

# THE ROBLES BUILDING

COLORADO BLVD & LOS ROBLES AVE, PASADENA



**FOR LEASE**  
**GROUND FLOOR OFFICE/RETAIL SPACE**

**AVISON  
YOUNG**

## PROPERTY DETAILS



# THE ROBLES BUILDING

PASADENA

Located in the heart of Pasadena at the signalized intersection of Colorado Boulevard and Los Robles Avenue, this highly visible property offers a rare opportunity to lease space in one of the city's most dynamic and walkable districts. Two commercial units are currently available, each well suited for office or retail use, providing flexibility for a wide range of business users.

The property is surrounded by an abundance of local amenities, including popular restaurants, cafés, retail boutiques, financial institutions, and personal services, all within immediate walking distance. Its central location places tenants moments from Old Town Pasadena, Paseo Colorado, and the Playhouse District, with convenient access to public transportation and major regional thoroughfares.

With strong street presence, excellent exposure, and a vibrant surrounding environment, this location offers an ideal setting for businesses seeking both visibility and convenience in the Pasadena market.

## SPACE AVAILABLE

<b>UNITS:</b>	28 N. Los Robles:	± 1,200 RSF
<b>LEASE RATE:</b>	\$2.75 per RSF, MG	
<b>LEASE TERM:</b>	Negotiable	
<b>PARKING:</b>	Surface parking available in adjacent lot at prevailing rates.	



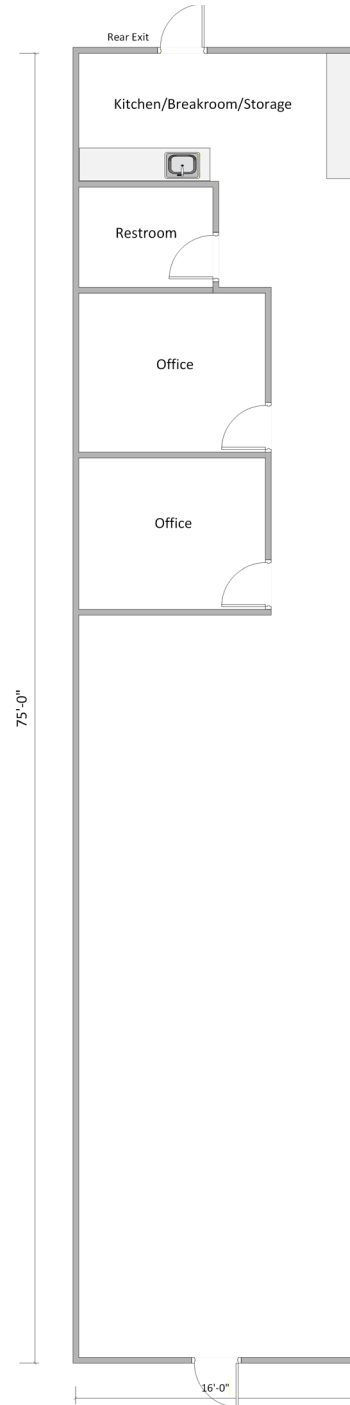
28 N. LOS ROBLES

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### Features Include:

- Frontage along Los Robles Avenue.
- Reception with open area
- Two offices
- One private restroom
- Kitchenette & Break room with storage.

All measurements, dimensions, and square footages are approximate and are provided for illustrative purposes only. Avison Young makes no representations or warranties, express or implied, as to the accuracy, completeness, or suitability of this information. Parties should conduct their own independent investigations to verify all

## DEMOGRAPHICS



185K

TOTAL POPULATION (3 mile)



\$130K

AVG. HH INCOME (3 mile)



\$1M

MEDIAN HOME VALUE (3 mile)



40K

DAILY TRAFFIC

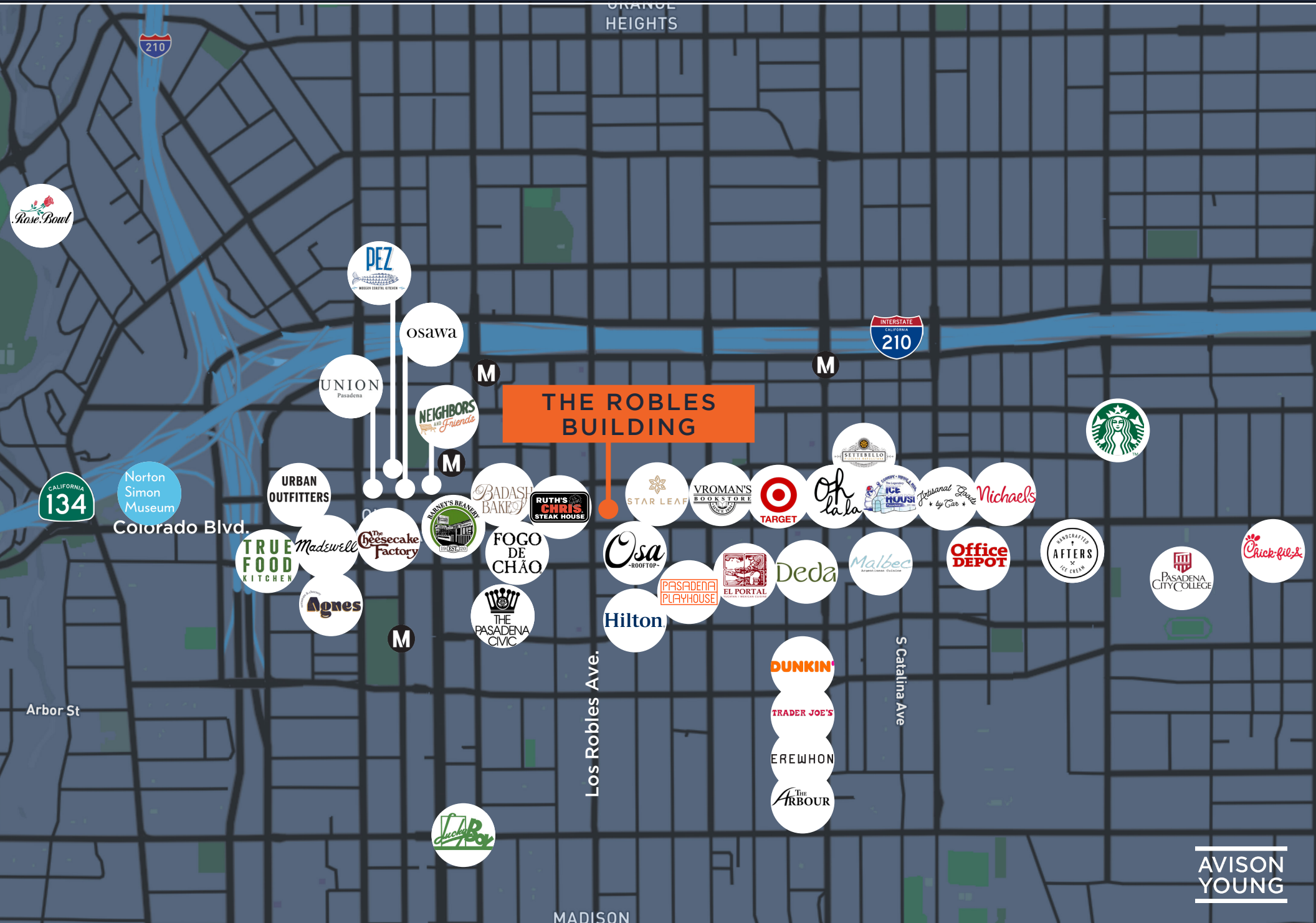


97

WALK SCORE

## LOCATION HIGHLIGHTS

- “A” Destination location with tons of unique shops, cafes and restaurants in a classic Main Street setting
- One block from the Pasadena Civic Auditorium and Pasadena Convention Center
- Metro Line adjacent in a walkable (97 Walk Score), dynamic neighborhood.



GRANDE  
HEIGHTS

210

INTERSTATE  
CALIFORNIA  
210

**THE ROBLES  
BUILDING**

UNION  
Pasadena

osawa

NEIGHBORS  
in Friends

BADASH  
BAKERY

RUTH'S  
CHRIS  
STEAK HOUSE

STAR LEAF

VROMAN'S  
BOOKSTORE

TARGET

Oh  
La La

ICE  
HOUSE

International  
Books  
by Car

Michaels

Starbucks

CALIFORNIA  
134

Norton  
Simon  
Museum

Colorado Blvd.

URBAN  
OUTFITTERS

TRUE  
FOOD  
KITCHEN

Madewell

The  
Cheesecake  
Factory

BARNEY'S READER  
LIFESTYLE

FOGO  
DE  
CHÃO

Osa  
-ROOFTOP-

PASADENA  
PLAYHOUSE

EL PORTAL

Deda

Malbec

Office  
DEPOT

HANDCRAFTED  
AFTERS  
ICE CREAM

PASADENA  
CITY COLLEGE

Chick-fil-A

Arbor St

Los Robles Ave.

S Catalina Ave

DUNKIN'

TRADER JOE'S

EREWHON

The  
ARBOUR

Jack  
Arbor

MADISON

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FOR MORE INFORMATION:

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YOUNG**

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