

*Holly Street Village*

# Retail Space in the Heart of Pasadena



151 E. Holly Street, Pasadena, CA 91103



## Available

Suite 155: ±2,242 SF  
Suite 157: ±2,196 SF  
Rent: \$2.85 PSF/mo., NNN  
NNN: ±\$1.00 PSF/mo.  
Available: Immediately

## Features

- ▶ Highly visible ground-floor retail just steps from Colorado Blvd.
- ▶ Premier location surrounded by national & local retailers, offices, and dense residential
- ▶ 11 two-hour parking spaces nearby, plus 10 metered spaces directly in front of the space
- ▶ Strong daytime and evening foot traffic
- ▶ Walkable to Old Pasadena, Paseo Colorado & Playhouse District
- ▶ Ideal for boutique fitness, home goods, services, or lifestyle retail
- ▶ Near Pasadena Convention Center and Metro A Line station
- ▶ Located in a luxury apartment community with built-in customer base
- ▶ Surrounded by high-income residents and office workers
- ▶ Near national credit tenants such as Apple, Anthropologie, Nike, Sephora, AMC Theaters, Equinox, Hilton, Trader Joes, Whole Foods, and more

Prospective tenants are hereby advised that all uses are subject to City approval



## Looking Northeast

Located above the Metro Memorial Park A Line station



## Suite 155

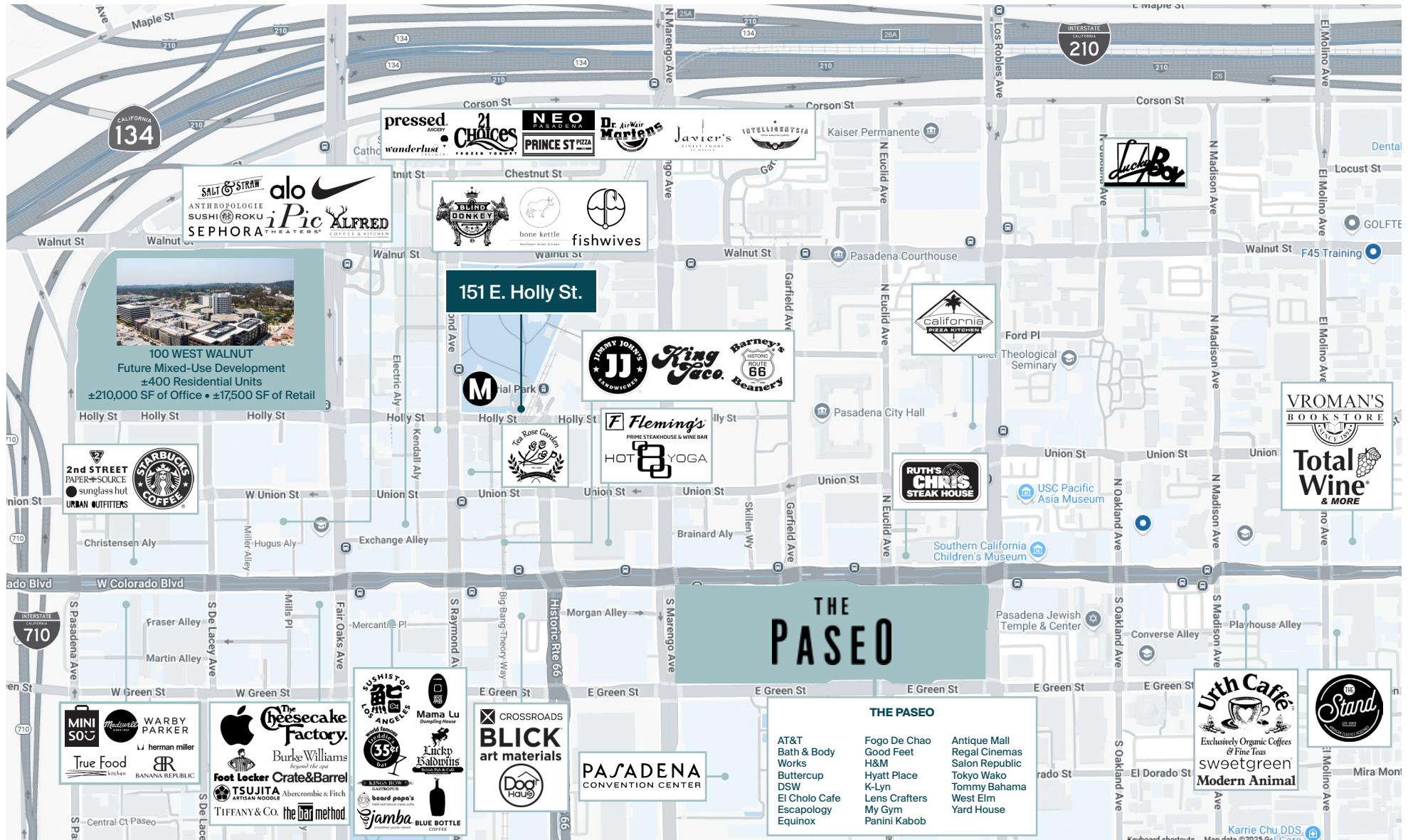


*Suite 157*



## Premier Pasadena Location

Close proximity to Old Town Pasadena, The Paseo, Pasadena Playhouse District, and the Memorial Park A Line Station



# Pasadena Profile



	0.5 Mile	1 Mile	2 Mile
<b>POPULATION</b>			
2025 Estimated Population	10,218	39,586	101,885
2030 Projected Population	10,612	39,052	98,269
2020 Census Population	8,394	37,090	100,031
2010 Census Population	7,541	34,150	98,564
Projected Annual Growth 2025 to 2030	0.8%	-0.3%	-0.7%
Historical Annual Growth 2010 to 2025	2.4%	1.1%	0.2%
2025 Median Age	36.9	37.8	39.4
<b>HOUSEHOLDS</b>			
2025 Estimated Households	5,106	18,901	43,647
2030 Projected Households	5,473	19,249	43,378
2020 Census Households	4,260	17,645	42,481
2010 Census Households	3,820	15,835	40,421
Projected Annual Growth 2025 to 2030	1.4%	0.4%	-0.1%
Historical Annual Growth 2010 to 2025	2.2%	1.3%	0.5%
<b>RACE &amp; ETHNICITY</b>			
2025 Estimated White	35.7%	38.3%	39.2%
2025 Estimated Black or African American	9.3%	9.3%	9.5%
2025 Estimated Asian or Pacific Islander	28.1%	22.8%	19.7%
2025 Estimated American Indian or Native Alaskan	1.3%	1.5%	1.4%
2025 Estimated Other Races	25.6%	28.1%	30.1%
2025 Estimated Hispanic	29.3%	34.7%	36.4%
<b>INCOME</b>			
2025 Estimated Average Household Income	\$117,673	\$133,127	\$157,985
2025 Estimated Median Household Income	\$95,031	\$100,087	\$110,354
2025 Estimated Per Capita Income	\$59,525	\$63,966	\$68,034
<b>EDUCATION</b>			
2025 Estimated High School Graduate	11.2%	12.2%	13.3%
2025 Estimated Some College	18.5%	15.2%	14.6%
2025 Estimated Associates Degree Only	4.4%	5.6%	5.4%
2025 Estimated Bachelors Degree Only	27.5%	28.7%	28.8%
2025 Estimated Graduate Degree	28.8%	27.1%	27.0%
<b>BUSINESS</b>			
2025 Estimated Total Businesses	1,850	5,564	8,753
2025 Estimated Total Employees	19,077	46,979	71,341
2025 Estimated Employee Population per Business	10.3	8.4	8.2
2025 Estimated Residential Population per Business	5.5	7.1	11.6

# Your trusted *partners*

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