

±5,000 SF | \$4.15 PSF GROSS

FOR LEASE

**239 E COLORADO BLVD,
PASADENA, CA 91101**

Former Lunasia Dim Sum Restaurant

Prime Pasadena Restaurant
Opportunity

HIGHLIGHTS

- Former Lunasia Dim Sum restaurant
- Approximately 5,000 SF total
- ±4,000 SF ground floor and mezzanine
- ±1,000 SF basement storage/support area
- Prime Colorado Boulevard frontage
- Excellent visibility and signage opportunities
- Located in Pasadena's premier dining and retail corridor
- Surrounded by restaurants, retail, offices, hotels, and residential developments
- Ideal for restaurant, café, upscale dining, hospitality, or specialty food concepts



Rare opportunity to lease a fully built-out restaurant space in the heart of Pasadena's highly sought-after Playhouse District. Formerly occupied by Lunasia Dim Sum, this approximately 5,000-square-foot restaurant offers a turnkey opportunity for restaurateurs seeking a premier location along Colorado Boulevard.

The space features approximately 4,000 square feet on the ground floor and mezzanine level, complemented by an additional 1,000-square-foot basement ideal for storage, prep, office, or ancillary restaurant operations. The existing improvements provide a strong foundation for a wide variety of restaurant concepts, reducing startup costs and accelerating opening timelines.

Positioned on Pasadena's main commercial corridor, the property benefits from exceptional visibility, strong pedestrian activity, and convenient access to surrounding retail, office, entertainment, and residential developments. The location is surrounded by a dense daytime population, affluent demographics, and a vibrant dining scene that continues to attract visitors from throughout the San Gabriel Valley and Greater Los Angeles area.



LEE & ASSOCIATES
PASADENA

CONTACT FOR MORE INFORMATION



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RESTAURANT | PASADENA, CA

±5,000 SF | \$4.15 PSF GROSS

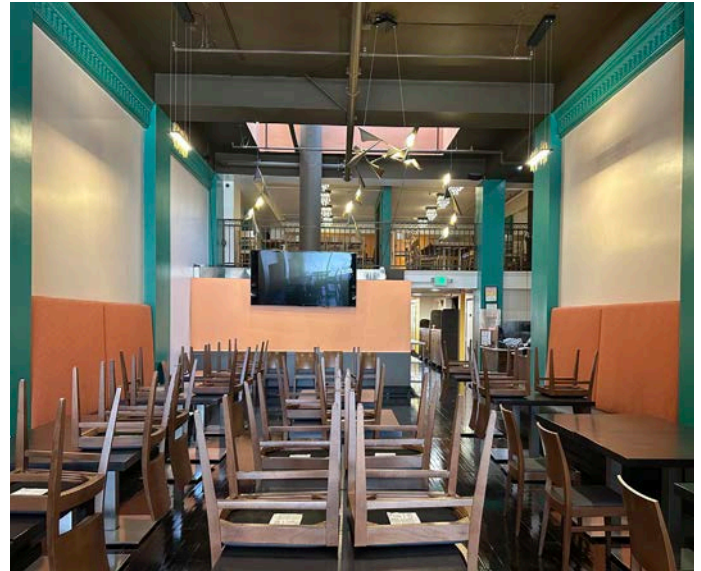
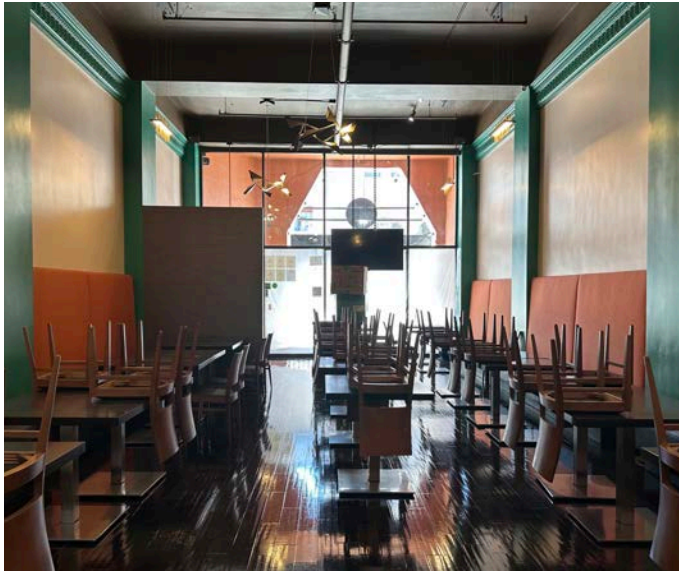
RESTAURANT | PASADENA, CA

PHOTOS

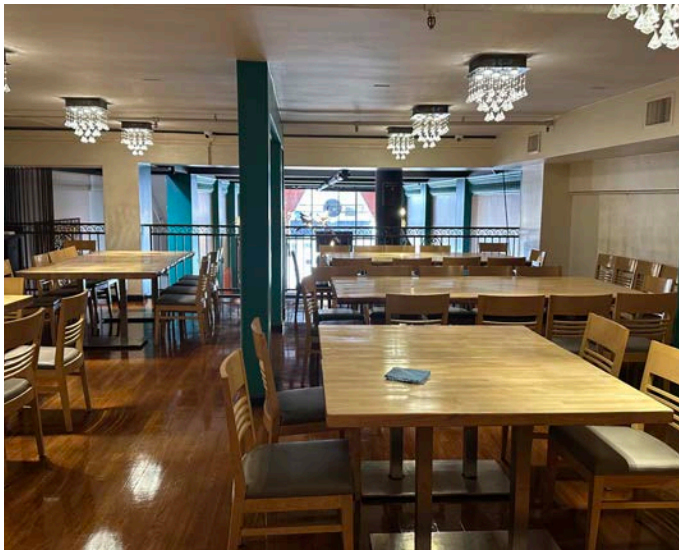
KITCHEN



MAIN SEATING



MEZZANINE



BASEMENT



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