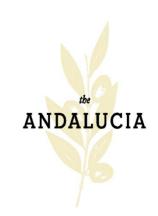


For Lease Retail & Restaurant Space

1,220-4,885 SF



The Andalucia 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 Andalucia, 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/TheAndalucia

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

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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.

