



530-532 E. COLORADO BLVD.
PASADENA, CA

VACANT OWNER/USER OFFICE BUILDING IN A PRIME PASADENA LOCATION

EXCLUSIVELY
LISTED BY

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

TABLE OF CONTENTS

PROPERTY SUMMARY	3
PROPERTY DETAILS	4
PROPERTY PHOTOS	6
FLOOR PLANS	7
AERIAL MAP	8
LOCATION MAP	9
AMENITIES MAP	10
TRANSIT MAP	11
AREA OVERVIEW	12
MARKET OVERVIEW	14



Historical Photo

PROPERTY SUMMARY

530-532 E COLORADO BLVD., PASADENA, CA 91101

NAI Capital Commercial Inc., is pleased to present the unique opportunity to acquire the fee simple interest in 530-532 E Colorado Boulevard (the "Property"), a 99,280 square foot 8 story office asset located on a prime corridor in Pasadena.

- A parking covenant for **300 parking spaces** at the adjacent parking garage offers a major differentiation versus other similar size buildings in the area.
- The Property provides excellent accessibility with a prime **Walk Score of 96** within Pasadena's Playhouse district.
- The surrounding area benefits from a diverse tenant base including **healthcare, financial, and professional services**, which are key employment drivers for Pasadena.
- Colorado Boulevard frontage in the heart of arts, entertainment and urban living center known as the **Playhouse Village District**. It is a highly desirable commercial corridor which leads to superior tenant retention.

**530-532
E COLORADO**

PARKING

E. COLORADO BLVD.



Total RSF
99,280



Site Area
±13,939 SF
(approx. 0.32 acres)



Year Built
1924



Current Occupancy
0%



Parking
(3 : 1,000)
300 spaces



Stories
Eight (8)
plus basement level

PROPERTY DETAILS

Site	
Parking:	Owner grants a long-term parking license (to be established) providing up to 300 parking spaces (3.0 per 1,000 SF) at the adjacent garage at a fixed monthly rate, currently \$70 per space per month. Spaces to be allocated per an agreed upon plan. Access is available 24/7 via Madison & Oakland Avenues, with pedestrian access via the alley. Owner reserves the right to designate hourly visitor spaces for public use at market rates.
Utilities:	Electricity: Pasadena Water and Power Water: Pasadena Water and Power Sanitary Sewer: City of Pasadena Storm Sewer: City of Pasadena Natural Gas: Southern California Gas Co. Telecommunications: Copper and Fiber Hard-wired underground service
Zoning:	CD-4 (Central District – Pasadena Playhouse)
Construction	
Foundation:	Deep foundation system supporting cast-in-place concrete slabs with perimeter and interior concrete columns.
Structure:	Concrete pan joist slabs supported by concrete columns on elevated floors; pitched concrete beam framing for roof systems; limited CMU walls at elevator shafts and stairwells.
Floor-to-Floor Height:	Basement 12'. Ground level 18'. Floors 2-8, 12'
Exterior:	Original concrete, granite, panels; painted CMU. Original metal arched windows at ground level and various locations; replacement aluminum-framed operable windows on upper floors. Automatic glass dual-leaf doors at Colorado entrance; modern dual automatic glass doors at back entrance.
Roofing:	Low slope coated rolled bituminous roofing (BUR)
Interior	
Lobby	Marble tile floors; stone panel wall claddings; elegant elevator lobby.
Common Area:	Marble tile at main elevators and concrete flooring at freight elevator, painted drywall walls with topset vinyl base; painted gypsum ceilings or 2'x4' acoustical tile in suspended ceiling grids. Men's and women's restrooms on each floor, plus accessible single-user restrooms on, 3rd and 5th floors. Stone tile or ceramic tile flooring and painted plaster or drywall in restrooms.
Tenant Spaces:	Commercial-grade carpeting and concrete flooring; painted gypsum board walls; 2'x2' or 2'x4' acoustical tile ceilings, painted walls, or exposed concrete structure.

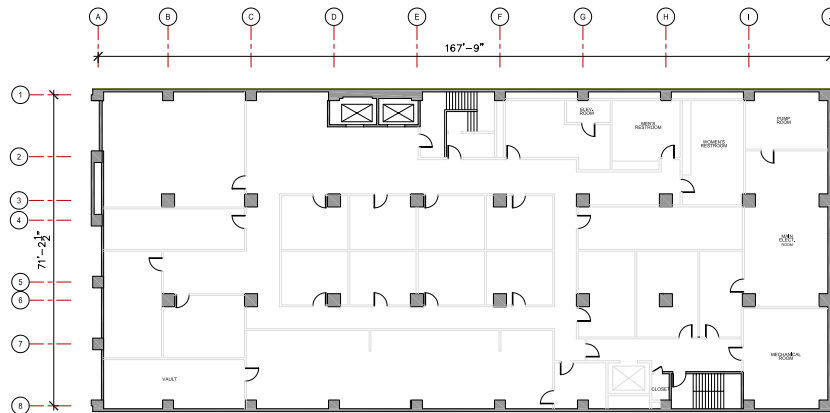
PROPERTY DETAILS

Mechanical				
HVAC:	Approximately 300 ton water cooled chiller loop system with air handler units on each floor with condensing coils and fan blower (Eight total). Natural gas-fired steam boiler. Pneumatic control dual duct VAV boxes throughout. Pneumatic controls throughout building.			
Plumbing:	Copper water distribution; backflow prevention on fire and domestic lines. Cast iron and PVC sanitary system via gravity flow. Approximately 100-gallon natural gas-fired domestic water heater in basement.			
Electrical				
Emergency Power:	Generac 75 KW and Generac 30 KW diesel generators with 120-gallon and 70-gallon fuel capacity, respectively.			
Lighting:	Fluorescent, incandescent, and LED fixtures.			
Communications:	Hard-wired underground service.			
Fire/Life Safety				
Fire Suppression:	Automatic wet-pipe sprinkler system with electric fire pump. Globe sprinkler heads. Fire extinguishers at common areas.			
Fire Alarm:	EST3 fully addressable system with audible/visual strobe devices, smoke detectors, heat detectors, manual pull stations, flow switches, and tamper switches throughout.			
Emergency:	Battery backup emergency lighting; exit signs at corridors and exits. Firewalls separate building core stairwells, restrooms, and service spaces.			
Vertical Transportation				
Elevators:	Three (3) Otis traction elevators:			
		QTY	FLOORS	CAPACITY (LBS)
	Passenger	2	Basement-8th	2,000
	Freight	1	Basement-8th	5,000
Manufacturer:	Otis			
Cab Finishes:	Vinyl tile with architectural metal paneling; stainless ceilings and returns.			
Maintenance:	Full-service agreement in place.			

PROPERTY PHOTOS

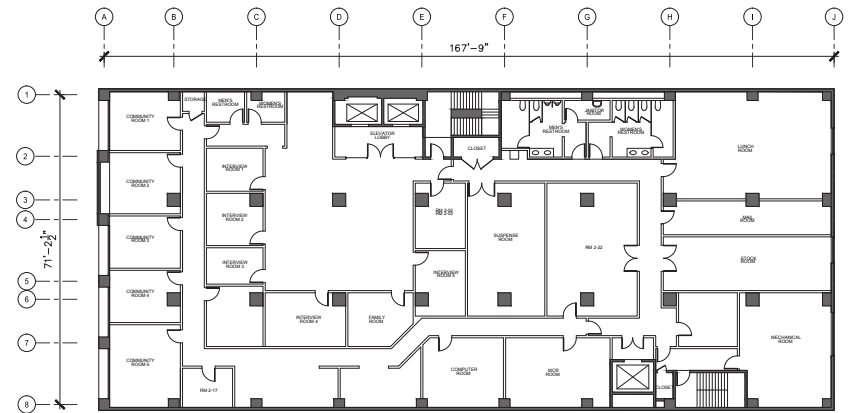


FLOOR PLAN

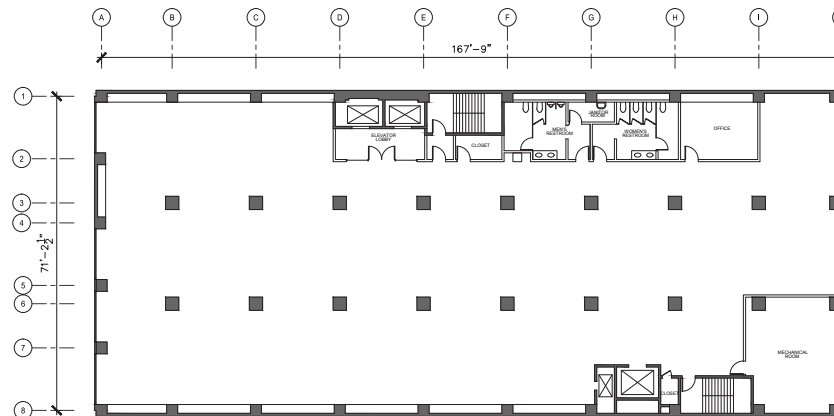


Basement – 1st Floor are indicative of each other

1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



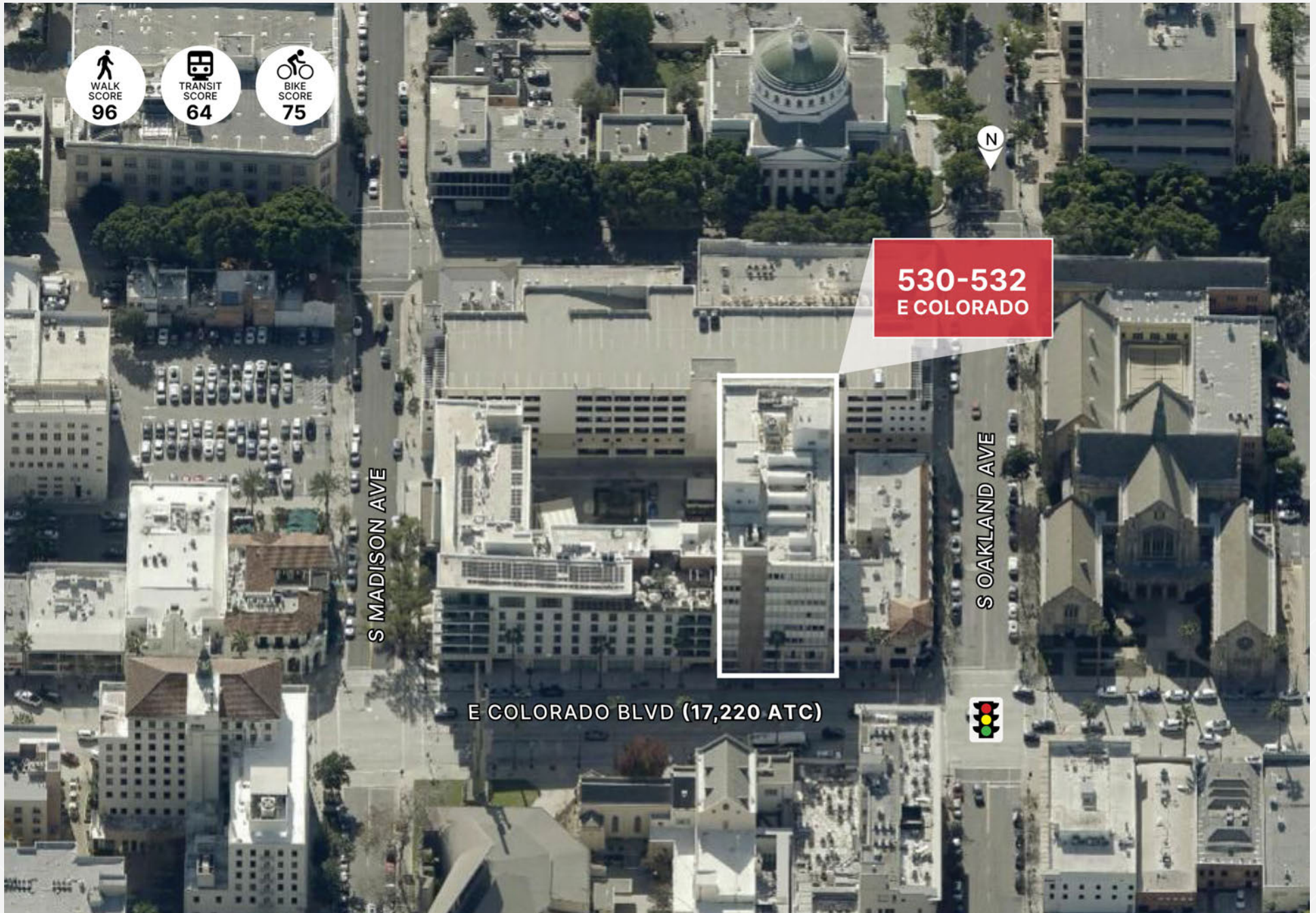
1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3rd – 8th Floors are indicative of each other

1 3RD-5TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

AERIAL MAP



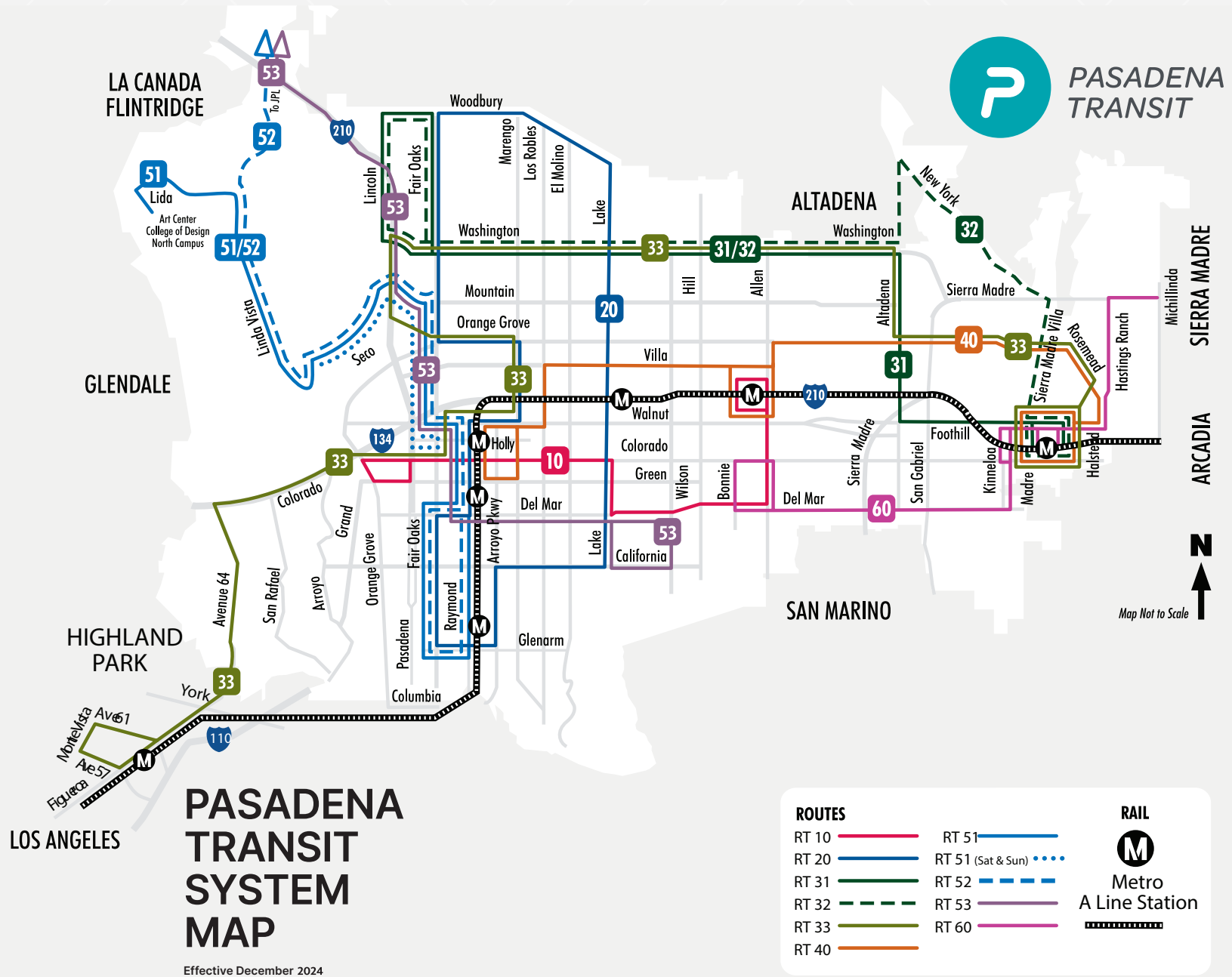
LOCATION MAP



AMENITIES MAP



TRANSIT MAP



AREA OVERVIEW

PASADENA OVERVIEW

Pasadena has long been recognized as one of Southern California's most prestigious business and residential communities. Located just 11 miles northeast of Downtown Los Angeles, the city offers a unique combination of historic character, architectural significance, and a thriving business environment that continues to attract professional firms, technology companies, financial institutions, healthcare providers, and creative businesses.

The city's highly educated workforce is supported by globally recognized institutions including Caltech, NASA's Jet Propulsion Laboratory, Huntington Hospital, and numerous corporate headquarters. Combined with exceptional quality of life, affluent demographics, and limited commercial development opportunities, Pasadena remains one of the region's most sought-after locations for owner-users seeking a permanent business presence. Source: City of Pasadena

PASADENA DEMOGRAPHICS

Pasadena offers one of the strongest demographic profiles in Southern California, providing businesses with access to an affluent customer base, highly educated workforce, and exceptional residential stability.

Source: SitesUSA, Los Angeles County Labor Force and Industry Employment Estimates for June 2026, Google Maps



Population:
137,331



Median Household Income:
Approximately \$109,814



Median Home Value:
Approximately \$1.1 Million



56.3% of residents
hold a Bachelor's Degree or higher



Unemployment remains **below**
the Los Angeles County average



Surrounded by affluent neighboring communities
including San Marino, La Cañada Flintridge,
and South Pasadena

AREA OVERVIEW

ACCESSIBILITY & CONNECTIVITY

530-532 E. Colorado Boulevard offers exceptional regional accessibility, placing employees, clients, and visitors within minutes of Downtown Los Angeles, the San Gabriel Valley, the San Fernando Valley, and the Westside. Whether arriving by automobile or public transit, the property provides convenient access from throughout Southern California. Source: Google Maps

METRO A LINE (FORMERLY GOLD LINE)

Pasadena is one of Los Angeles County's most transit-connected cities, with six Metro A Line stations providing direct rail service throughout the region. Thanks to the Regional Connector, riders can travel from Pasadena to Downtown Los Angeles, the Financial District, Little Tokyo, USC, Culver City, Santa Monica, and Long Beach without changing trains, making commuting easier than ever. Source: Los Angeles Metro, LA Metro Regional Connector

EXCEPTIONAL FREEWAY ACCESS

The property enjoys immediate access to the 210 and 134 Freeways, with convenient connections to the 110, 5, 2, and 605 Freeways.

Source: Google Maps / Caltrans

- Downtown Los Angeles
- Burbank
- Glendale
- Hollywood
- San Fernando Valley
- Hollywood Burbank Airport
- Ports of Los Angeles & Long Beach

WALKABLE URBAN ENVIRONMENT

Located in the heart of Playhouse Village, the property offers one of Southern California's most pedestrian-friendly business environments. More than 50 restaurants, cafés, retailers, and service businesses are located within a three-to-four block walk, allowing employees and clients to enjoy an exceptional live-work-play atmosphere. Source: Walk Score, Google Maps, Playhouse Village Association



MARKET OVERVIEW

RETAIL – DINING – AMENITIES

530-532 E. Colorado Boulevard is located within Pasadena's vibrant Playhouse Village, one of the city's most desirable mixed-use districts. Employees and clients enjoy an exceptional walkable environment featuring award-winning restaurants, boutique shopping, hotels, fitness centers, entertainment venues, and everyday conveniences.

Within just a few blocks are renowned destinations including Sugarfish, True Food Kitchen, Trader Joe's, Erewhon, Target, Apple, Vuori, Patagonia, Tiffany & Co., IPIC Theaters, The Paseo, One Colorado, and more than 50 restaurants. The property also sits along the internationally recognized Rose Parade route and offers a Walk Score of 96.

PASADENA MARKET OVERVIEW

Pasadena continues to distinguish itself as one of Southern California's healthiest office markets. Unlike many competing markets, Pasadena has experienced a meaningful reduction in available inventory as owner-users acquire strategically located buildings for long-term occupancy.

Recent owner-user purchases have removed approximately 400,000 square feet from the leasing market, reducing competition and reinforcing confidence in Pasadena's long-term fundamentals. Coupled with continued leasing activity from financial institutions, professional service firms, and technology companies, demand remains focused on well-located, high-quality properties that offer businesses permanent control of their real estate.



MARKET OVERVIEW

RECENT MARKET ACTIVITY

Several high-profile organizations have recently reaffirmed their commitment to Pasadena through significant lease transactions and owner-user acquisitions, further strengthening the market's long-term outlook.

RECENT LEASING ACTIVITY

- East West Bank
- Tokio Marine
- D.Law
- Arrowhead
- Charles Schwab
- Wells Fargo
- J.P. Morgan
- TIAA

RECENT OWNER-USER ACQUISITIONS

- East West Bank acquisition of Western Asset Plaza:
270,596 SF
- State Compensation Insurance Fund acquisition of 35 N. Lake:
158,785 SF

LEADING EMPLOYERS & CORPORATE PRESENCE

Pasadena is home to an exceptional concentration of nationally recognized employers and research institutions that continue to drive economic growth and attract highly skilled talent. Source: City of Pasadena, Google



JPL
Jet Propulsion Laboratory
California Institute of Technology



Huntington[®]
Hospital



EAST WEST BANK

THE NEW SCHOOL
PARSONS



TETRA TECH



ROCKETLAB



idealab[®]

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