



# ONE COLORADO

OLD PASADENA'S PROVEN RETAIL & ENTERTAINMENT DESTINATION



*View from Fair Oaks Ave.*

## THE SPACE

- 39 North Fair Oaks – 2,934 square feet on a single level
- Fair Oaks and pedestrian alley frontage
- 8,000 parking spaces within three blocks
- Historic exterior. Interior may be modified to suit



## THE MARKET

- Patron income is \$100,000 per year
- Education is 68% with some college
- Average age is 37
- Draw is 2 million people in a 10-mile radius
- 110,000 office workers per day



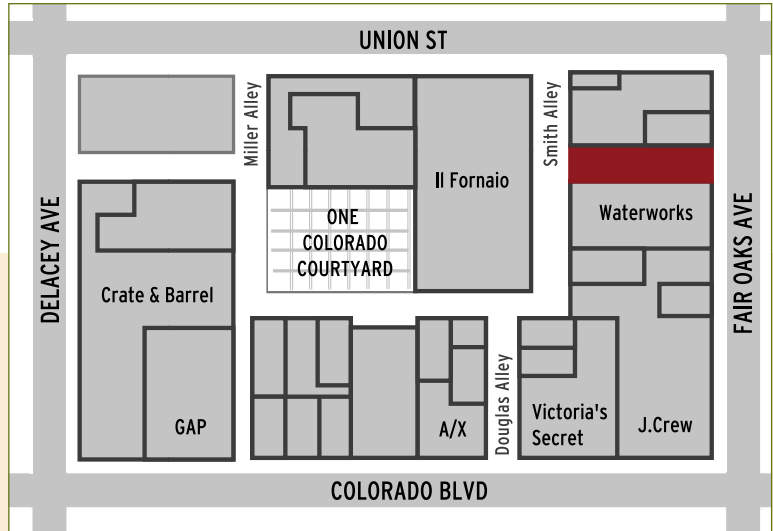
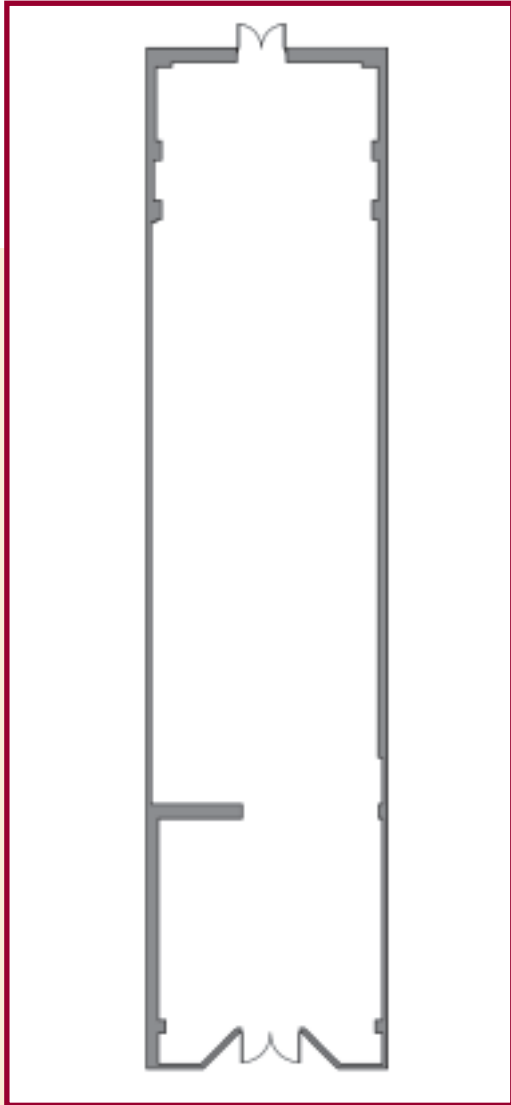
## THE PLACE

- Historic district of 300 shops, restaurants and galleries with stunning architecture, pedestrian alleys and al fresco dining
- One of the Los Angeles area's most desirable shopping districts
- Authentic vibe is supplemented by more than 5,000 urban lofts, luxury condominiums and New York-style townhouses currently in development
- Nearby tenants include Tiffany & Co., Kenneth Cole, Crate & Barrel, Apple Store, Sushi Roku, J. Crew, Banana Republic, Il Fornaio, Pottery Barn and Patagonia.



# 39 NORTH FAIR OAKS

ONE COLORADO / OLD PASADENA, CALIFORNIA



VIEW FROM SMITH ALLEY

### FLOOR PLAN

2,934 sq. ft.

One level

## FOR LEASING INFORMATION

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