



ASSET SALE

1491 E COLORADO BLVD

2ND GEN RESTAURANT SPACE AVAILABLE

Tyler Del Re
Senior Vice President

T: 213.277.7247 X3
TY@URBANLIMERE.COM
DRE#: 01947880





OVERVIEW

Pasadena's East Colorado Boulevard is the city's marquee address and home to the very route of the Tournament of Roses Parade, which draws roughly 700,000 spectators in person and a national television audience to this stretch every New Year's Day. Beyond that annual spotlight, the corridor benefits from a dense, affluent, and steady customer base. It sits moments from Pasadena City College, which enrolls more than 30,000 students each semester and feeds constant daytime lunch and delivery demand, and minutes from Caltech, the Huntington, Old Town Pasadena, and the Playhouse District. Surrounded by high-income residential neighborhoods and anchored by one of the San Gabriel Valley's strongest dining reputations, the location pairs visibility with the reliable, year-round foot traffic that keeps a restaurant full long after the parade floats have rolled past.



HIGHLIGHTS

Turnkey restaurant opportunity on East Colorado Boulevard directly across Pasadena City College and home of the world-famous Rose Parade route. This ±1,200 SF, fully-built ground-floor restaurant is offered as an asset sale, ideal for an operator ready to plug in their own concept.

The space is move in ready and comes equipped with a full commercial kitchen, hood system, refrigeration, and complete furniture, fixtures, and equipment. Two dedicated parking spaces, a genuine rarity on Colorado Blvd, convey with the space.

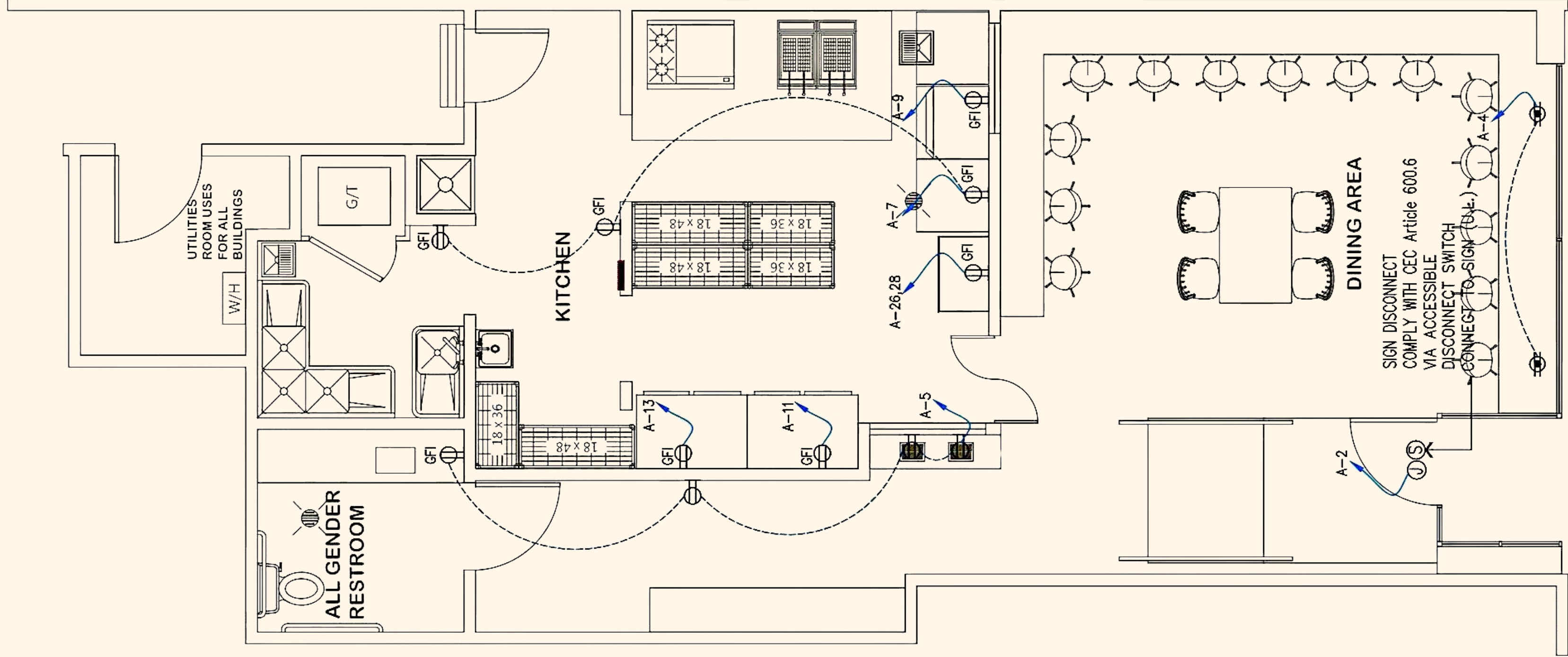
DETAILS

- Prime East Colorado Blvd / Pasadena location
- Middle of the Rose Parade route
- Steps from Pasadena City College (30,000+ students)
- Full kitchen, hood, complete FF&E
- 1 dedicated parking spaces
- Strong delivery & catering opportunity
- Size: ±1,100 SF
- Rent: \$4,635/mo + \$620/mo NNN
- Term: 3.5 years + 2, Two-year options
- Possible new lease available
- Key money: \$125,000
- Perfect for a variety of concepts

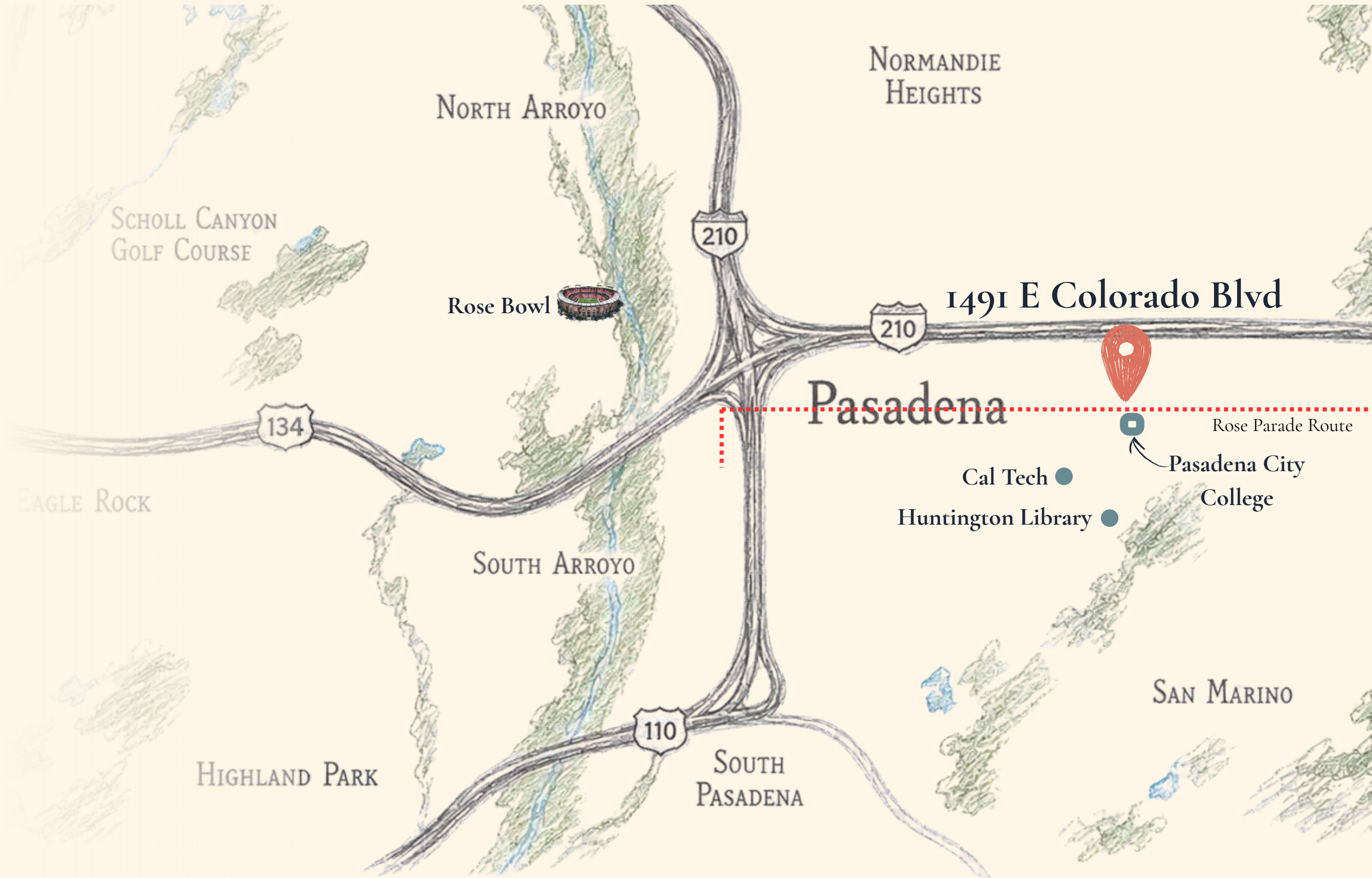




FLOOR PLAN



LOCATION



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