

East Pasadena, CA

41,990 SF Prime Retail Space for Sublease



3425 E Colorado Blvd, Pasadena, CA 91107

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THE
CLOVER
COMPANY
Retail Real Estate Services

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Culver City, CA 90232

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Project Highlights

- Unique box opportunity in “AAA” trade area
- Center was recently updated with shops added
- The location benefits from high traffic counts and provides easy access for customers
- Space has both pylon signage on Colorado Blvd & rear signage visible from the 210 Fwy

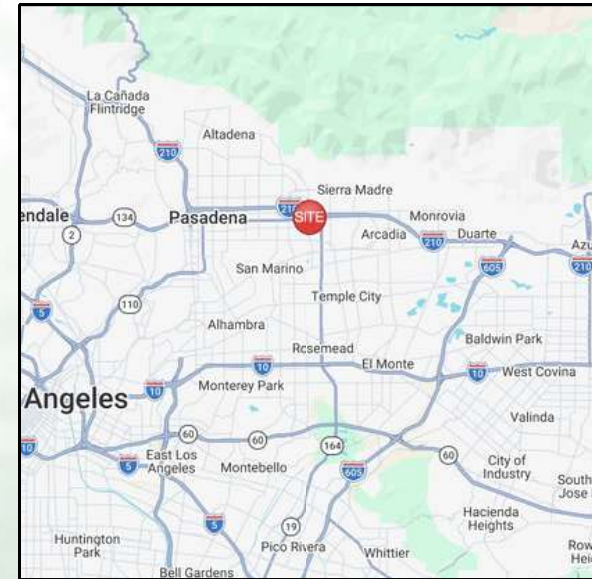


Demographics

(2025 Estimates)	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	14,034	152,346	452,978
Avg. HH Income	\$160,759	\$177,839	\$160,102
Daytime Population	11,917	66,453	190,017



Project Location



Traffic Counts

- E Colorado Blvd - 19,200 ADT
- Sierra Madre Villa Ave - 18,900 ADT
- 210 Fwy - 277,800 ADT

Site Plan

210 FOOTHILL FREEWAY

ON RAMP

FRONTAGE ROAD

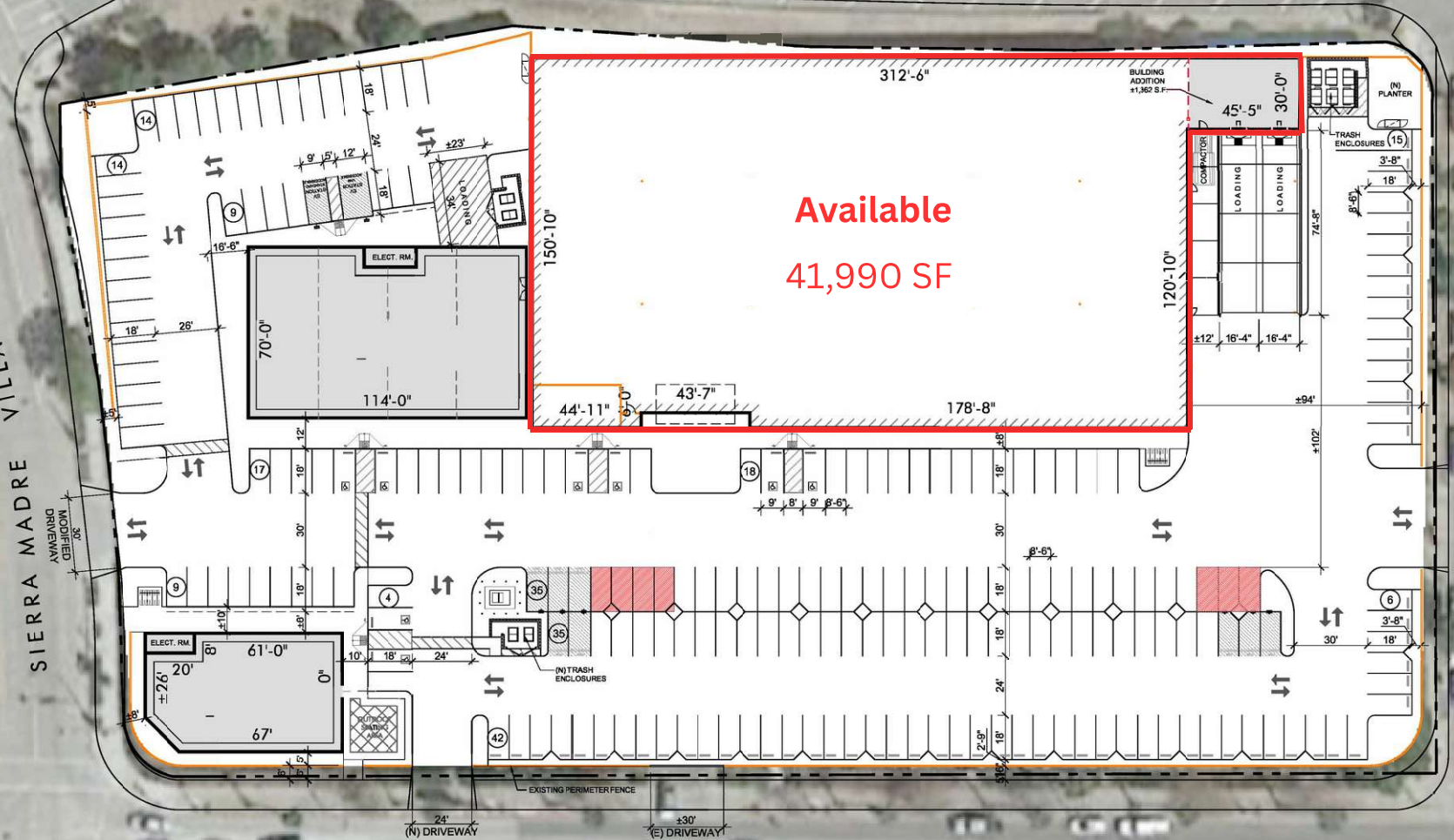
VILLA AVENUE

SIERRA MADRE

N. HALSTEAD STREET

E. COLORADO BOULEVARD

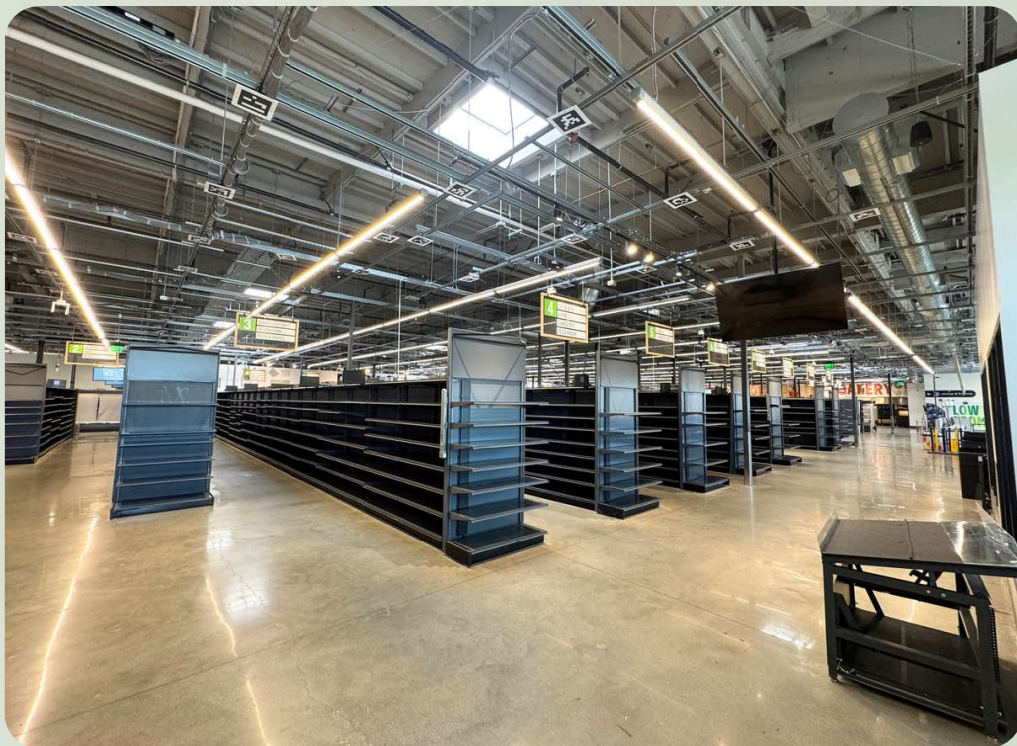
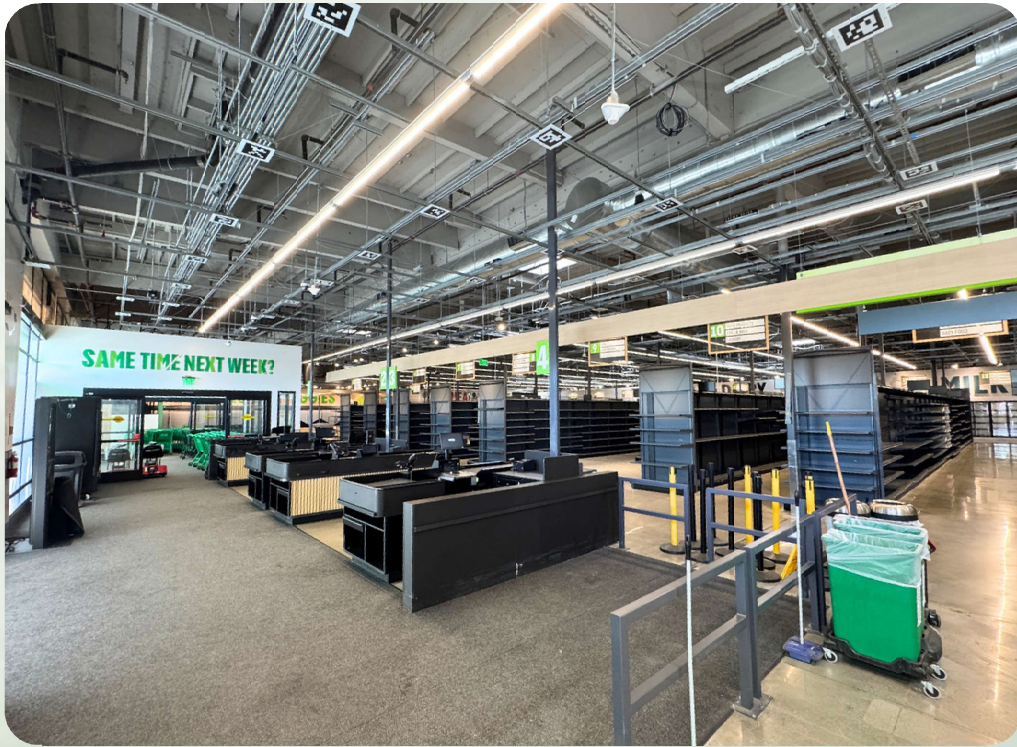
Available
41,990 SF



Exterior Photos



Interior Photos



Market Aerial



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