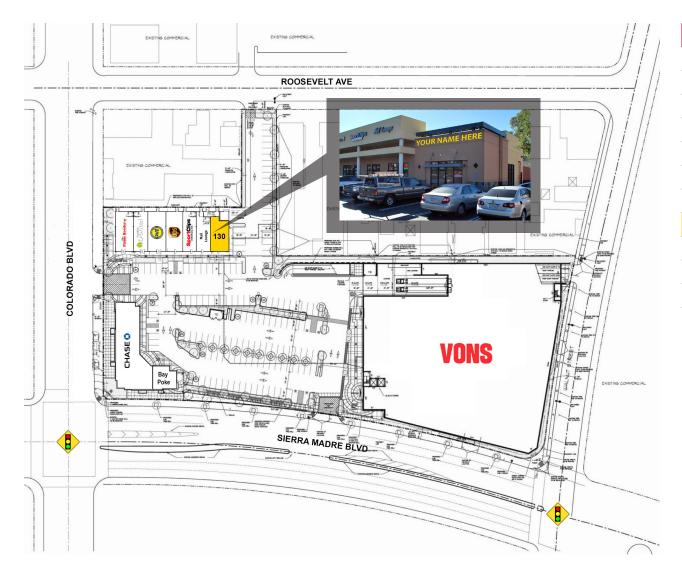
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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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

| | | 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

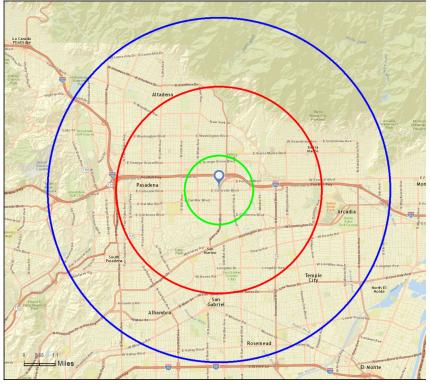
Prepared by Esri

Latitude: 34.14612

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Rings: 1, 3, 5 mile radii









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