

RETAIL SPACES
FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

2494 & 2498 EAST COLORADO BOULEVARD

PASADENA, CA 91107

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SUITE 250
GLENDALE, CA 91202
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CALDRE #00983560

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**OFFERING SUMMARY**

Available Space: 1,675 - 3,300 SF

Lease Rate: \$2.50/SF/MO, NNN

Lease Term: 3-5 Years

Building Size: 6,700 SF

Lot Size: 13,535 SF

Parking Spaces: 14

PROPERTY OVERVIEW

Retail space for lease ideally located on the corner of East Colorado Boulevard and South Altadena Drive with excellent visibility. The space is 3,300 square feet and can be demised to 1,675 square feet. The NNN fees are estimated at \$0.60 per square foot. Please call the listing agent to schedule a showing.

DISCLAIMER: All information provided herein together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct independent investigation and verification of all information including but not limited to condition of the property, compliance or lack of compliance with applicable governmental requirements, development potential or suitability, financial performance of the property, projected financial performance of the property, any party's intended use or any and all other matters.

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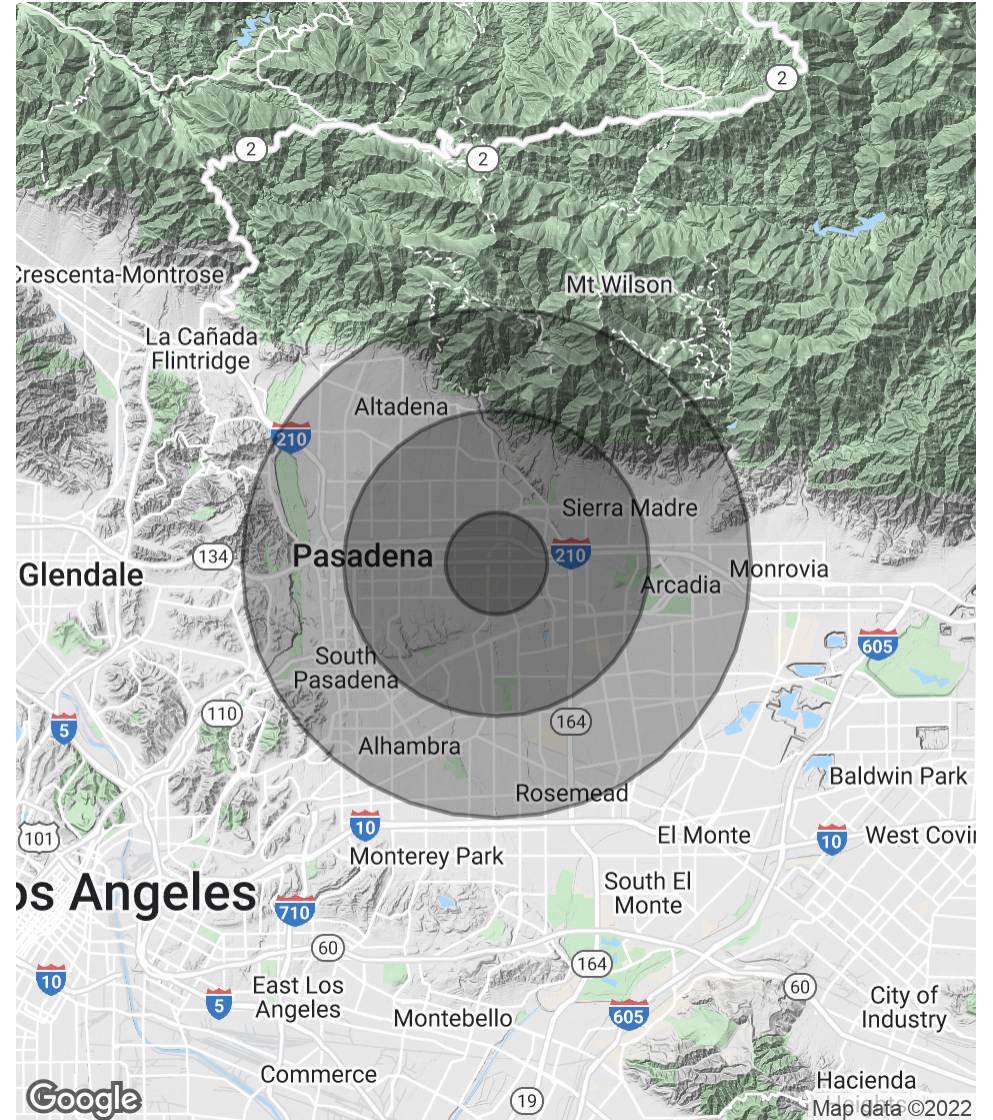
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,894	168,998	467,539
Average Age	39.2	39.6	39.5
Average Age (Male)	38.4	38.9	38.2
Average Age (Female)	40.3	40.3	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,198	65,617	168,302
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$99,785	\$104,166	\$94,498
Average House Value	\$735,486	\$686,487	\$685,947

* Demographic data derived from 2010 US Census



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