



THE COLLECTION

PASADENA, CALIFORNIA



One Unit Available ■ Approximately 2,454 SF on ground floor



THE MARKET

- Great address in the South Lake Avenue shopping and financial district
- Lake Avenue corridor - the "locals" main street
- Walking distance from 3 million square feet of class A office buildings
- Thousands of residential units in immediate area
- 1.5 blocks south of Colorado Boulevard
- Coming soon to The Collection: Hibachi Papi and SweatHouz

THE BUYING POWER

| Demographics/2024. | 3 Mile | 5 Mile | 7 Mile |
|----------------------------|-----------|-----------|-----------|
| Population | 197,181 | 527,904 | 966,538 |
| Average H.H. Income | \$135,693 | \$123,831 | \$115,429 |
| Median Age | 41 | 41 | 41 |

Bachelor Degree/Higher City of Pasadena: 56%

Source: South Lake Properties

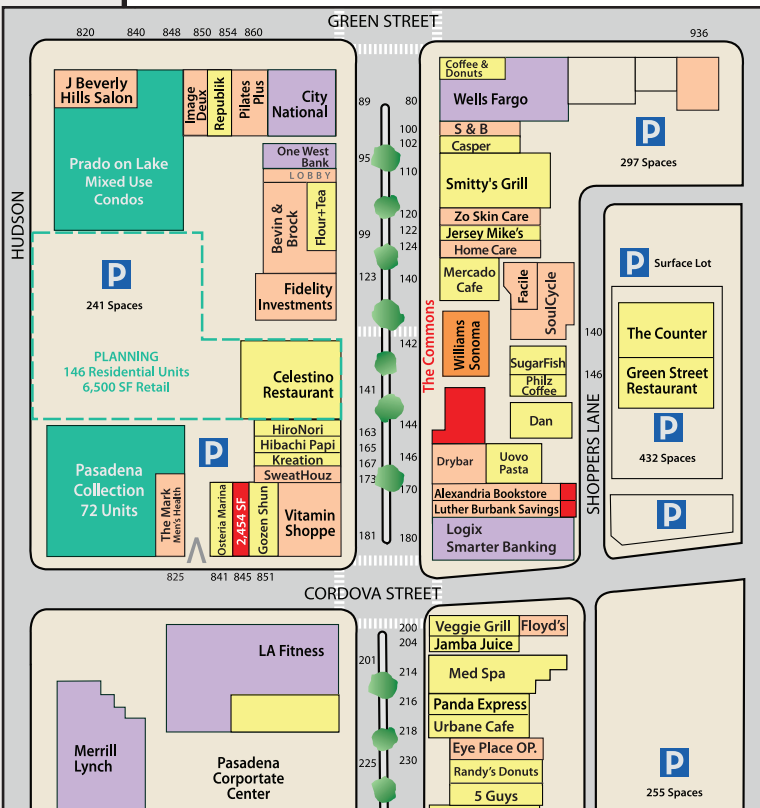
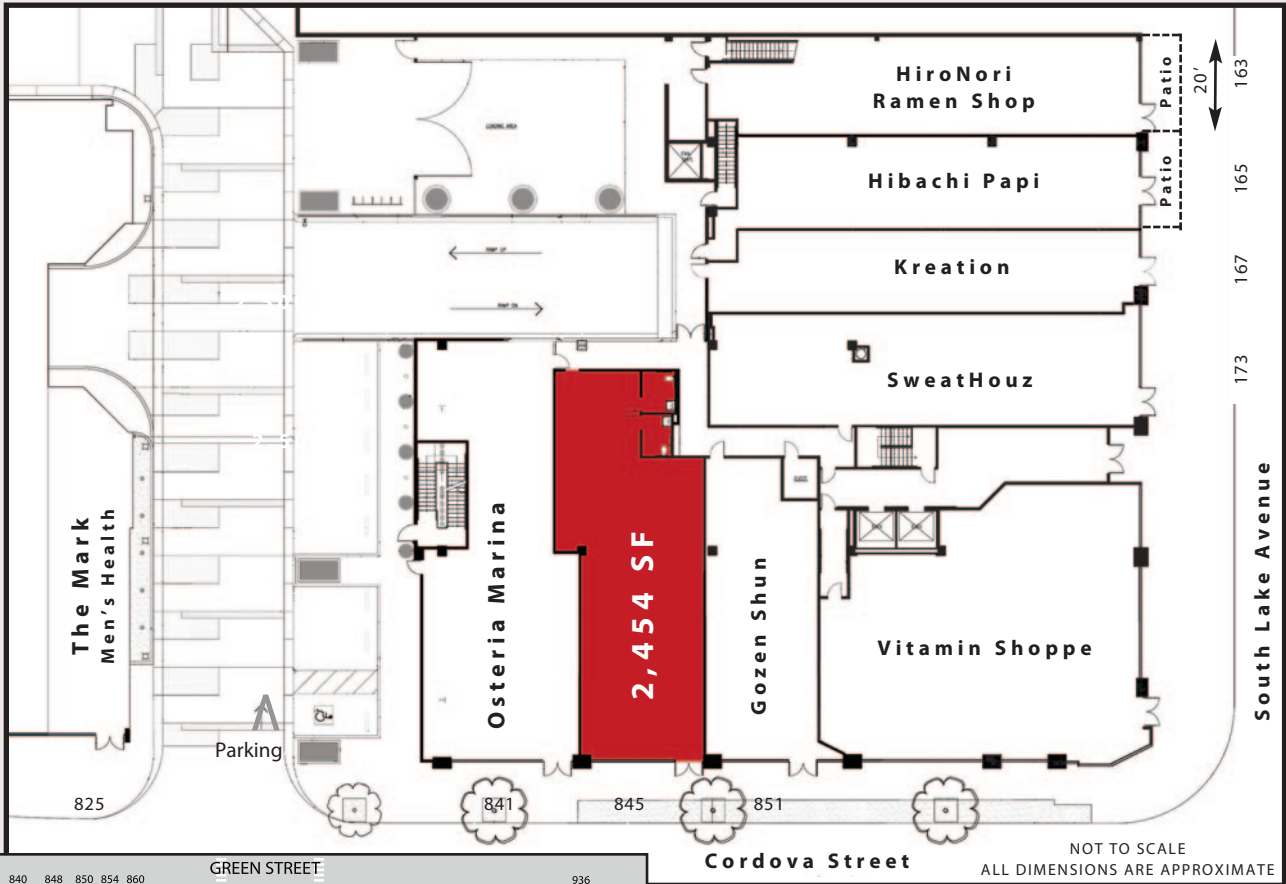
THE OPPORTUNITY

- Great visibility on one of South Lake's busiest blocks
- 151 parking spaces in structure
- Frontage on Cordova
- Traffic counts are 52,000 daily
- Area tenants include Williams-Sonoma, Drybar, SoulCycle, SugarFish, Kreation, The Counter, Erewhon, Smitty'sGrill, etc.



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AVAILABLE FOR LEASE



THE COLLECTION

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AREA TENANTS

