



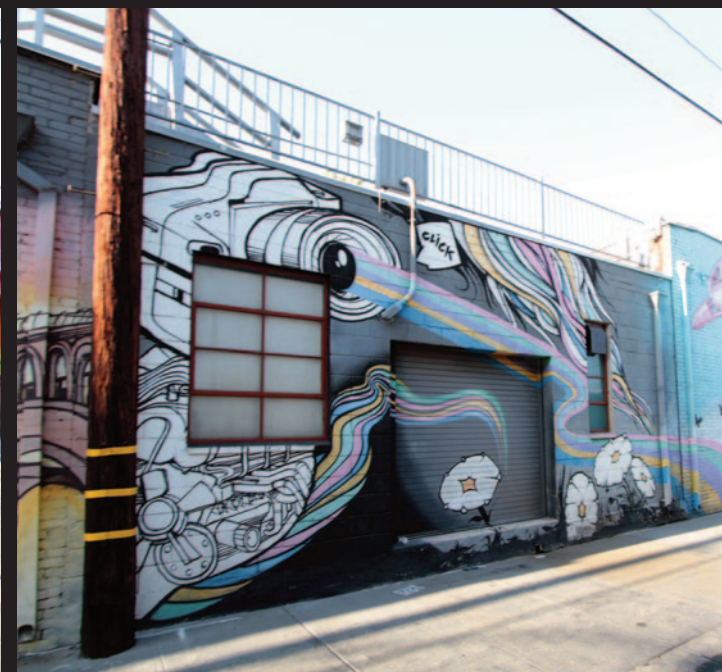
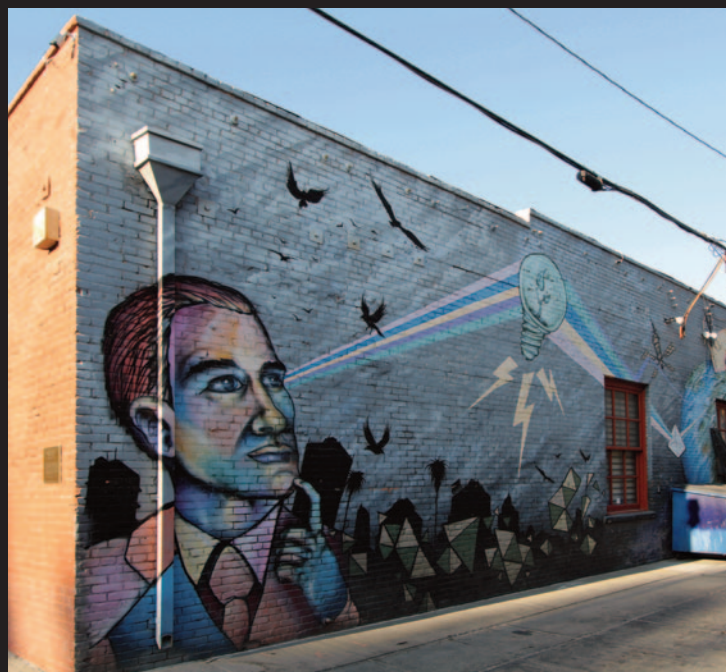
FOR LEASE:
RETAIL/CREATIVE

APPROXIMATELY
7,000 SF
TO 34,300 SF
ON 1 LEVEL

ICONIC
LOCATION ■ DISTRICT ■ OPPORTUNITY
IN OLD PASADENA

114-
140
WEST
UNION

PASADENA
CALIFORNIA

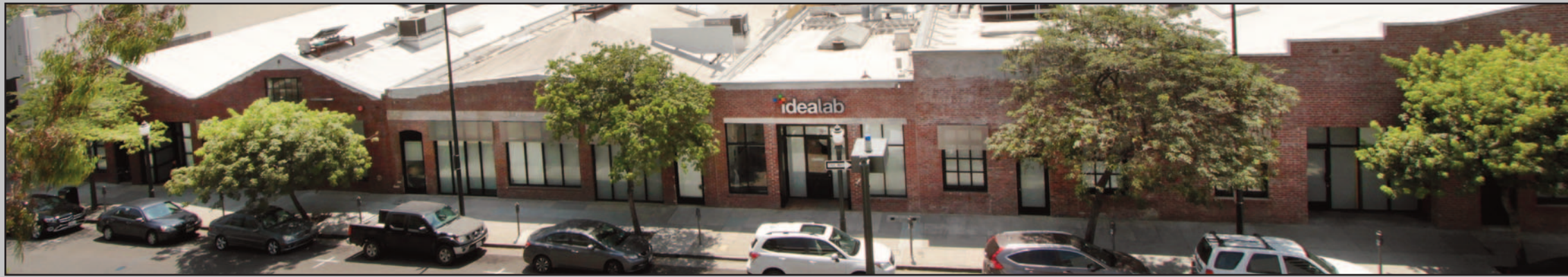


HURST/HARRIGAN
ASSOCIATES

310.375.1821



818.907.4710

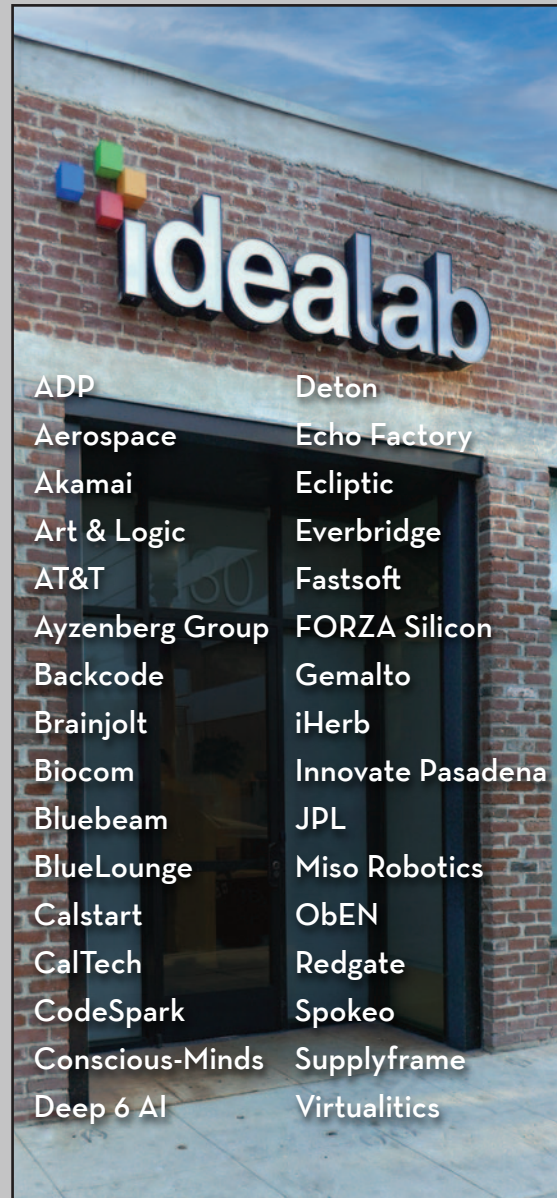


Adjacent to major parking structures throughout Old Pasadena... and... to the biggest names in retail.

Featuring a 97 out of 100 Walk Score - Walker's Paradise.

Traffic count of 35,000 cars per day.*
55,000 cars per day Fair Oaks & Colorado **

Pasadena is the 20th most prosperous city in the U.S.
RentCafe



- The City of Pasadena has a population of over 145,000 with 70% holding a college degree or higher and is located 10 miles North East of Downtown Los Angeles
- Pasadena offers world-class education leaders such as California Institute of Technology (CalTech), Art Center College of Design, Pasadena City College, etc., located within 16.3 million square feet of office space
- Pasadena is recognized worldwide as home to the Annual Tournament of Roses Parade and Rose Bowl game with 3.2 million visitors annually
- The City offers over 500 restaurants, multiple museums, performing arts venues including the historic Pasadena Playhouse, and eight movie theaters with \$.5 billion in direct spending
- The Metro Gold Line is only “minutes” away from the building and connects to Union Station in 23 minutes

**LOCATION
HIGHLIGHTS**



PASADENA IS A SCIENCE CITY

PASADENA IS HOME TO OVER 300
SCIENCE AND TECH COMPANIES

- Caltech - World-renowned science and engineering institute with some of the brightest minds on the planet including 46 Nobel Prize winners.

JPL/NASA - Managed by Caltech

Seismological Laboratory

Global network of observatories

LIGO - Finding black holes

- A hub for the bioscience industry

Alexandria

Idealab

Innovate Pasadena

Pasadena BIO Incubator

Biocom California

- Pasadena City College

- ArtCenter College of Design

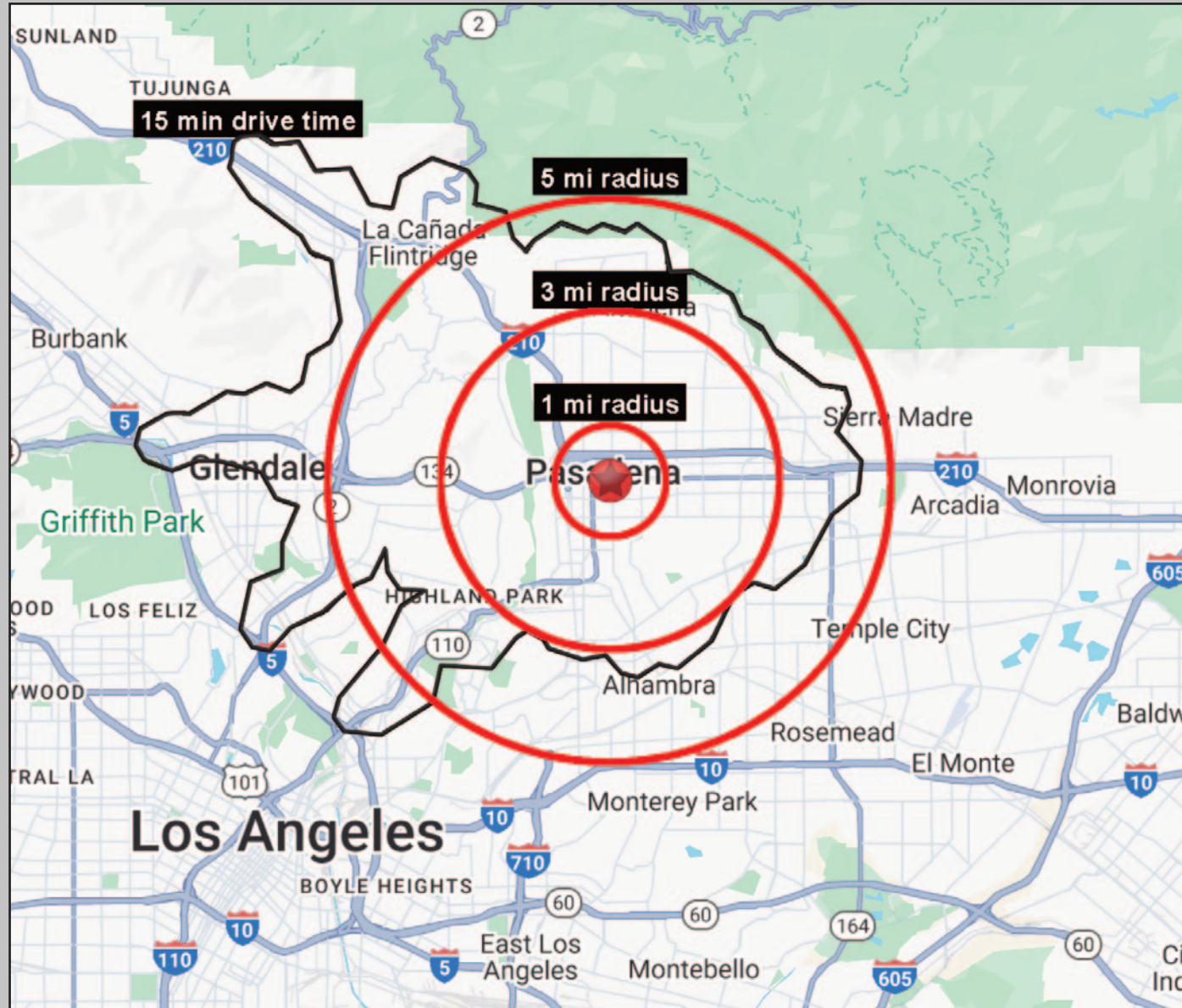
LOCATION
HIGHLIGHTS



THE HEART OF OLD PASADENA



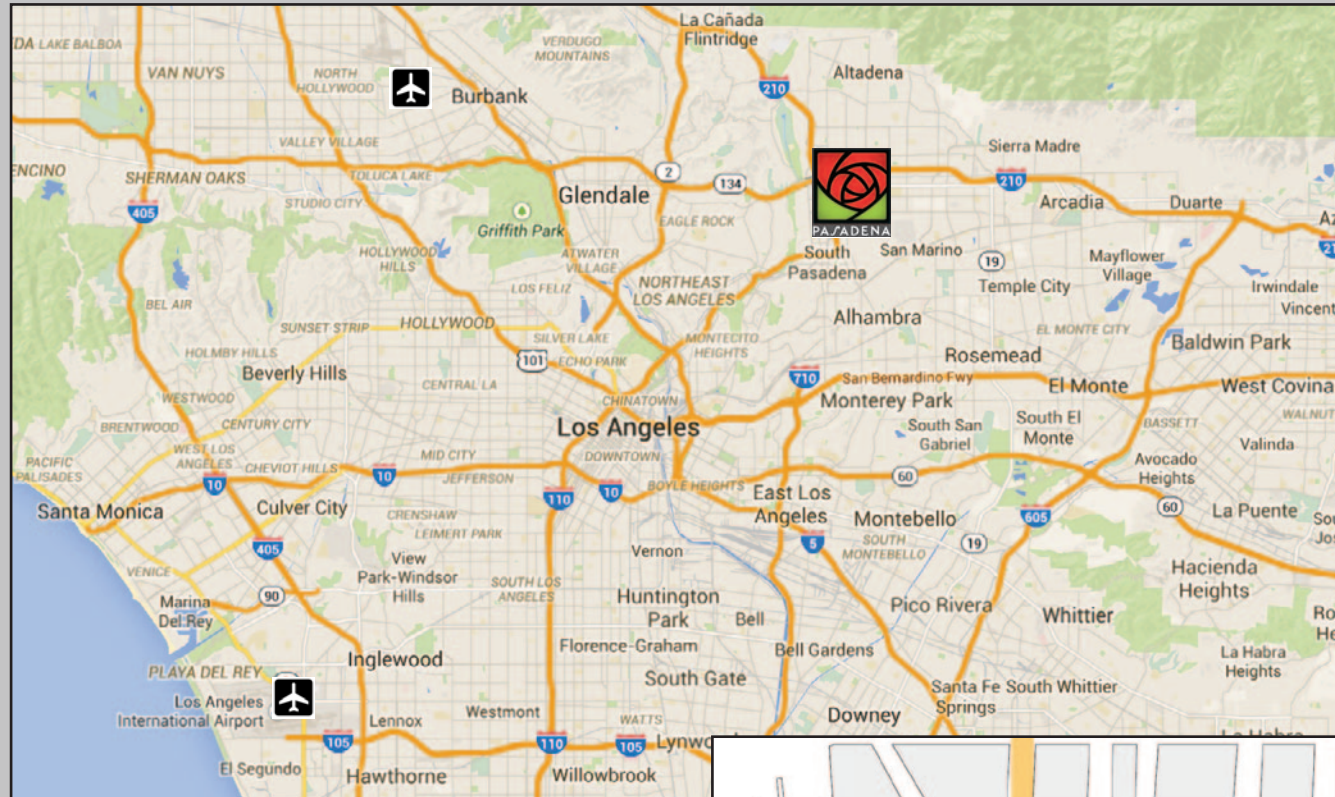
114 - 140 WEST UNION



**West Union Street and De Lacey Avenue
DEMOGRAPHIC SUMMARY**

	5 Miles	15 Minutes
POPULATION		
2025 Estimated Population	499,521	490,722
2030 Projected Population	477,137	467,532
2020 Census Population	512,809	504,027
2010 Census Population	507,795	496,535
HOUSEHOLDS		
2025 Estimated Households	188,988	196,235
2030 Projected Households	185,258	187,126
2020 Census Households	189,365	191,934
2010 Census Households	183,054	183,788
HOUSEHOLD INCOME		
2030 Projected Average HH Income	\$161,451	\$164,822
2025 Estimated Median HH Income	\$163,596	\$166,983
2030 Projected Per Capita Income	\$62,907	\$66,162
Any College + (Grade 13+)	70.0%	73.7%
Housing Units, Owner-Occupied	48.7%	46.3%

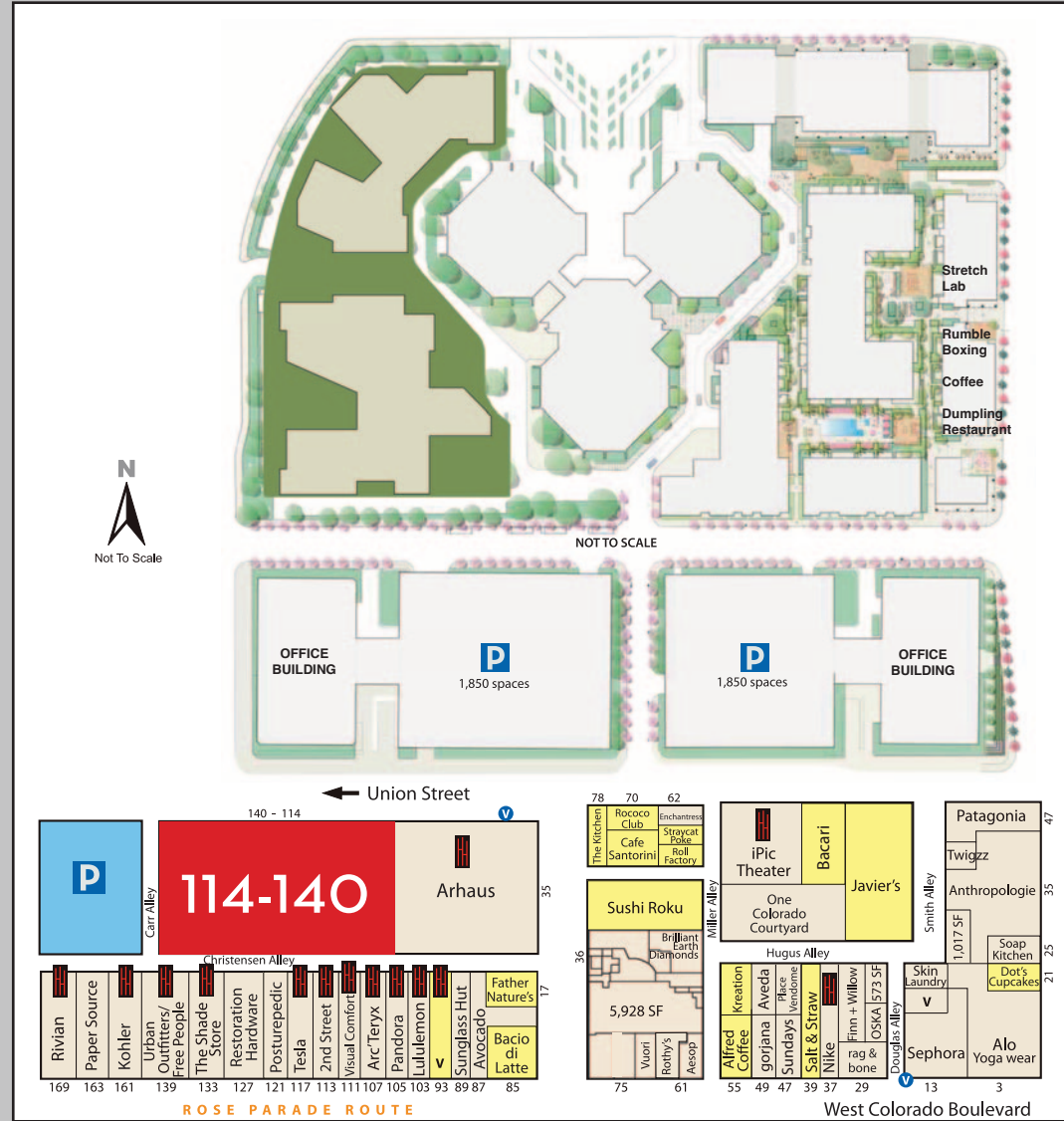
Source: Sites USA



114-140 WEST UNION



Pasadena is located just ten miles northeast of downtown Los Angeles at the base of the San Gabriel Foothills and is easily accessible via auto and the Metro's Gold Line light rail transit system. Pasadena is serviced by two airports located within 25 miles of the city and offers hotels such as the Sheraton, Westin, Langham Huntington, to name a few!



Lincoln Property Mixed Use Development

10 West

Walnut is transforming the former Parsons office campus directly across the street from 114-140 West Union Street.

Approximately 1.2 million SF

PHASE I - Opened 2022

Office: 230,000 SF

Retail/Restaurant: 20,000 SF

Residential: 394 units - Fully leased

PHASE II - To be determined

382,000 SF



WEST UNION STREET < ONE WAY

263' - 5"



ALL SQUARE FOOTAGE IS APPROXIMATE
HURST/HARRIGAN ASSOCIATES

CHRISTENSEN ALLEY

TOTAL SF: 34,300

GROUND FLOOR



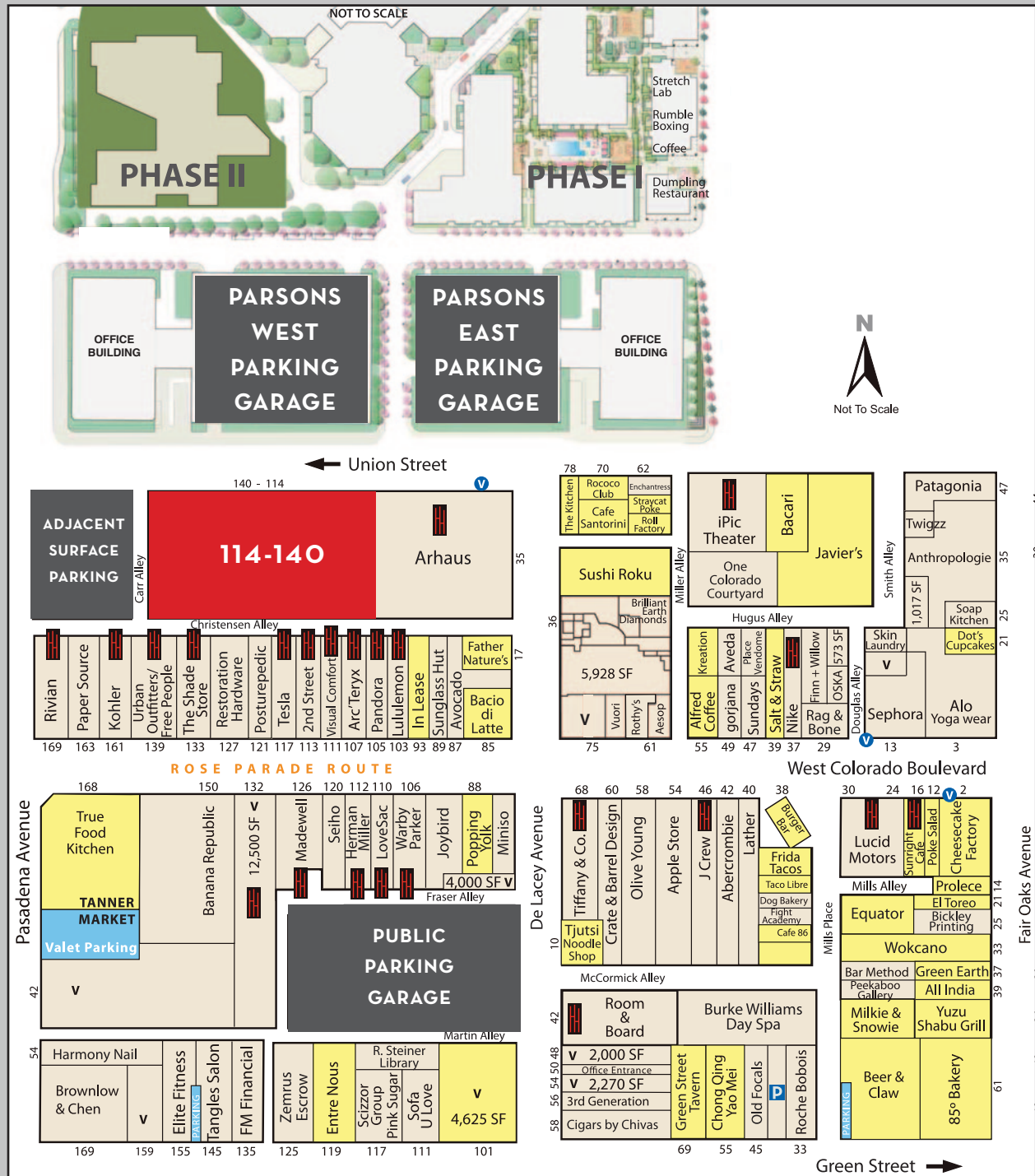
The Property consists of five internally-connected, single-story buildings constructed in the 1920s with several renovations completed in 1998, 2000, and 2003.

ADDRESS	114-140 West Union Street Pasadena, CA 91103
GROSS LEASABLE AREA	7,000 SF to 34,300 SF
OCCUPANCY	Available 2026
SITE SIZE	0.79 acres
YEAR BUILT / RENOVATED	1923 / 1998, 2000, 2003
ZONING	CD-1/AD-1, Central District/Alcohol
UTILITIES	
WATER	City of Pasadena Water and Power
SEWER	City of Pasadena Department of Public Works
ELECTRICITY	City of Pasadena Water and Power
GAS	SoCalGas
TELEPHONE	TelePacific Communications
TRASH/RECYCLING	Waste and Recycling Services

ADDRESSES	LOT SIZE (SF)
114 W. UNION STREET	10,350
130 W. UNION STREET	6,900
132 W. UNION STREET	3,425
136 W. UNION STREET	3,450
140 W. UNION STREET	10,350
TOTAL	34,300

**PROPERTY
DETAILS

SUMMARY**



No parking is provided within the boundaries of the site. A structure with 3,700 spaces is directly across Union and a public parking lot is directly west of the building. A lease agreement with the City of Pasadena provides access to an additional 66 stalls in both the De Lacey Avenue Parking Garage and the West End Parking Garage.

CITY OF PASADENA ZONING PARKING CREDIT PROGRAM

The City of Pasadena provides a Zoning Parking Credit Program for buildings located in the Old Pasadena district that allows "Parking Credits" to be allocated to a property in order to meet zoning requirements. 114-140 West Union Street is currently in compliance.

- Each "Zoning Parking Credit" is an entitlement to apply for a parking space which is allocated to a city-owned parking facility located in the Old Pasadena District.
- The credits are used to meet the parking requirements of the Zoning Code, but do not represent actual parking spaces in the designated parking facilities.
- The annual fee for each parking credit is approximately \$215/space/year and increases annually in December of each year based on CPI.

PROPERTY DETAILS

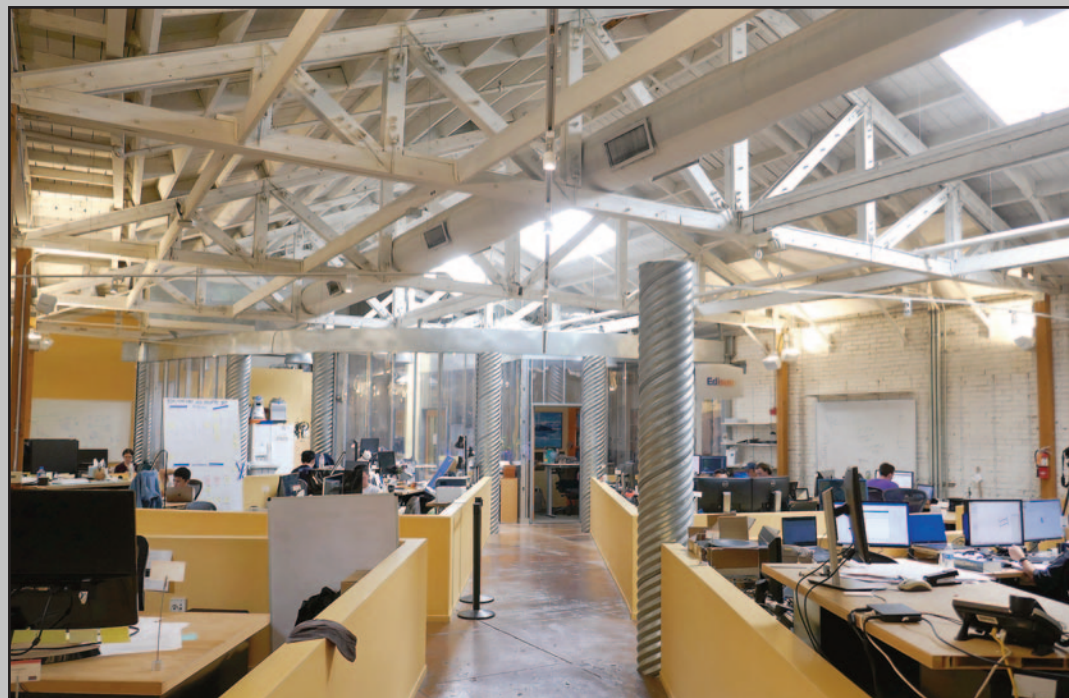
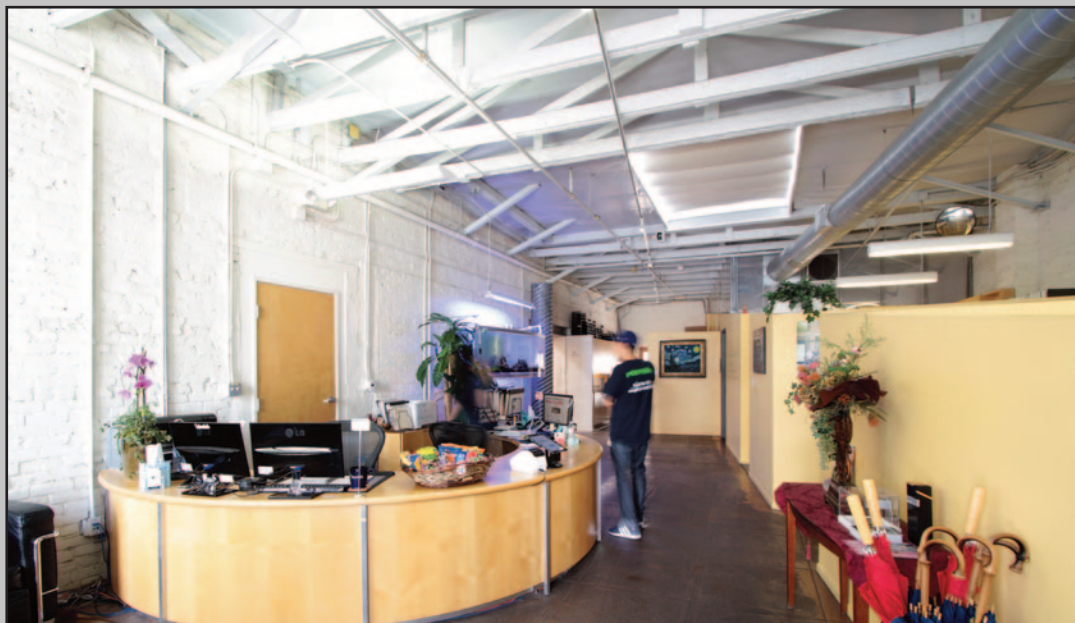
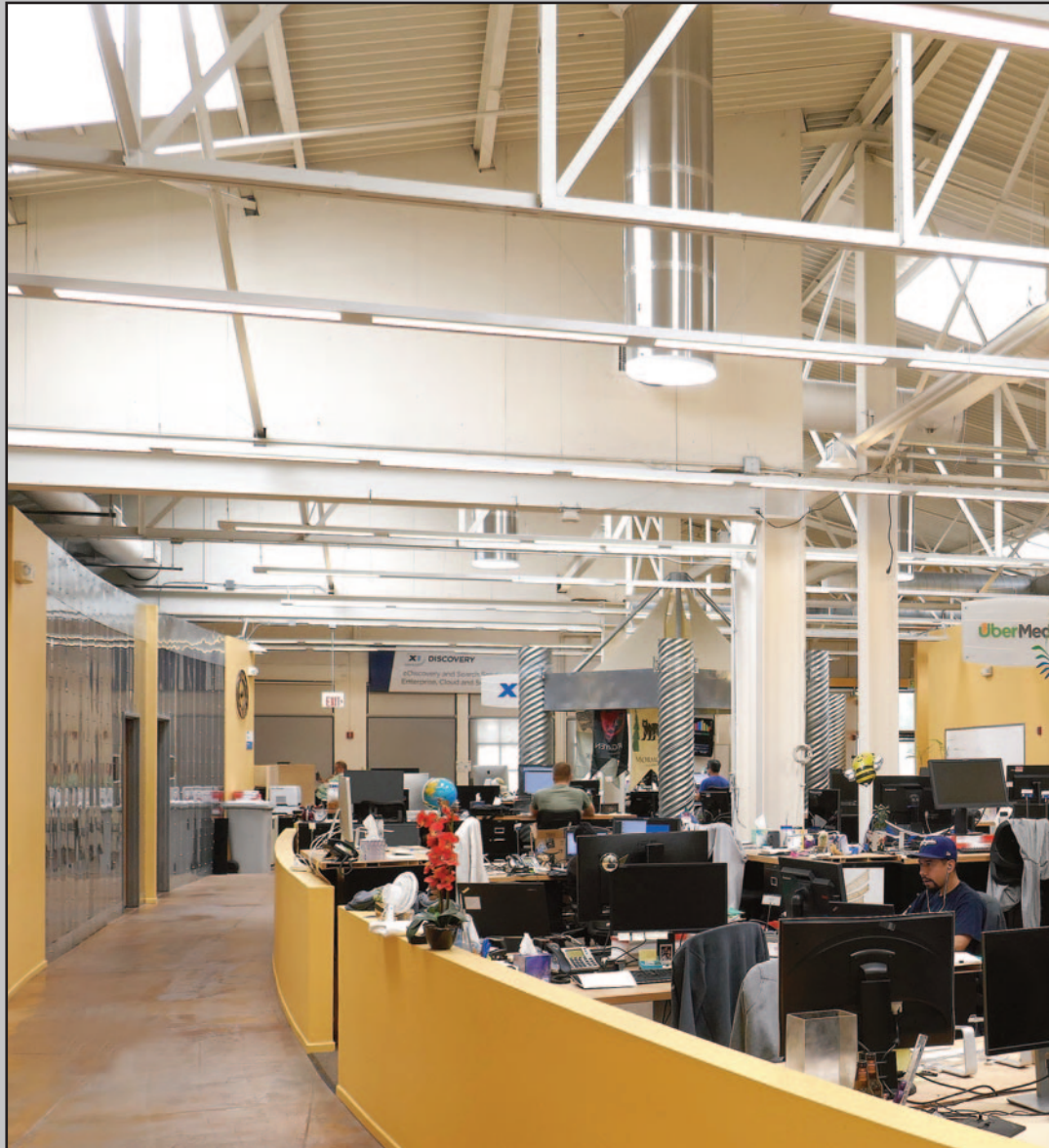
PARKING

PARKING ZONING REQUIREMENT

3 PER 1,000 SF ZONING REQUIREMENT

LESS OLD PASADENA HISTORIC CORE EXEMPTION 25% credit

CURRENT REQUIRED PARKING PER ZONING 77 SPACES
(for office use only)



PROPERTY
DETAILS

INTERIOR



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ASSOCIATES

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03-17-26