

CREATIVE OFFICES FOR LEASE

PASADENA

87
N RAYMOND AVE

PASADENA, CA 91103

MACVAUGH & CO
Commercial Real Estate Services

Hoss MacVaugh
626.583.8400 | Hoss@MacVaugh.com | DRE #00971669

AVAILABILITIES

UNIT	SQFT	PRICE	MOVE IN	LAYOUT
600	4,900	\$2.75/SF FSG	Now	Five offices, conference room, open space, kitchenette & private restrooms
700	2,626	\$2.75/SF FSG	30 days	One office, conference room, kitchenette and open workspace
750	2,300	\$2.75/SF FSG	30 days	One office, conference room, kitchenette and open workspace

HIGHLIGHTS

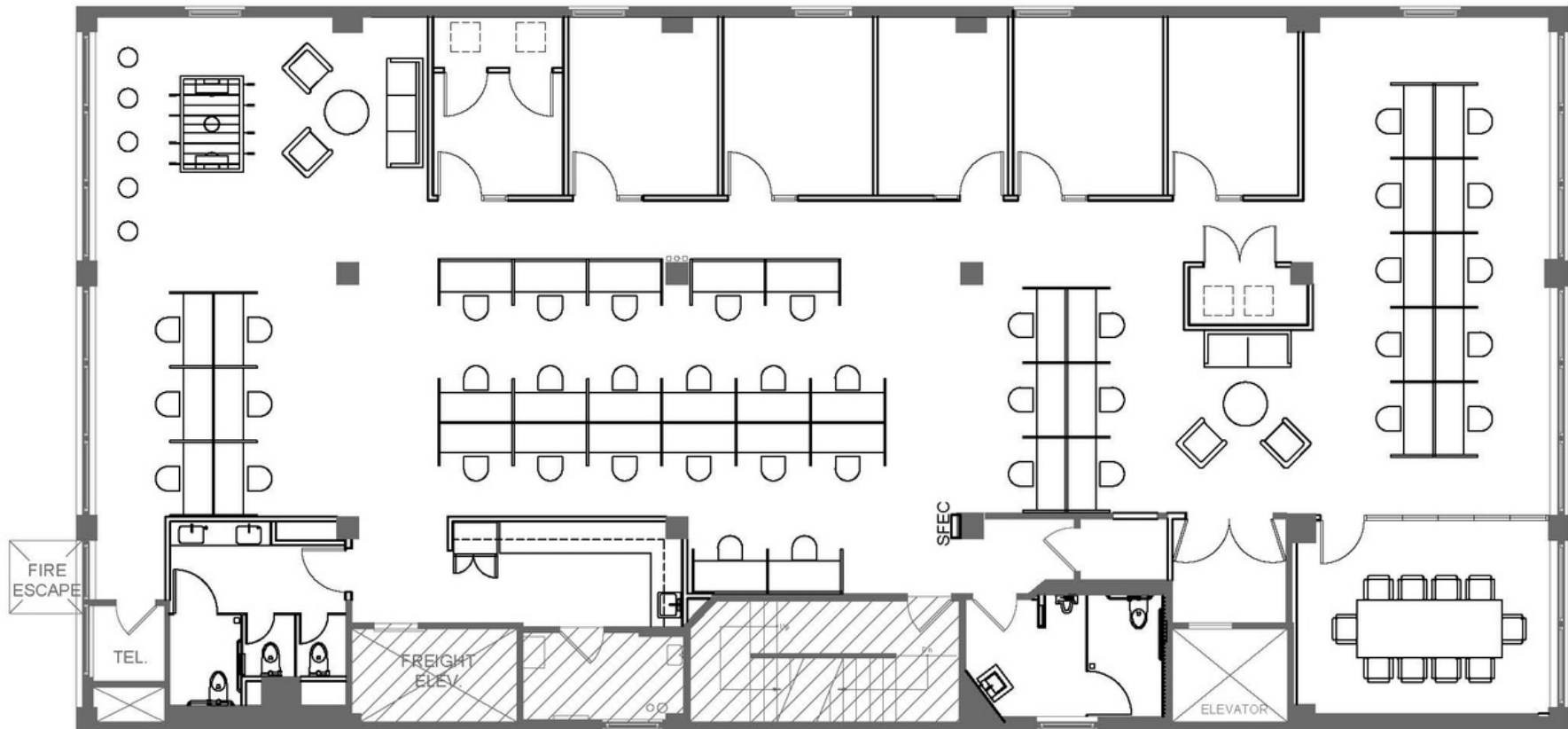
Creative offices located in the **heart of Old Pasadena**. Blocks away from Colorado Blvd and neighboring Holly St and Union St. Renovated in 2013, each floor features **concrete flooring, private restrooms, a kitchenette** and **views of Pasadena/the San Gabriel Mountains**. Floors can be taken as a whole or divided. Multiple layouts are possible. **24/7 secured access.**

Osawa and **Chado Tea Room** occupy the first-floor retail. Additional **neighboring retailers** include Bodegon No. 69, Bone Kettle, Emblush Beaute, Kaviar Sushi and The Blind Donkey. Multiple **parking lots are available nearby** on Raymond Ave and Union St at a monthly cost.

SUITE 600

4,900 SQFT

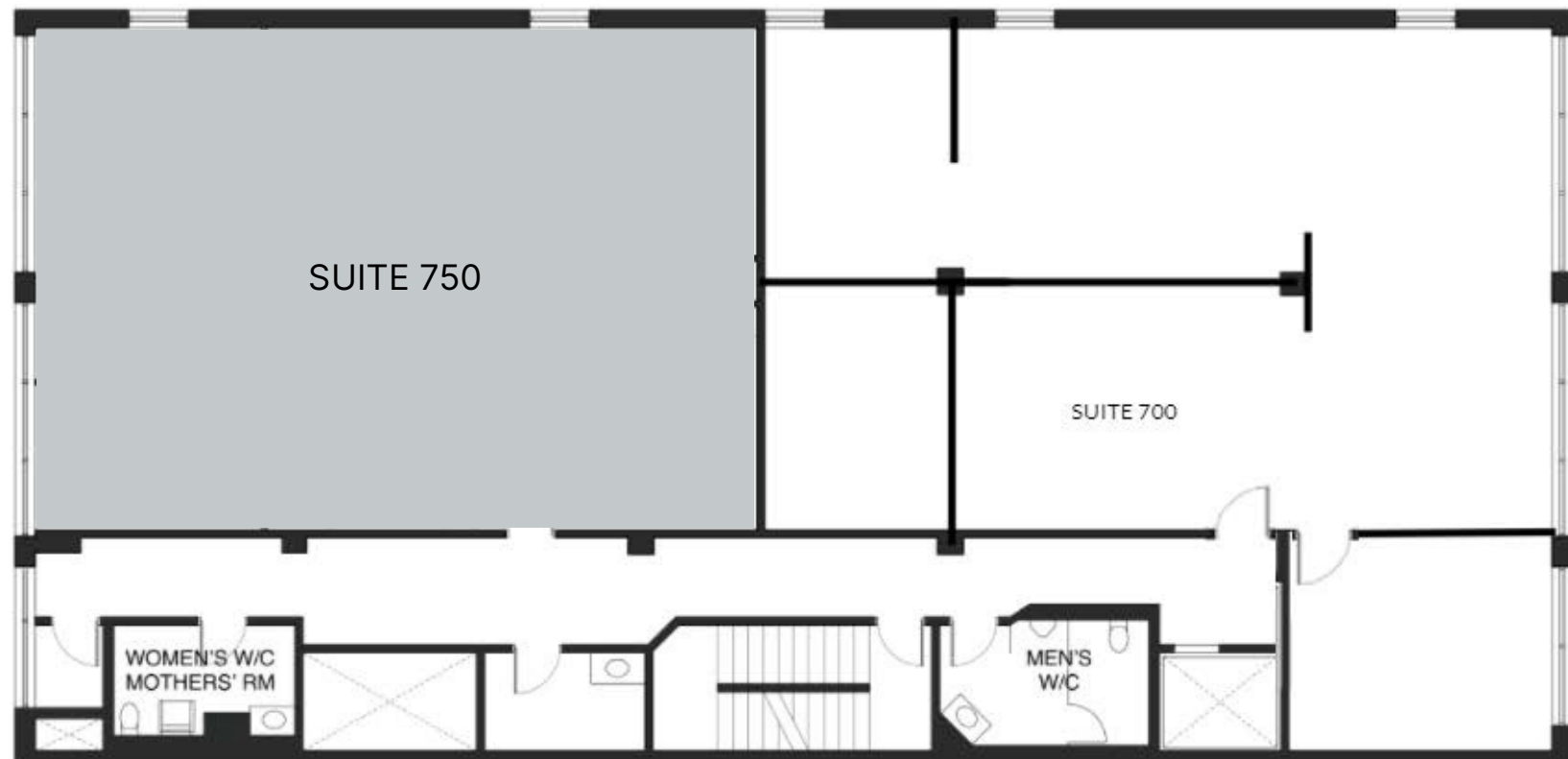
\$2.75/SF FSG



SUITE 700

2,636 SQFT

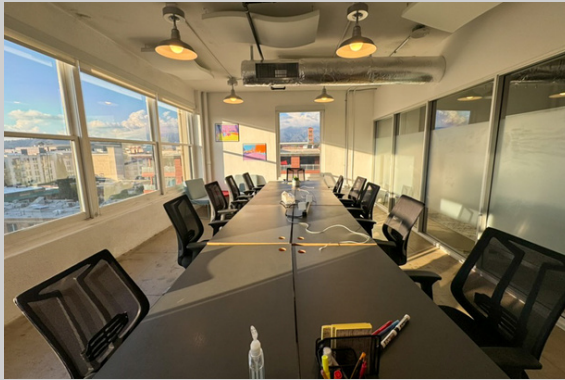
\$2.75/SF FSG



SUITE 750

2,300 SQFT

\$2.75/SF FSG



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



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