

AVAILABLE RETAIL / RESTAURANT



59

EAST COLORADO BLVD

PASADENA, CA 91105



Pasadena

CALIFORNIA

PASADENA is where timeless architecture meets a polished, high-spending consumer, creating one of Southern California's most compelling retail destinations. From the energy of Old Pasadena to the iconic stretch of Colorado Boulevard, the city delivers a curated blend of coveted brands, elevated dining, and experiential retail. Fueled by year-round tourism—including the globally recognized Rose Parade—and a discerning, affluent demographic, Pasadena offers an unmatched platform for brands to thrive and make a lasting impression.



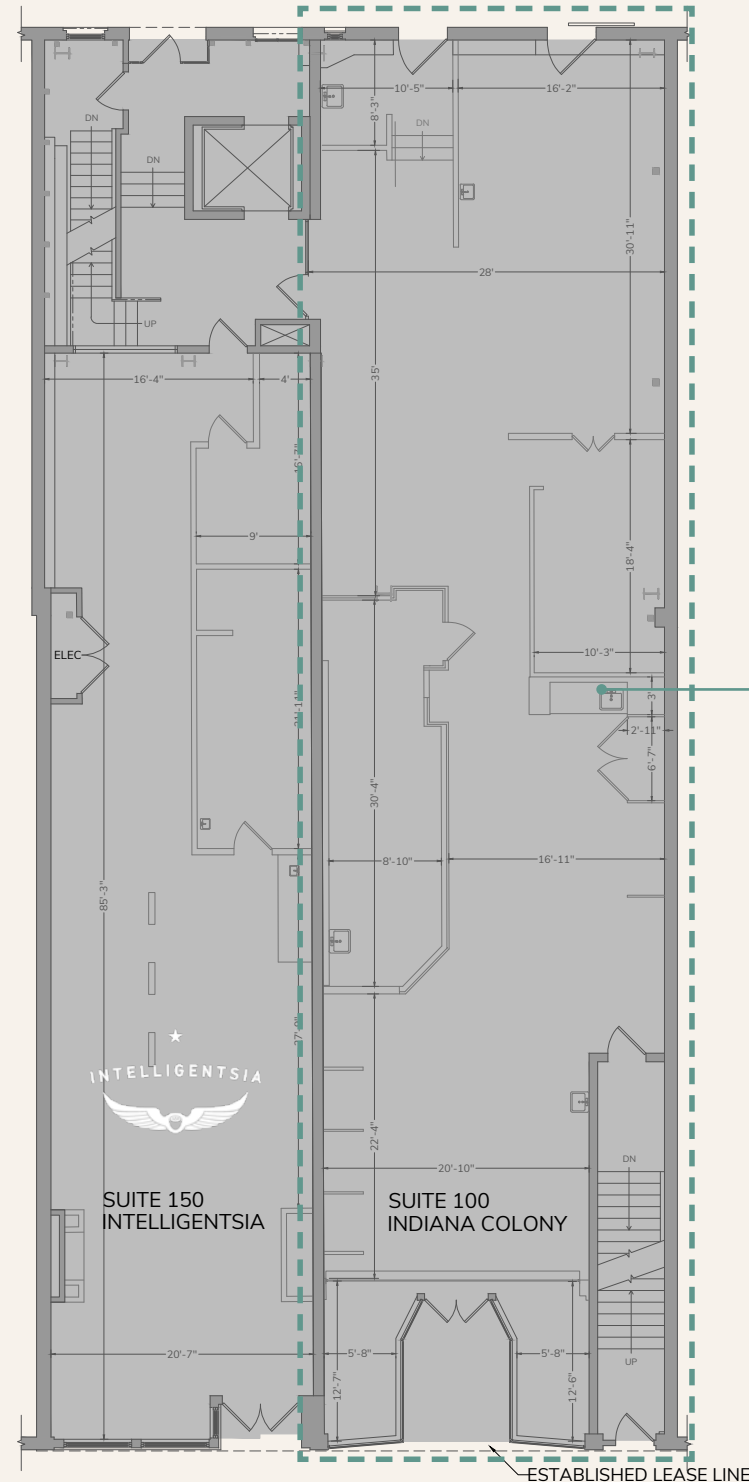
The Trade Area

Positioned in the heart of Old Pasadena, 59 E. Colorado Blvd. sits within one of Southern California's most vibrant and walkable retail corridors. Surrounded by a high concentration of premier brands, chef-driven dining, and lifestyle concepts along Colorado Boulevard, the location benefits from steady foot traffic throughout the day and evening. With proximity to cultural landmarks like Pasadena Playhouse and year-round draw from signature events, this address offers a dynamic, experience-driven environment ideal for standout retail.



Site Plan

TENANT	SUITE	SIZE
Intelligensia	150	2,000 SF
Indiana Colony	100	3,624 SF plus 651 SF basement



AVAILABLE

INTERIOR IMAGES





59 EAST COLORADO BLVD



Demographics

	1-mile radius	3-mile radius	5-mile radius
Population	38,031	192,032	497,585
Households	18,462	78,054	189,184
Total Daytime Employees	44,294	101,168	182,869
Average Household Income	\$142,150	\$175,369	\$165,701
Median Age	38.8	40.9	41.3

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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COLORADO
BLVD

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