

# 3635

E COLORADO BLVD

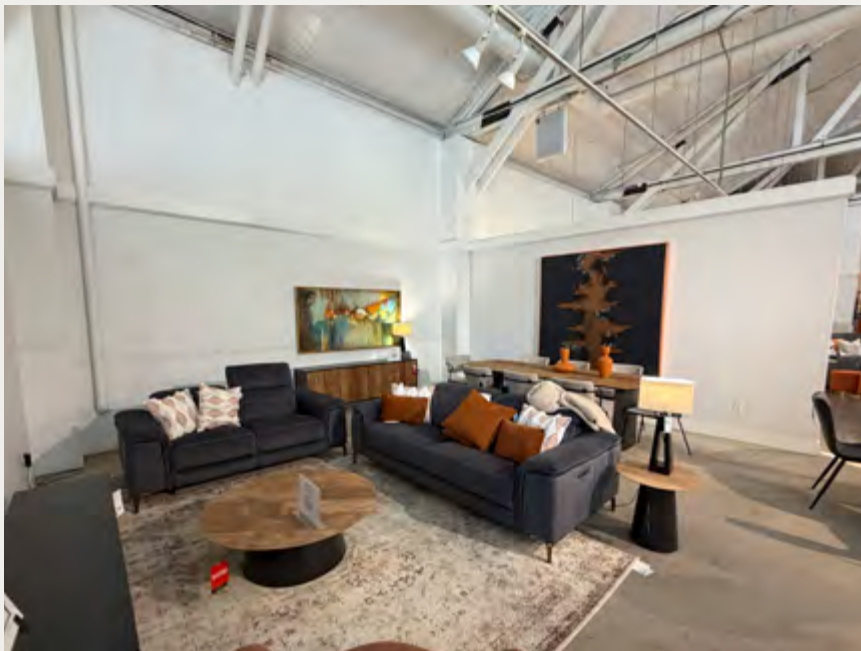


Freestanding high visibility  
retail building on Colorado Blvd,  
immediately adjacent to the 210 Freeway  
with freeway visible rooftop signange

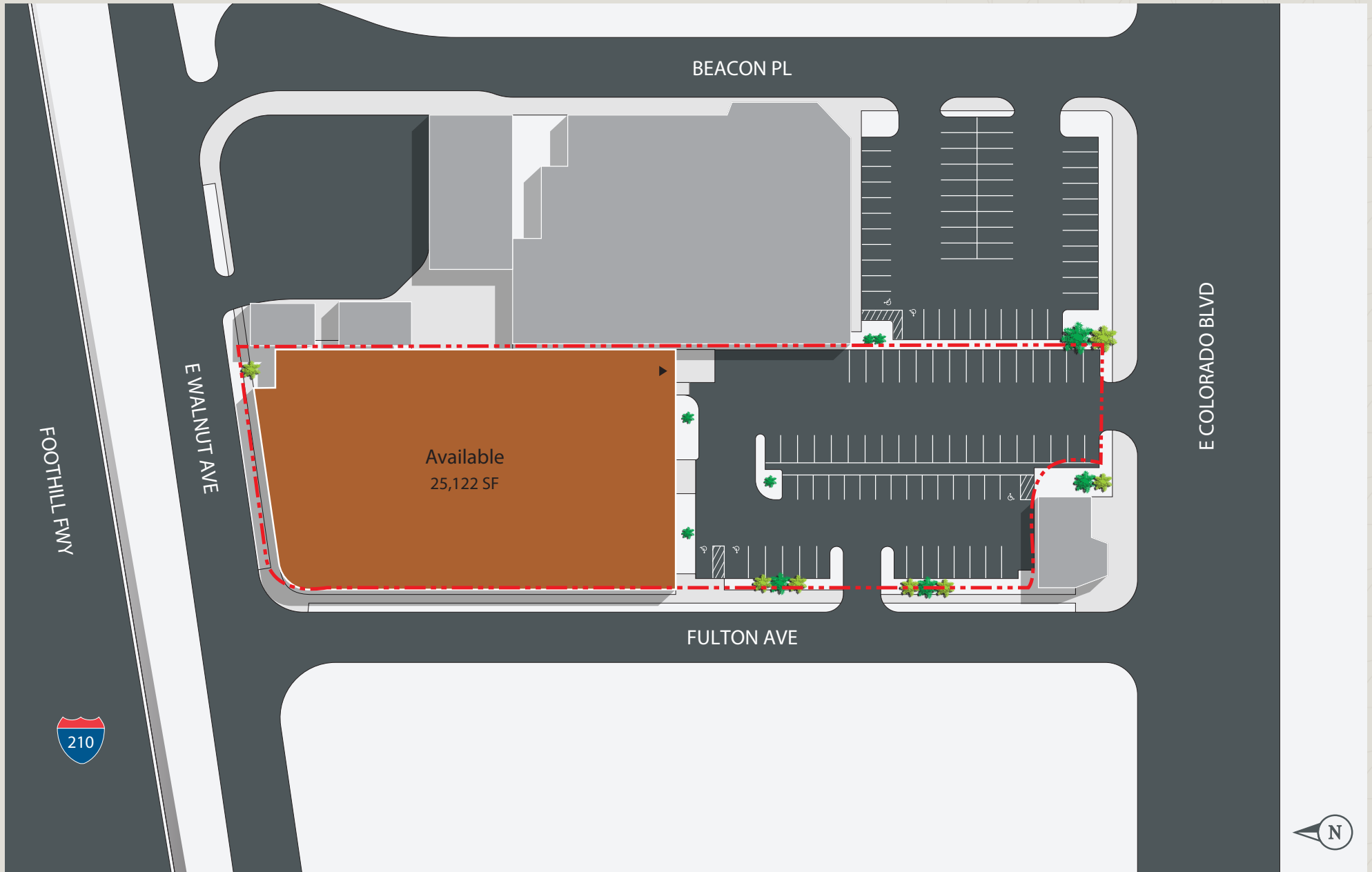


# PROPERTY HIGHLIGHTS

- + Building Comes With Massive Freeway-Visible Rooftop Signage That is Visible to Approximately 280,000 VPD
- + Strategically Located Along Colorado Blvd, Pasadena's Primary Retail Corridor
- + Next to the I-210 Freeway, Serving as a Gateway to the San Gabriel Valley
- + Free-Standing Approximately 25,122 SF Retail Building With Exposed Bow Truss Design
- + Approx. 66 On-Site Parking Stalls
- + 0.6 Miles to Sierra Madre Villa Metro (A Line) Station



# SITE PLAN

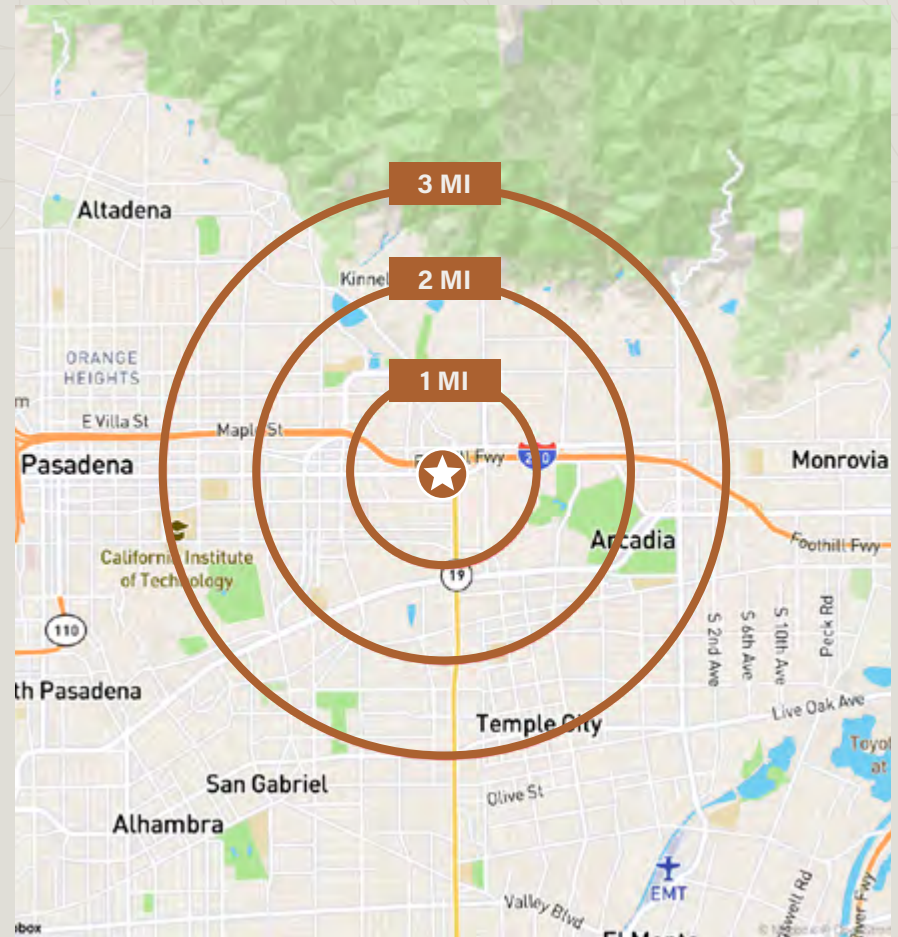


# AERIAL



# DEMOGRAPHICS

DEMOGRAPHIC ANALYTIC	1-MILE	2 MILES	3 MILES
<b>PLACE OF WORK</b>			
2025 Businesses	1,055	4,123	8,108
2025 Employees	8,563	32,688	57,781
<b>POPULATION</b>			
2025 Population - Current Year Estimate	12,794	69,236	144,675
2030 Population - Five Year Projection	13,129	68,302	142,895
<b>HOUSEHOLDS</b>			
2025 Households - Current Year Estimate	5,102	27,207	55,959
2030 Households - Five Year Projection	5,380	27,405	56,437
<b>AVERAGE INCOME</b>			
2025 Average Household Income	\$182,758	\$169,336	\$173,771
2030 Average Household Income	\$205,321	\$190,269	\$194,709



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**FOR MORE INFORMATION, PLEASE CONTACT:**

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