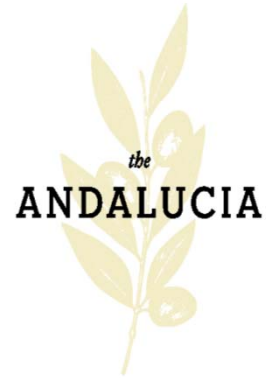


For Lease
Retail & Restaurant Space

1,220-4,885 SF



The Andalusia

686 E. Union St.

Pasadena, California 91101

Property Highlights

- Retail/Restaurant space in the heart of the Pasadena Playhouse District.
- Located in the newly-constructed, 118-unit Andalusia, a luxury apartment home community opening Fall 2016.
- Featuring Spanish Revival architecture, the restaurant space has an outdoor patio and paseo connecting the project to Vroman's and the Laemmle Theater.
- Blocks to the Lake Avenue Metro Gold Line station and 210 Freeway.
- Designated on-site parking spaces for retail and city parking conveniently located on Union.
- The Playhouse District is adjacent to Old Pasadena, one of the most popular shopping and entertainment destinations in Southern California with an average of 15,000-20,000 visitors on weekends.

Please visit our website for more information:
properties.naicapital.com/TheAndalusia

| Space Available | SF/Rental Rate |
|--|--|
| Unit 1 – Restaurant | 2,153 SF plus 1,512 SF patio \$3.25/sf/mo NNN |
| Unit 2 – Restaurant/Bar | 1,220 SF \$3.25/sf/mo NNN (contiguous to Unit 1) |
| Unit 3 – Retail | 2,978 SF SF \$3.15/sf/mo NNN (divisible) |
| Unit 4 – Retail or Creative Office | 1,311 SF \$3.15/sf/mo NNN |

For more information:

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Demographics

| | 1 Mile | 3 Mile |
|-------------------|------------------------------|-----------|
| Total Population | 44,639 | 191,597 |
| Avg. HH Income | \$81,680 | \$112,554 |
| Daytime Employees | 70,440 | 124,780 |
| Traffic Count | E. Colorado Blvd. 28,964 cpd | |

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Location Overview

Located in the historic Pasadena Playhouse District, the retail shops and restaurant at Andalucia offer a unique opportunity to lease space in a luxury mixed-use property due for completion Fall 2016. The Andalucia is adjacent to the seven-screen Laemmle Theatre and Pasadena's famous Vroman's Bookstore.

