



ONE COLORADO

OLD PASADENA'S PROVEN RETAIL & ENTERTAINMENT DESTINATION



*View from Colorado Blvd.,
Space at Left*

THE SPACE

- 47 West Colorado Blvd. – 2,478 square feet split-level
- Prime location on Colorado Blvd. with 24 feet of 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



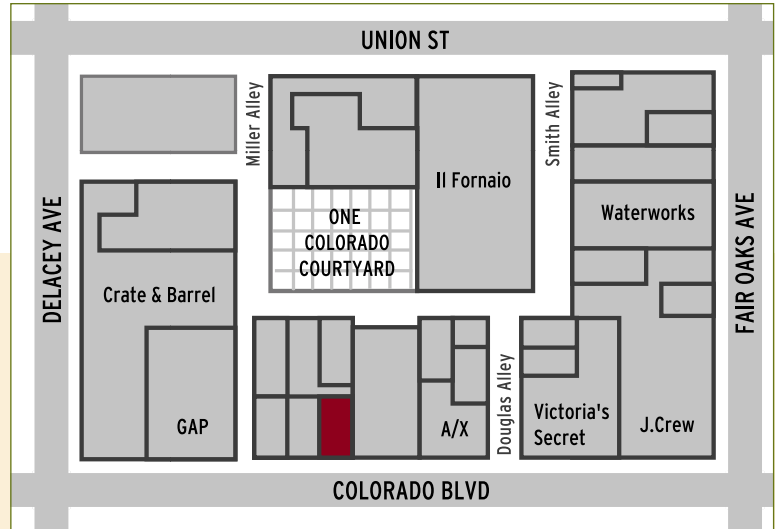
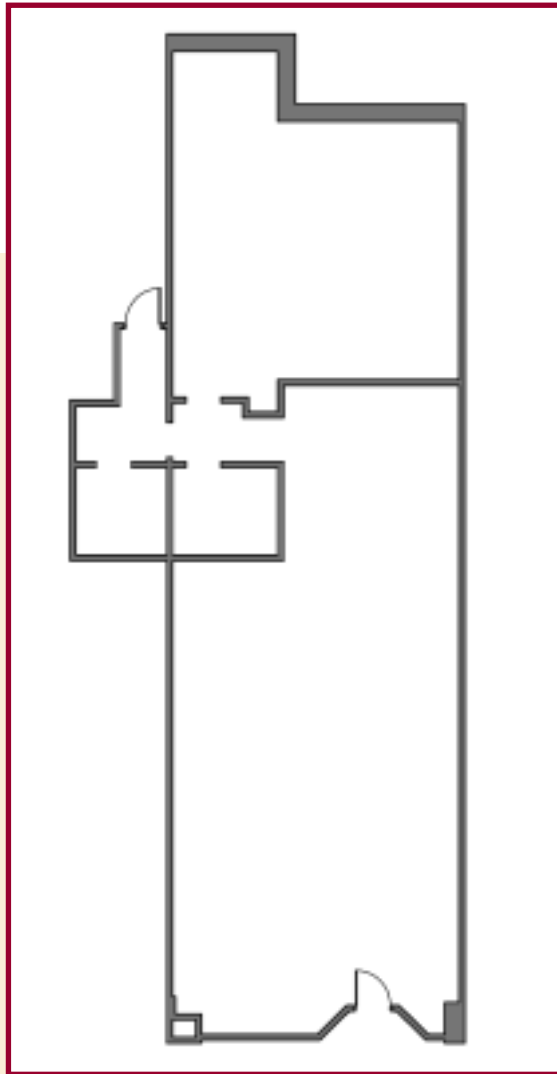
THE PLACE

- 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.



47 WEST COLORADO

ONE COLORADO / OLD PASADENA, CALIFORNIA



FLOOR PLAN

2,478 sq. ft.

Entrance at grade, interior split-level

VIEW FROM COLORADO BLVD.

FOR LEASING INFORMATION

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