



RETAIL FOR LEASE

THE PLAYHOUSE DISTRICT, PASADENA

Prime Retail Space For Lease

Retail space is now available at the newly constructed Hudson mixed-use multifamily development in the historic Playhouse District located in the center of Pasadena, just east of Old Pasadena. This mixed-use development spans two buildings on Walnut Street, one at the corner of El Molino Avenue & Walnut Street (Hudson West), while the other building sits at the corner of Hudson Avenue & Walnut Street (Hudson East). Four highly visible ground floor retail spaces, including end caps, are available for lease in this dense Downtown location. The floor plans are available on the next page.

HIGHLIGHTS

- » Centrally located, adjacent to Pasadena City Hall & Courthouse, Fuller Seminary, Kaiser Permanente Regional Offices and the Lake Avenue Office Corridor.
- » Over 4.3 million square feet of offices within walking distance.
- » Almost 22,000 households within a 1-mile radius.
- » One of the most walkable areas of Pasadena, WalkScore of 92.
- » One end cap unit available. All units have frontage on Walnut St.
- » Located just two blocks north of Colorado Blvd.
- » Daytime employee population approx. 65,803 in a one-mile radius.
- » Average household income over \$110,000 in 3-mile radius.
- » Lake Avenue Metro Gold Line station just one block away.
- » Abundant street parking and 21 on-site, on-grade spaces available.
- » Convenient access to the 210, 110 and 134 freeways.

LEASING INFORMATION

Address: 678 East Walnut Street,
177 North Hudson Ave,
Pasadena, CA

	Size	NNN Rates
Unit 110*:	+/-2,611 SF	Negotiable

* Units potentially divisible

Arbor

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The Hudson, Pasadena

678 East Walnut Street & 177 North Hudson Avenue

DEMOGRAPHICS

(Source: CoStar)

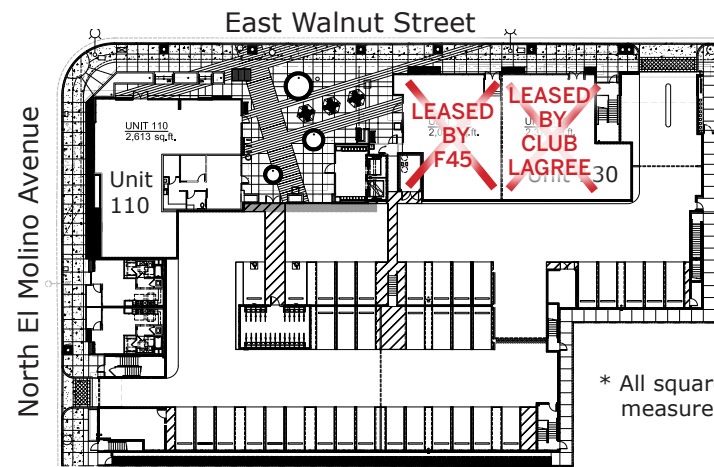
2017 Estimates	1-mi radius	3-mi radius	5-mi radius
Population:	46,322	190,876	498,535
Avg HH Income:	\$81,552	\$110,003	\$101,787

2017 Annual Consumer Spending

1-mile radius:	\$517,358,000
3-mile radius:	\$2,319,971,000
5-mile radius:	\$5,544,522,000

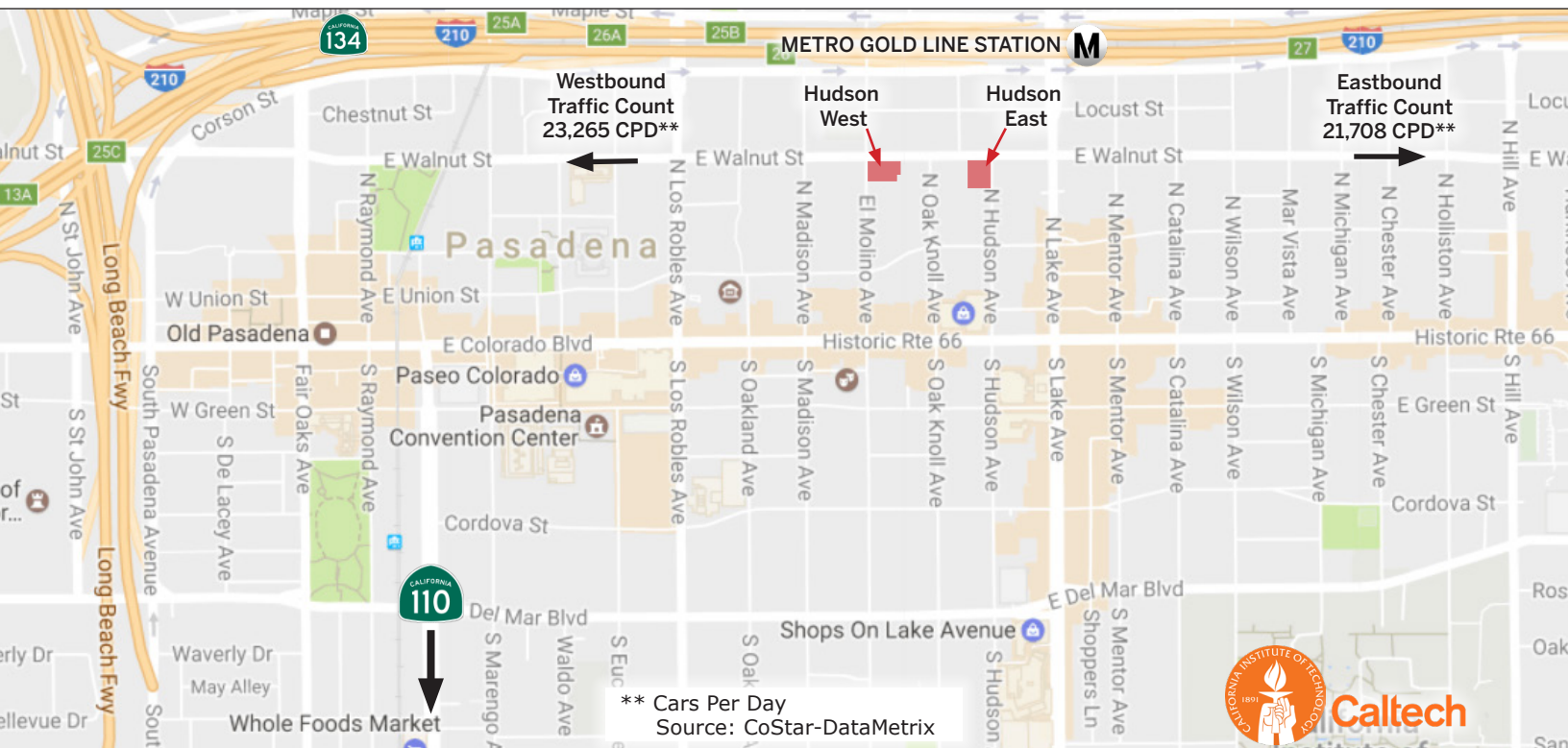
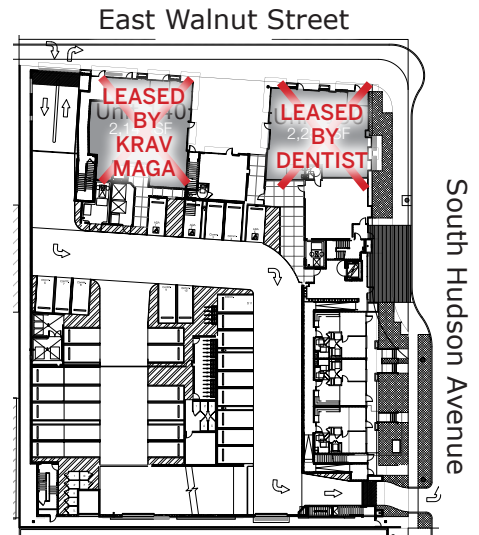
FLOOR PLAN

Hudson West Building (2 units available)



* All square footage measurements are approximate

Hudson
East
Building
(units available)



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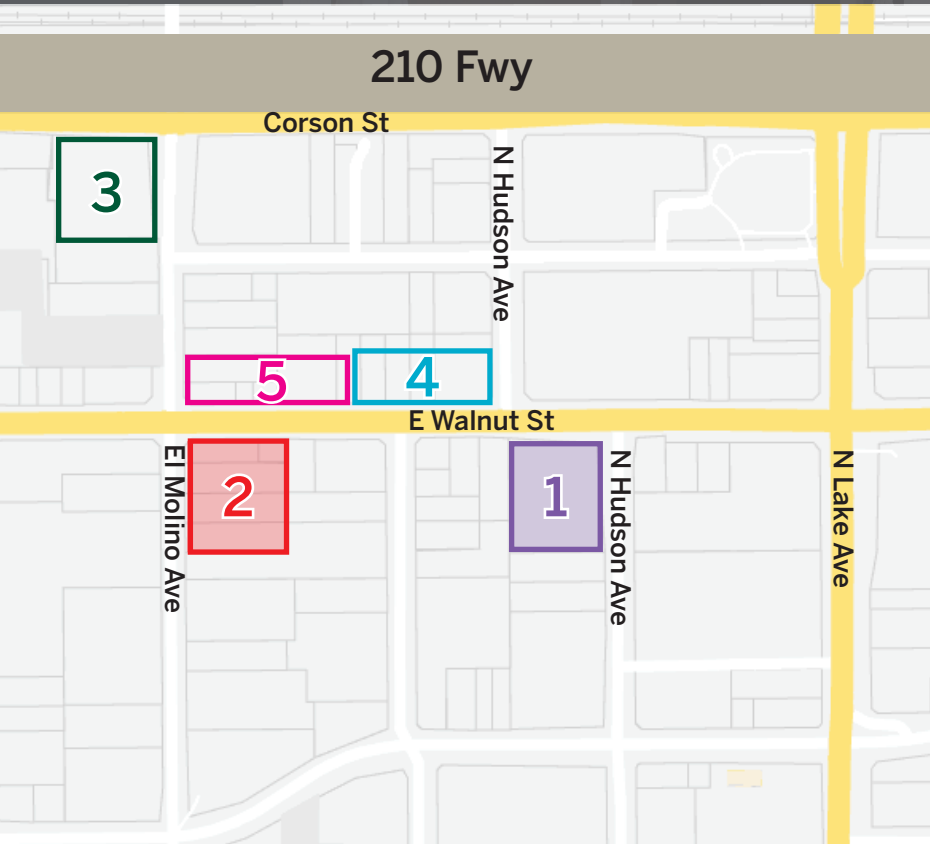
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The Hudson, Pasadena

678 East Walnut Street & 177 North Hudson Avenue



DEVELOPMENT MAP

1 HUDSON EAST
177 North Hudson Avenue
Luxury Residences 91 Units

2 HUDSON WEST
678 East Walnut Street
Luxury Residences 82 Units

3 THEO
289 El Molino
Apartments 105

4 233 HUDSON
233 Hudson
Proposed 42 unit apartment building

5 MW LOFTS
Proposed Mixed-Use Project
Apartments 115



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