



132
WEST
COLORADO

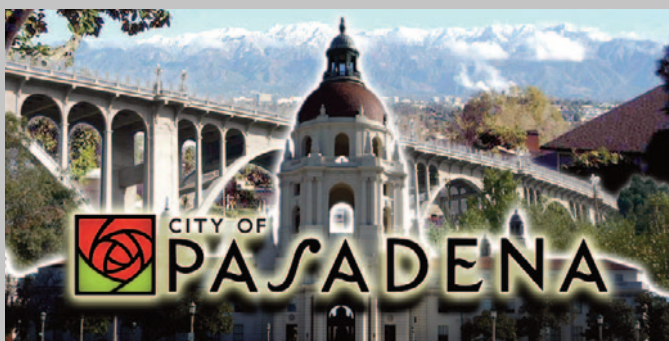


FOR LEASE
2,500 SF to
12,500 SF
(May be demised)

PREMIERE
LOCATION
IN OLD
PASADENA
CALIFORNIA



HURST/HARRIGAN
ASSOCIATES



OLD PASADENA
22 BLOCKS
300+ BUSINESSES



MAJOR EVENTS:

2026 FIFA World Cup

2028 Super Bowl LXI

2028 Olympic & Paralympic Games

More restaurants per capita than
Manhattan - LA Times

"Best Art Scene" - Sunset Magazine

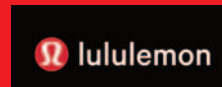
"A perfect town that has it all" -
Outside Magazine

"One of the best cities in which
to live in the United States." -
Outside Magazine

The *New York Times* lists
Pasadena as a "Must Travel
Destination in 2024." The *Times*
lauded Pasadena's natural
beauty, as well as hot new
restaurants among reasons our
great city is a top destination.

Sunset, *Travel + Leisure*, *Food &
Wine* and *National Geographic*
feature Pasadena as a "highly
desirable destination for
shopping, entertainment and
cultural amenities."

THE HEART OF OLD PASADENA



132 WEST COLORADO AERIAL



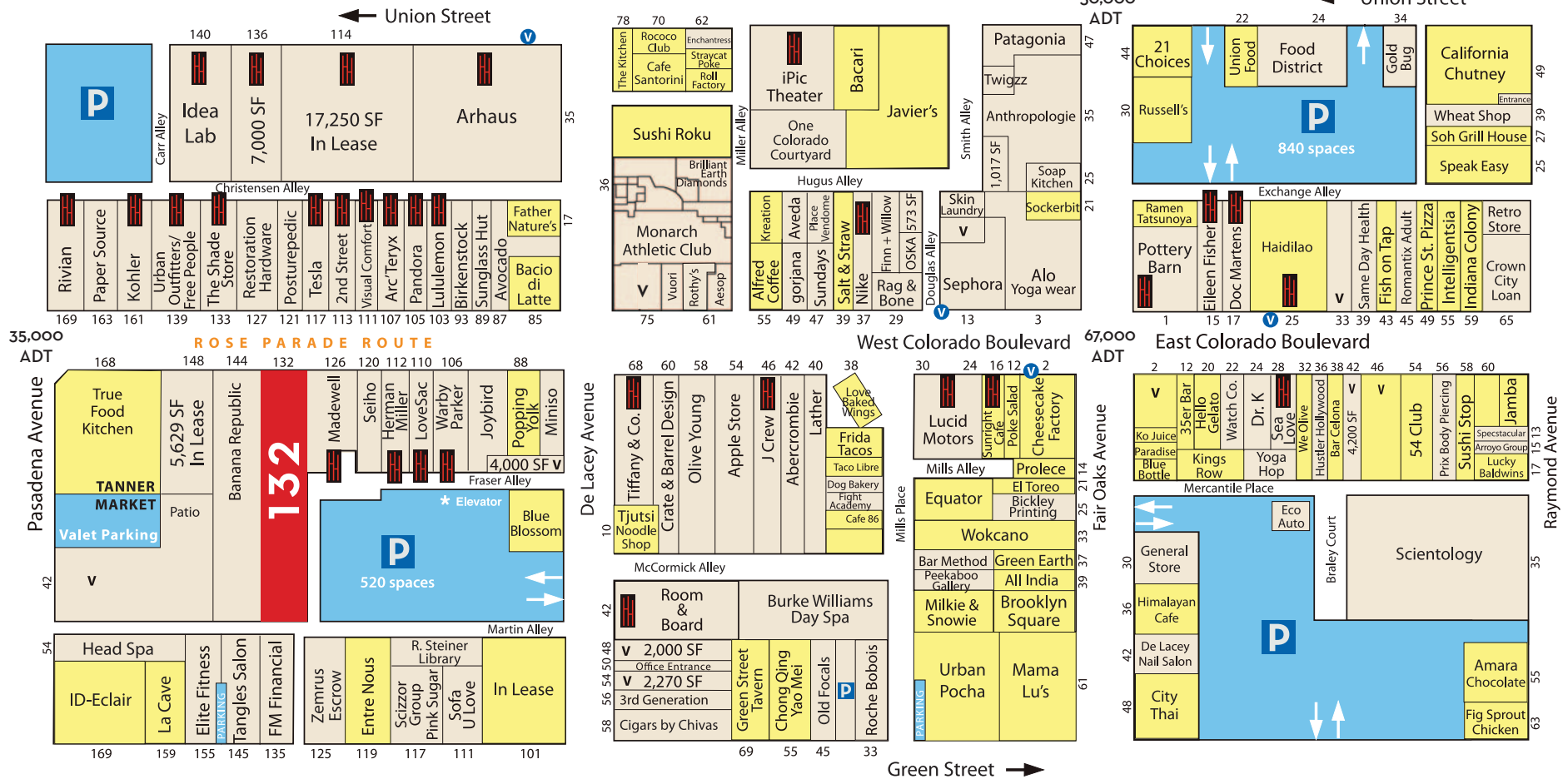
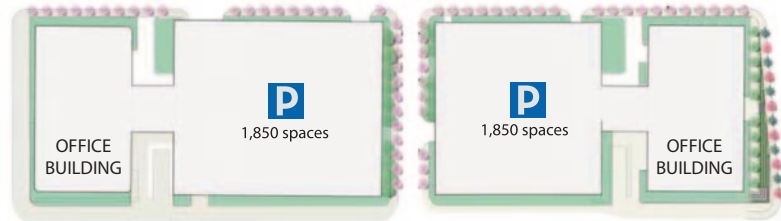
Adjacent to major parking
structures throughout
Old Pasadena...
and...
to the biggest names in retail

Featuring a 97 out of 100
Walk Score
- Walker's Paradise -

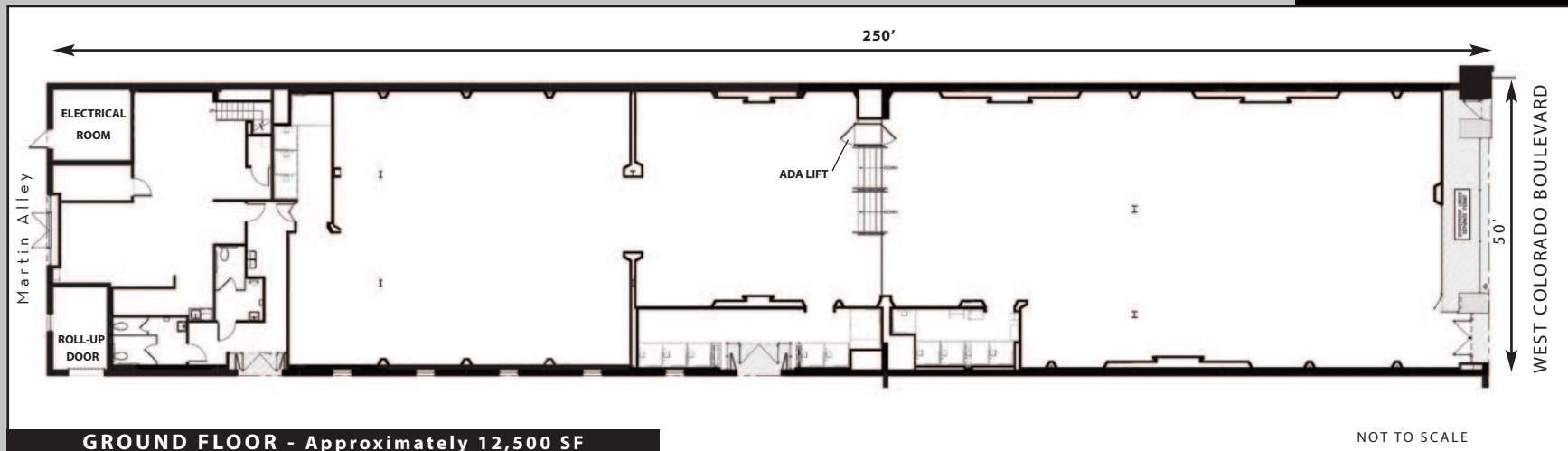
Traffic count of 35,000
cars per day*

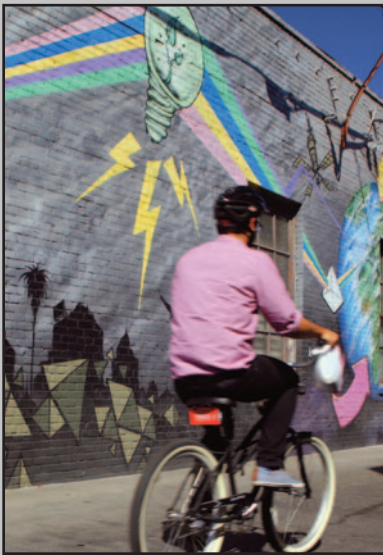
With nearly 2 million
consumers in its retail trade
area, Pasadena is a prime
destination for shoppers

COLORADO BOULEVARD - LOCAL RETAIL MAP



132 WESTCOLORADO - FLOOR PLAN





PASADENA
HAS STRONG
PSYCHO-
GRAPHICS



Pasadena's resident population is also an equal mix of mature and upscale households with high discretionary income that allows for sophisticated lifestyles. These well-traveled and fitness minded consumers are environmentally conscious and philanthropic. When it comes to purchasing decisions, quality matters.

Shoppers in Pasadena are:

- 244% more likely to buy luxury or foreign vehicles
- 214% more likely to use luxury beauty products
- Diners are 136% more likely to prefer gourmet, artful food

PASADENA IS A SCIENCE CITY



PASADENA IS HOME TO OVER 300 SCIENCE AND TECH COMPANIES

"The area is home to Cal Tech - the #2 ranked university in the World University Rankings." It's world-renowned science and engineering institute has some of the brightest minds on the planet including 46 Nobel Prize winners.

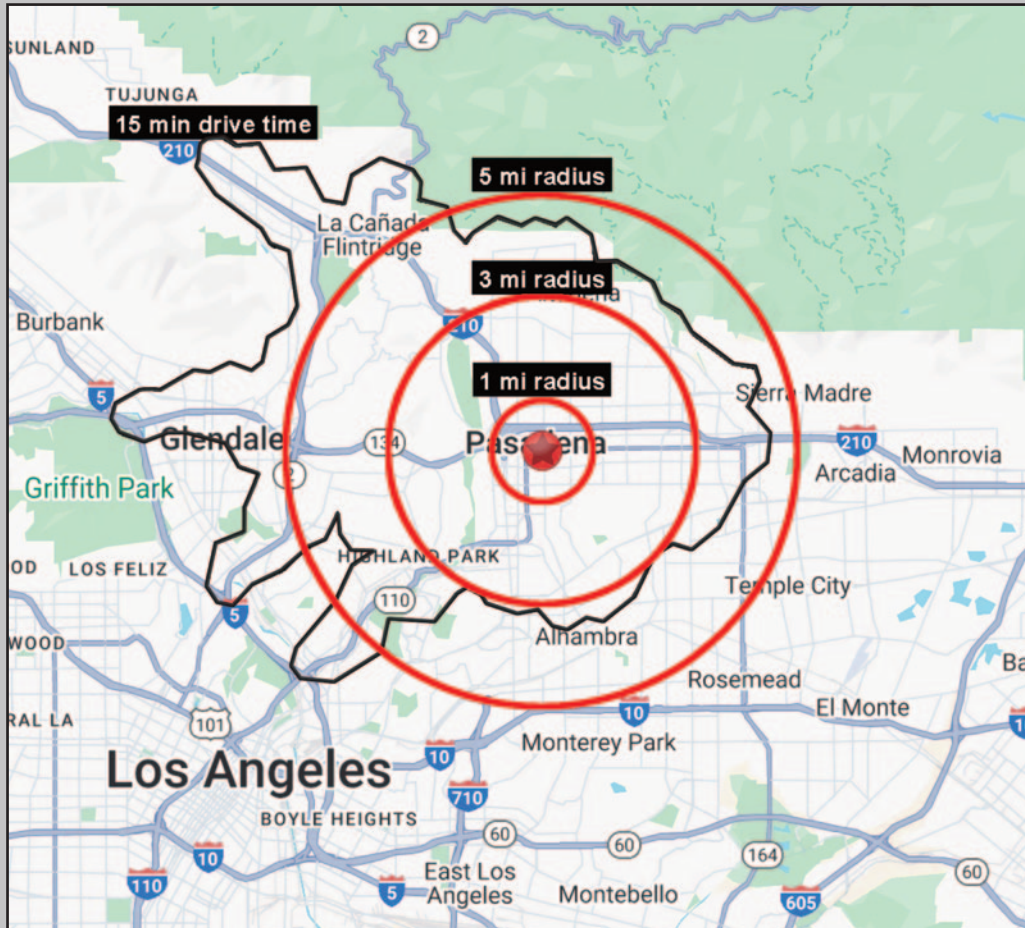
JPL/NASA - Managed by Caltech
Seismological Laboratory
Global network of observatories
LIGO - Finding black holes

A hub for the bioscience industry

Alexandria
Idealab
Innovate Pasadena
Pasadena BIO Incubator
Biocom California

Pasadena City College
ArtCenter College of Design

PASADENA DEMOGRAPHICS

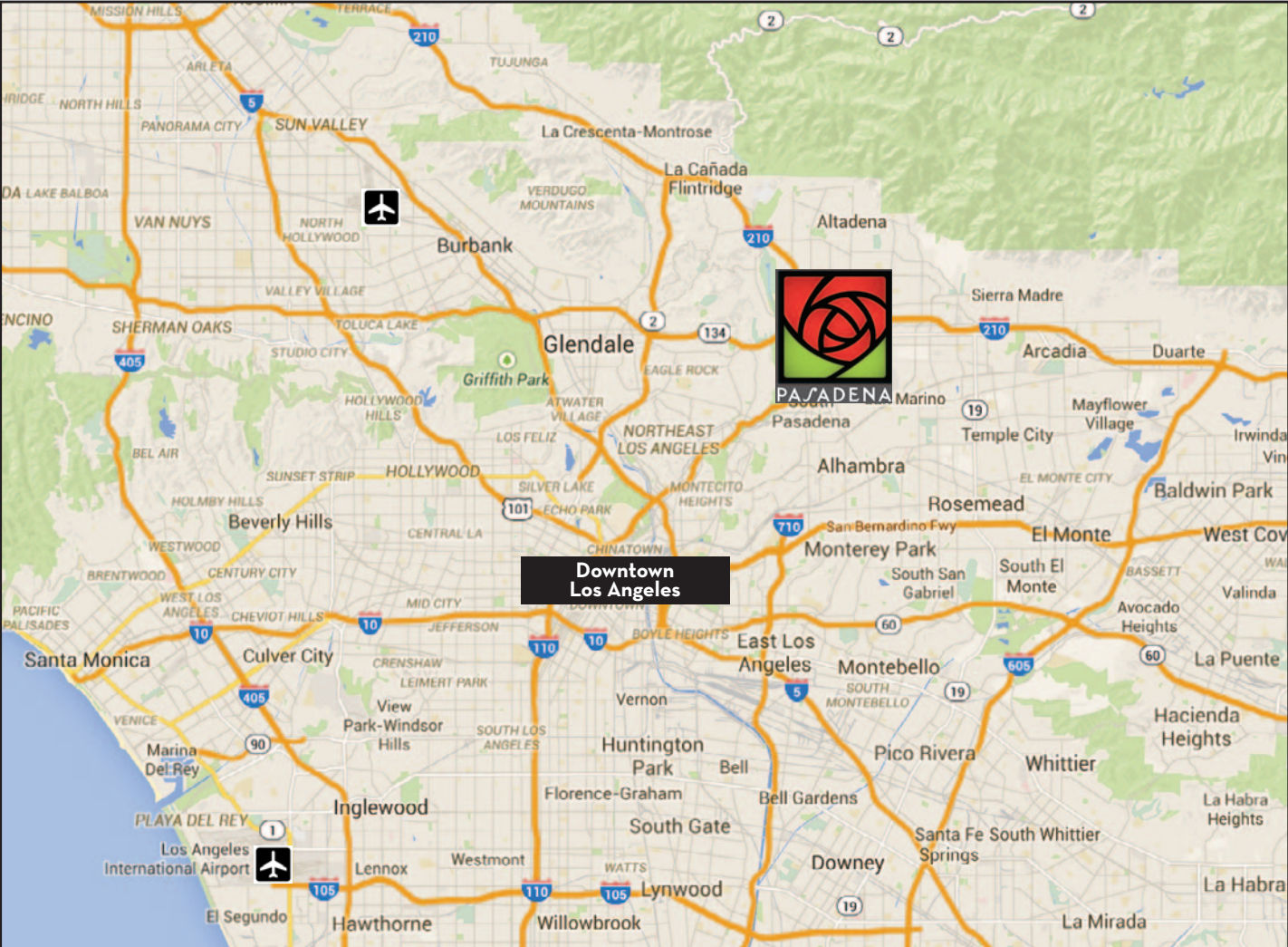


132 West Colorado DEMOGRAPHIC SUMMARY

	5 Miles	15 Minutes
POPULATION		
2025 Estimated Population	499,521	490,722
2030 Projected Population	477,137	467,532
2020 Census Population	512,809	504,027
2010 Census Population	507,795	496,535
HOUSEHOLDS		
2025 Estimated Households	188,988	196,235
2030 Projected Households	185,258	187,126
2020 Census Households	189,365	191,934
2010 Census Households	183,054	183,788
HOUSEHOLD INCOME		
2030 Projected Average HH Income	\$161,451	\$164,822
2025 Estimated Median HH Income	\$163,596	\$166,983
2030 Projected Per Capita Income	\$62,907	\$66,162
Any College + (Grade 13+)	70.0%	73.7%
Housing Units, Owner-Occupied	48.7%	46.3%

Source: Sites USA

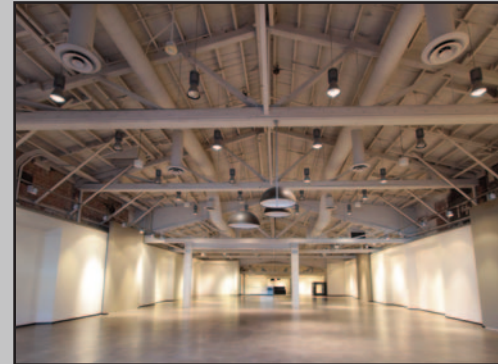
PASADENA - REGIONAL MAP



Pasadena is located just ten miles northeast of downtown Los Angeles at the base of the San Gabriel Foothills. It is easily accessible via four interstate freeways (110, 134, 210 & 710) and the Metro's Gold Line light rail transit system.

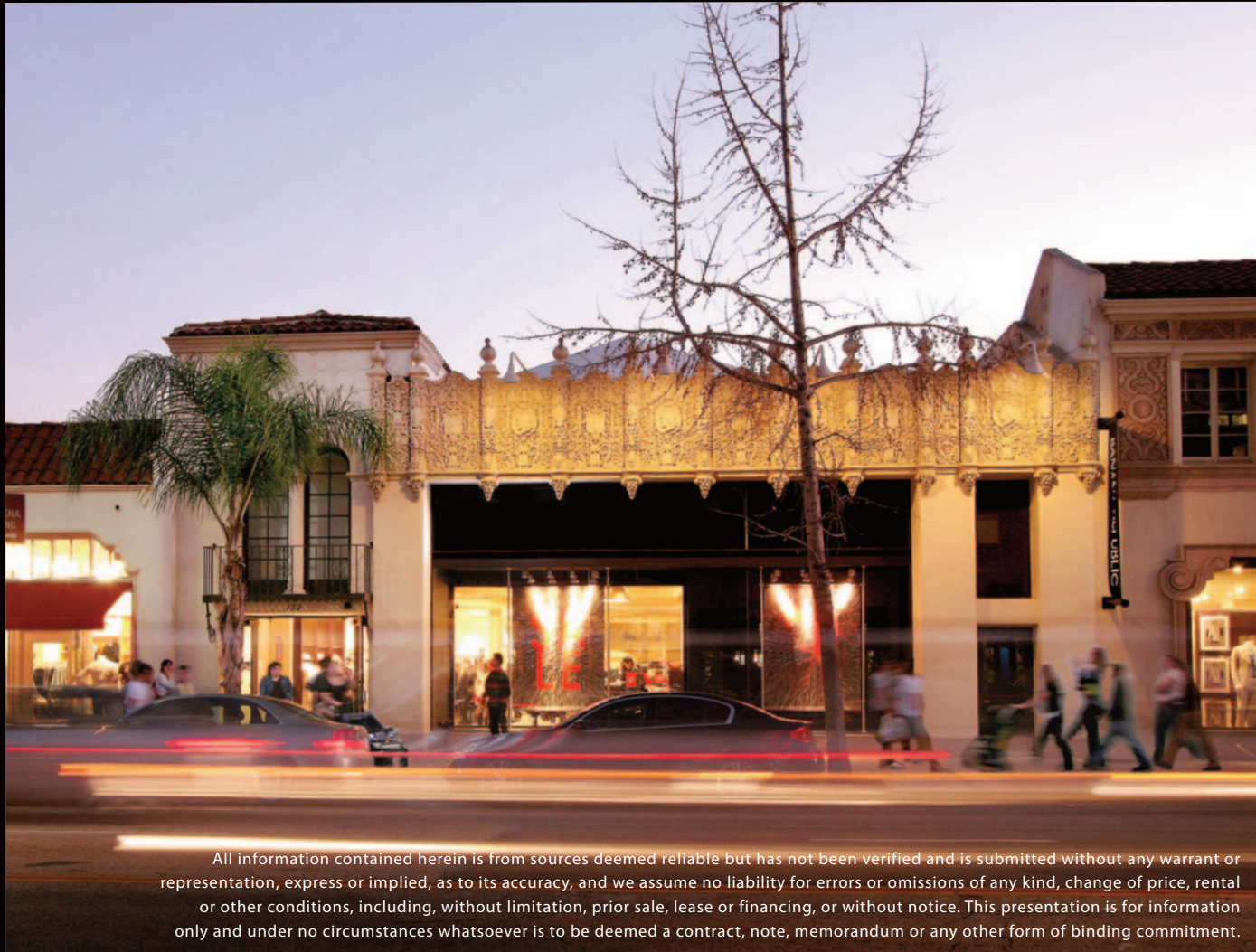
Pasadena is serviced by
three airports located
within 30 miles of the city.

THE BUILDING



132 West Colorado is a blank canvas. It can be whatever you want it to be. It's located in the center of Old Pasadena... one of the greatest shopping and dining areas in the country. And don't forget the Rose Parade happens in front of the building.

132 West Colorado is 12,500 square feet of possibilities.



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