

595
E COLORADO



Prime Opportunity to Acquire a Stabilized Historic Pasadena Asset with Long-Term Stable Income

PASADENA, CA



Jones Lang LaSalle Americas, Inc. ("JLL"),
Real Estate License #01223413

THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the rare opportunity to acquire the fee simple interest in 595 E Colorado Boulevard (the “Property”), a 101,536 square foot historic mixed-use asset located in the heart of the Playhouse Village District of Pasadena. Currently 100% leased with a 6.7-year WALT, the Property represents one of the most stable office investments in the Pasadena market.

- Built in 1928 and substantially renovated by current ownership, the Property has maintained strong **historical occupancy of 91%** for the office tower over the past ten years, seamlessly blending historic charm with modern functionality.
- The property benefits from a perpetual easement for **204 parking spaces** at the adjacent building at no cost to ownership.
- The Property provides excellent accessibility and walkability with a prime **Walk Score of 96** within a highly desirable Pasadena location.
- Robbins Brothers, a 100-year-old national jewelry chain, anchors the building under a long-term lease.
- The Property benefits from a diverse tenant base including **healthcare, financial, and professional services**, which are **key drivers** of Pasadena’s leasing demand.
- Investors are well positioned to benefit from **consistent and reliable income** due to **minimal ongoing capital requirements** and a **demonstrated strong occupancy record with a highly diversified rent roll**.

PROPERTY OVERVIEW

Address	595 E Colorado Blvd, Pasadena, CA 91101
Total RSF	101,536
Site Area	±18,400 SF (approx. 0.42 acres)
Built	1928
Current Occupancy	100%
WALT	6.7 Years
Parking	(2.18: 1,000) 204 spaces; 10 bank customer spaces
Stories	Eight



INVESTMENT HIGHLIGHTS



Rare Historic Asset with Institutional Stability

100% leased mixed-use building with 6.7-year WALT and 91% average office historical occupancy over the last 10 years, significantly outperforming the Pasadena competitive set.



Credit Secured Rent Roll

Nearly half of rental income secured by investment-grade credit or letters of credit, providing downside protection typically reserved for institutional-quality assets.



Anchor Tenant with Long-Term Commitment

Robbins Brothers, a Pasadena-based jeweler for over 70 years, recently signed a new long-term lease for a substantial portion of the property.



Strong Cash Flow Return Profile

The office tenants have demonstrated strong historic retention with an average of \$1.60/SF on renewal TI’s over the last eight years.



Prime Pasadena Location

Colorado Boulevard frontage with Walk Score of 96 in the heart of the Playhouse Village District of Pasadena, the submarket’s most desirable commercial corridor with superior tenant retention and limited historic supply.

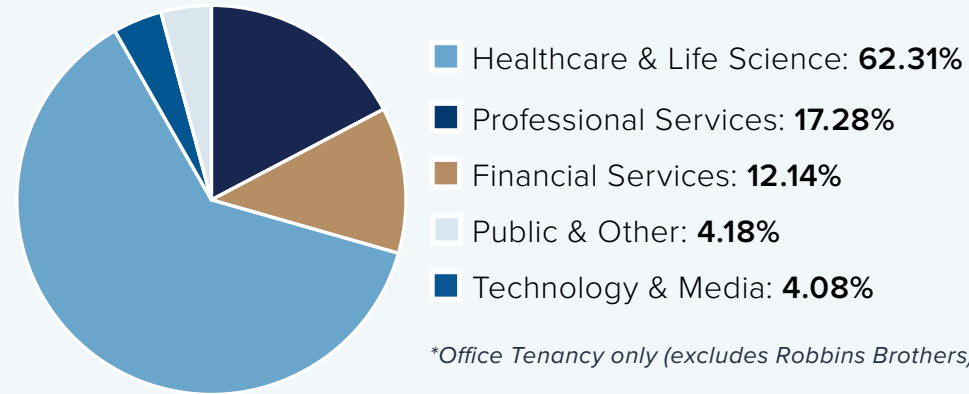
A TENANT ROSTER THAT HAS OUTPERFORMED THE OVERALL MARKET

STABLE RENT ROLL ANCHORED BY HEALTH AND WELLNESS SERVICES—A PASADENA MARKET DRIVER

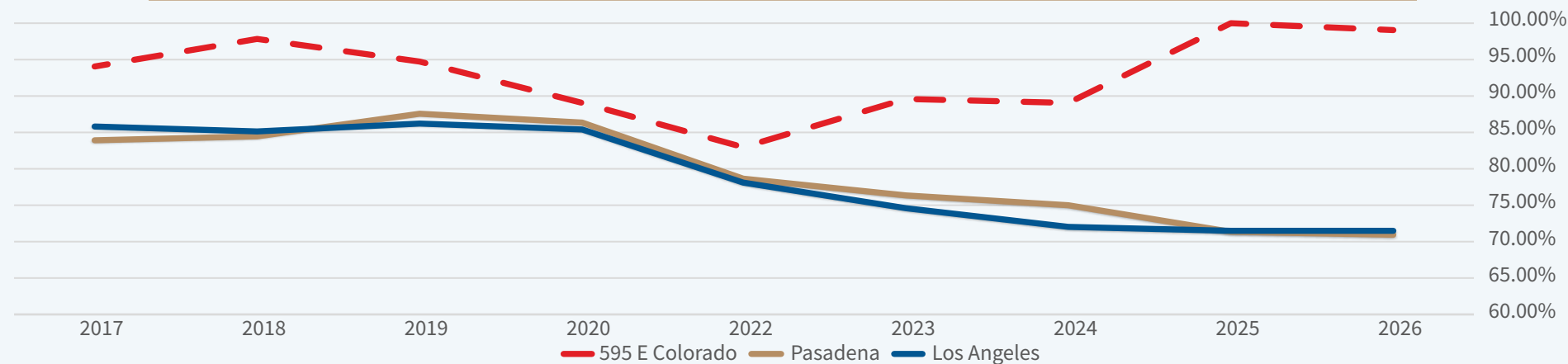
KEY TENANTS

ROBBINS BROTHERS
 Industry: Consumer & Retail
 Lease Expiration: 10/31/41
 RSF As-Leased: 31,091

BANK OF THE WEST
 Industry: Financial Services
 Lease Expiration: 6/30/31
 RSF As-Leased: 5,075



595 E COLORADO OFFICE HISTORICAL OCCUPANCY SINCE 2017



595 E Colorado significantly outperforms both the Pasadena submarket and Greater Los Angeles market in occupancy

**2021 data was excluded due to COVID-19 shutdowns. The strong 2022 recovery demonstrates quick resilience.*

In the heart of 765K SF of retail, restaurants and some of Pasadena's best amenities.

**595
E COLORADO**



HIGHLY ACCESSIBLE LOCATION

LA METRO GOLD LINE

- Via the regional connector, riders can sit in the same seat from Santa Monica to Pasadena
- 6 stations in Pasadena making it one of LA County's most accessible cities
- Direct access to DTLA with connectivity to Wilshire Corridor and Santa Monica

EXCEPTIONAL FREEWAY CONNECTIVITY

- Pasadena Freeway (SR 110) provides access to DTLA and continues to the ports of LA and Long Beach
- Ventura Freeway (SR 134) connects to Pasadena points west including Burbank, Glendale, and the San Fernando Valley as well as Hollywood and the Burbank Airport



UNMATCHED TALENT DEMAND DRIVERS



California Institute of Technology (Caltech)

Caltech, a world-renowned research and education institution, is a major economic driver in the city of Pasadena and the county as a whole. Well-known for its advancements in science and engineering, it attracts some of the greatest minds in the country and creates an extremely talented employee base.

- 124-acres in the heart of Pasadena
- Home to 2,100 students
- Over \$330 million in sponsored research



Jet Propulsion Laboratory (JPL)

- Largest employer in Pasadena (6,000+ employees)
- Primary function is (1) the construction and operation of planetary robotic spacecraft, (2) conduct Earth-orbit and astronomy missions, and (3) operating NASA's Deep Space Network.
- Founded by Caltech in the 1930s and managed for NASA since 1958



Idealab

- Founded in 1996, Idealab is the longest running technology incubator
- Created over 175 companies with more than 45 IPOs and acquisitions
- Raised over \$1 billion across 3 funds

CALTECH



JPL



Idealab



EASY ACCESS TO 765K SF OF RETAIL

595 E Colorado is in the heart of the Playhouse Village District of Pasadena surrounded by a vibrant and walkable collection of boutique retail, grocery options, and premier lifestyle restaurants that is difficult to replicate in Southern California. This prime setting places you moments away from a celebrated culinary scene, featuring renowned destinations like Sugarfish, True Food Kitchen, Maestro, and Matu Kai, offering an unmatched variety of high-end dining experiences. Additionally, 595 E Colorado is located directly on the iconic Rose Bowl Parade route, providing a front-row seat to one of Pasadena's most famous annual traditions.

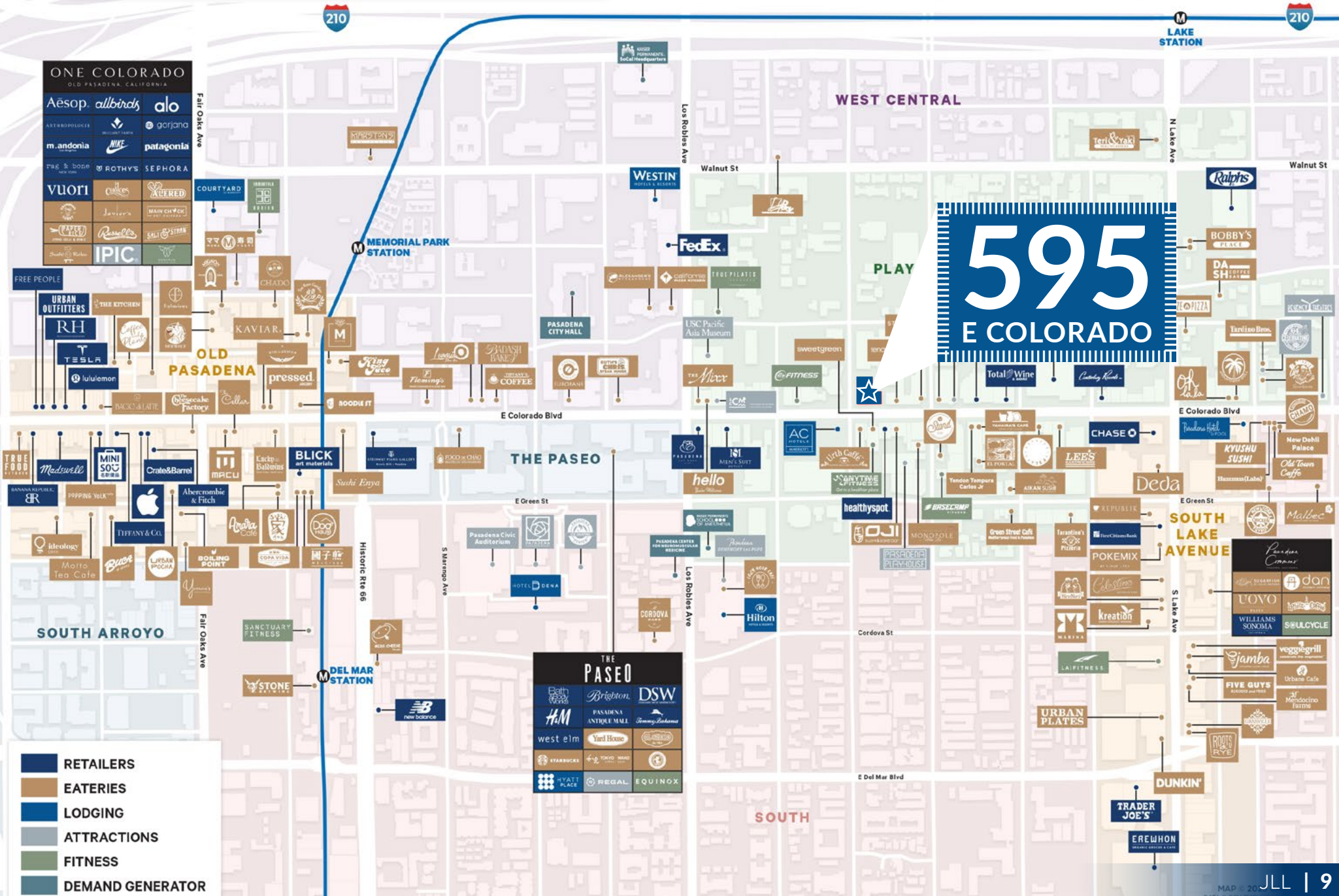
Walk Score
96

Immediate access to the
 Freeways

MATU KAI



Over 60 restaurants within a 3-4 block radius of 595 E Colorado



TRUE FOOD KITCHEN



SUGARFISH



MAESTROS

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