

RETAIL FOR LEASE

55-61 E Colorado Blvd, Pasadena, CA 91105



MIN DIVISIBLE	200 RSF
MAX CONTIGUOUS	3,400 RSF
LEASE RATE:	N/A
TYPE:	Street Retail
BUILDING SIZE:	16,832 SF
YEAR BUILT:	1919

PROPERTY OVERVIEW

Unique opportunity to lease specialty retail restaurant space in Indiana Colony. Indiana Colony is a destination space made up of a number of well-established operators including Intelligentsia, Pressed Juicery, Coolhaus, Pie Hole, Intelligentsia, Legacy Spice and Gilly's flowers

LOCATION

- Walking distance to True Food Kitchen, Ramen Tatsunoya, Honey Kettle and Sushi Stop.
- Located in the heart of Old Pasadena, an Historic district of 300 shops and restaurants with stunning architecture, pedestrian alleys and al fresco dining.
- Nearby tenants include Tiffany & Co., J. Crew, Crate & Barrel, Apple Store and Patagonia. Free 90 minute parking in adjacent city-owned parking lot.
- Close to the 210, 110 and 134 freeways.
- Within three blocks of two Metro Gold Line stations (In

KW COMMERCIAL
626.204.3300
251 South Lake Avenue,
Suite 320
Pasadena, CA 91101

TONY LUNETTA
O: 626.204.3343
C: 626.840.1175
tonyl@kw.com
CA DRE #01375955

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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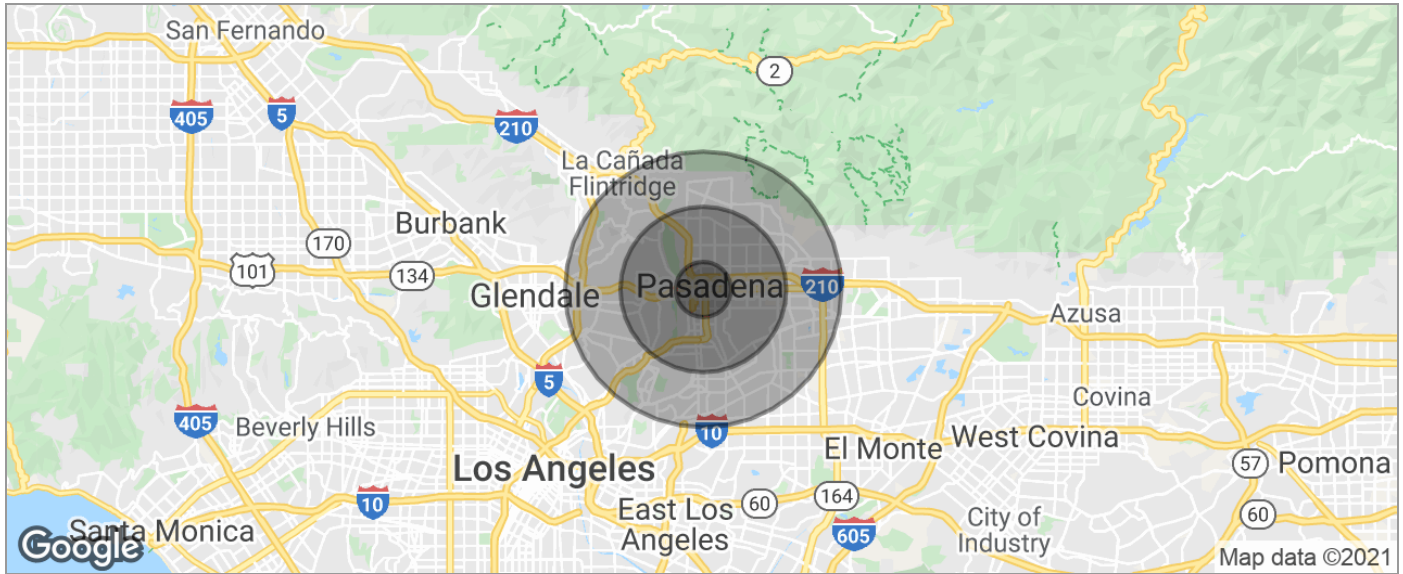
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	28,250	193,916	518,723
MEDIAN AGE	34.8	37.2	37.5
MEDIAN AGE (MALE)	33.8	36.3	36.6
MEDIAN AGE (FEMALE)	35.9	38.0	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	12,764	74,042	182,787
# OF PERSONS PER HH	2.2	2.6	2.8
AVERAGE HH INCOME	\$84,928	\$98,273	\$93,447
AVERAGE HOUSE VALUE	\$669,264	\$715,620	\$682,006

RACE	1 MILE	3 MILES	5 MILES
% WHITE	57.4%	59.8%	53.1%
% BLACK	11.8%	10.2%	7.0%
% ASIAN	15.7%	15.5%	22.2%
% HAWAIIAN	0.0%	0.1%	0.2%
% INDIAN	0.5%	0.4%	0.4%
% OTHER	12.0%	10.8%	14.1%

ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	32.3%	34.8%	39.1%

* Demographic data derived from 2010 US Census

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SPACE	SPACE USE	LEASE RATE	SIZE (SF)	AVAILABILITY
Ground Floor	Street Retail	NEGOTIABLE	200 - 3,400 SF	Apr 2017

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