

OLD PASADENA RETAIL FOR LEASE

127 W COLORADO BLVD

LEASE HIGHLIGHTS

Leasing *Opportunity*

A rare retail opportunity in one of Old Pasadena's most iconic storefronts - the former Restoration Hardware space at 127 W Colorado Blvd. Set within a beautifully preserved 1887 building with 6,375 SF, hardwood floors, high ceilings and a skylight, the space sits steps from the One Colorado complex, with neighbors including Javier's, Rag & Bone, Nike, Tiffany & Co, Pottery Barn, Mi Piacce, and a thriving dining and retail corridor.

SIZE

6,375 SF

ASKING RATE

\$8.47 / SF

NNN

LAYOUT

Large showroom • Storage Attic and Basement • Back loading area • Private Restroom • 16' ceilings

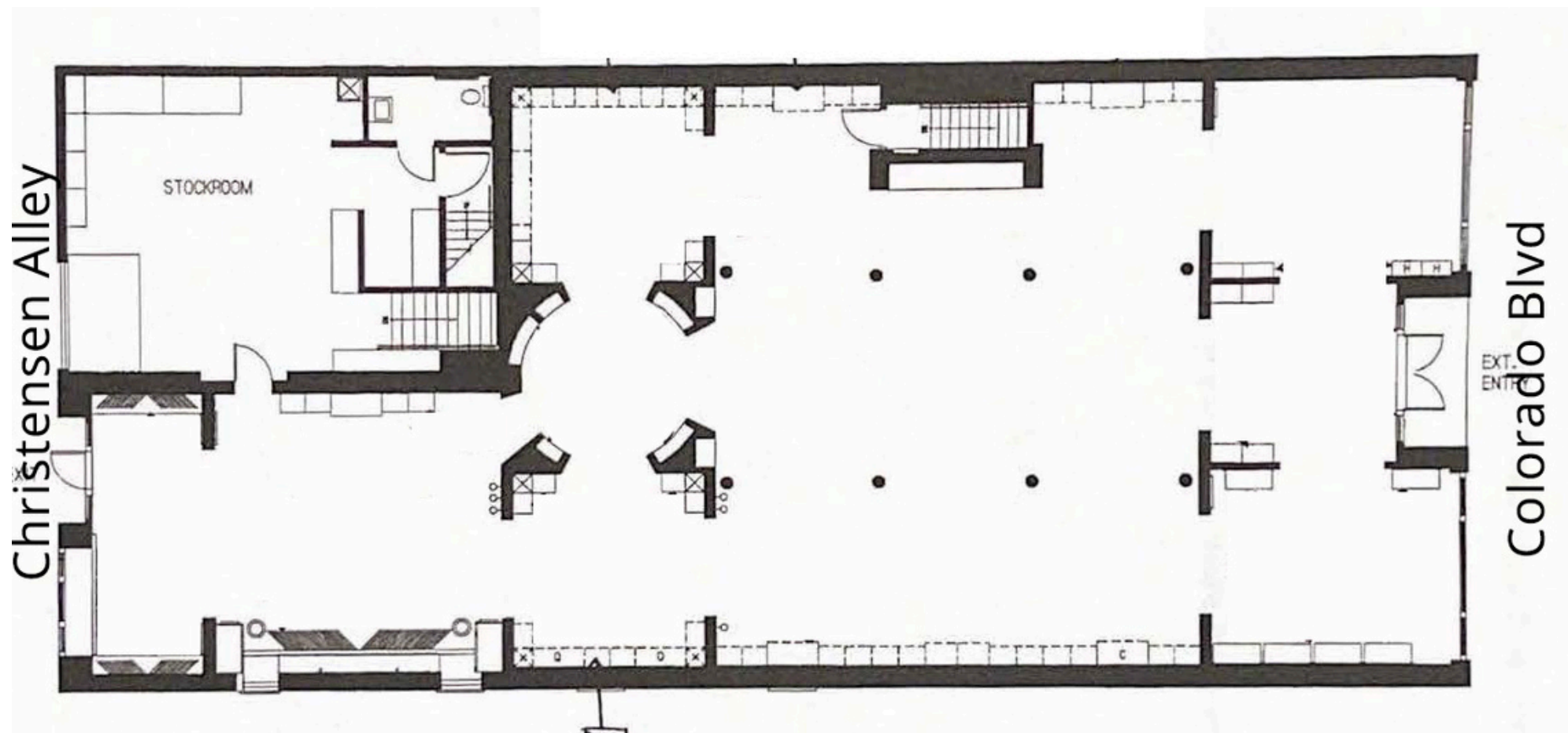
NEIGHBOR MIX

Fashion retailers • Restaurants • Cafes • Showrooms

TYPE

Direct Lease • Available January 31, 2027





Pasadena, CA

CITY OVERVIEW & MARKET CONTEXT

200k

Population within
3-mile radius

\$127k

Avg. household income
within 3-mile radius

98

Walk Score - ranked among
top retail corridors in the US

- **110k daytime employees** within a 3-mile radius, consistent foot traffic, and lunch-hour demand
- **Seasonal Peaks** driven by the Rose Bowl - sports events, concerts, and New Year's Eve/Day, bringing significant population surges.
- **Institutional anchors**, including Art Center College of Design, JPL, and Caltech, create a deep talent pool and innovation culture
- **Metro Gold Line** connects the city from Azuza to Downtown Santa Monica, expanding your team's commute options
- **Historic architecture & cultural** neighbors include the Norton Simon Museum, City Hall and hundreds of landmark buildings
- A vibrant mix of **independent boutiques and major national tenants** keeps Colorado Blvd energized year-round

