



Shops on Hill

RETAIL & RESTAURANT SPACES AVAILABLE



Property Summary

Located at the signalized intersection of Washington Boulevard and Hill Avenue in extremely desirable northeast Pasadena, near the border of flourishing Altadena, the Shops on Hill is an architecturally attractive and charming collection of daily needs retail, fitness and restaurants.

Surrounded by average incomes of over \$124,000/year, the immediate well-to-do area gravitates to the Shops on Hill for its convenience, accessibility, and inviting retail atmosphere. The painstakingly curated tenant mix ensures a one-stop shop for the surrounding community, which promises to welcome an exciting new purveyor to the collection.

Plant your flag at the Shops on Hill and become the neighborhood's next favorite hangout today.



Property Highlights

- Affluent Pasadena neighborhood (\$124,000 AHHI) within 3-mile radius
- Incredible curb appeal: Historic, original buildings with charming brick facades and vintage signage
- 163,000 population within 3-mile radius
- Direct visibility to ± 32,000 vehicles daily at signalized intersection
- Surrounding tenancy includes Millie's Cafe, Be Pilates, Lavender & Honey Espresso Bar, Acai Bar, Domino's, and Rite Aid
- Walkable boutique retail dominating the critical intersection of Hill Ave and Washington Blvd
- Highly-anticipated Chinese restaurant [Woon](#) joins Shops on Hill



Shops on Hill

AVAILABILITIES

± 2,700 SF

COMING SOON:
Burattino
BRICK OVEN PIZZA

ONSITE PARKING

ONSITE PARKING

32,500 VPD

BACCHUS
KITCHEN

noon

SCALP
SANCTUARY

lavender
& honey
ESPRESSO BAR

VANITY MAKEUP

Octavia's
Bookshelf

BUZZED
barbers

Genesis
BUILDERS

BE PILATES
PASADENA

SLIDERS
Coming Soon

Millies

ACAI
BAR



RITE
AID

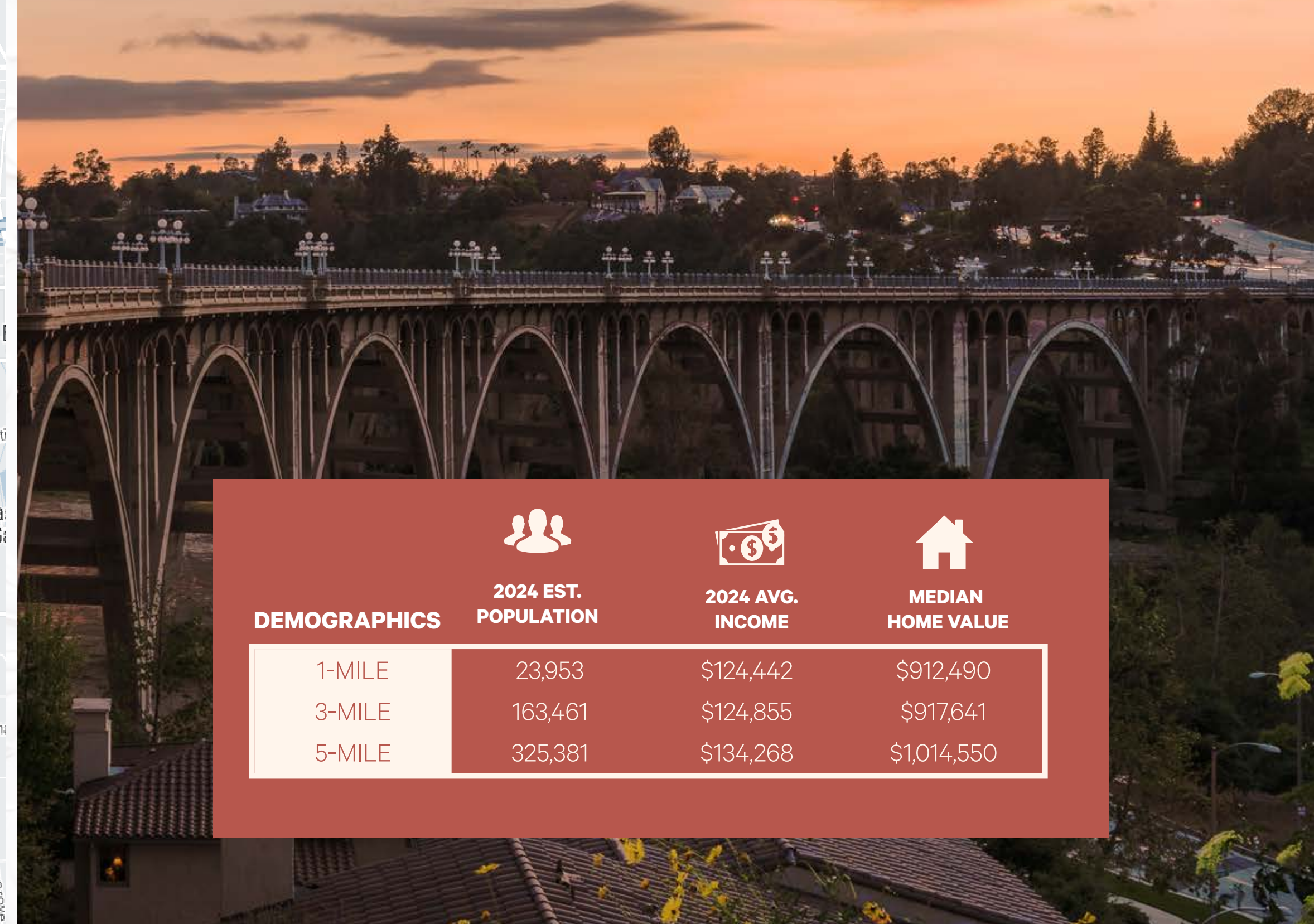
scissors.paper.rock






Pasadena

A cultural center of the San Gabriel Valley, Pasadena is home to the famed Rose Bowl, Caltech, the Pasadena Playhouse, the Norton Simon Museum, Huntington Gardens, and the Jet Propulsion Laboratory.

Situated in the heart of the Bungalow Heaven neighborhood of Pasadena, the Shops on Hill caters to a highly residential area with easy access to I-210, Downtown LA, and Burbank - the entertainment hub of Los Angeles.



	 2024 EST. POPULATION	 2024 AVG. INCOME	 MEDIAN HOME VALUE
1-MILE	23,953	\$124,442	\$912,490
3-MILE	163,461	\$124,855	\$917,641
5-MILE	325,381	\$134,268	\$1,014,550

Site Plan



Available Spaces

UNIT	GLA	USE
1396 E Washington Blvd	± 2,700 SF	2nd Gen Boutique Fitness

Tenant List

UNIT	TENANT
1351	Acai Bar Pasadena
1353	Octavia's Bookshelf
1355	Sliders
1357	Vanity Makeup
1359	Scissors Paper Rock Salon
1361	Buzzed Barbers
1383	Lavender and Honey Espresso
1384	Bacchus Kitchen
1385/1387	Be Pilates
1389	Scalp Sanctuary
1392	Woon
1393/1395	Be Pilates
1399	Millie's Restaurant Café
1400	Coming Soon: Burattino Pizza



± 2,700 SF

1396 E Washington Blvd

± 2,700 SF
2nd Gen Boutique Fitness Space Available

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