

# RETAIL & RESTAURANT SPACE SHOPS @ VROMAN'S PASEO

686 E. Union Street  
Pasadena CA 91101

*the*  
ANDALUCIA

PLAYHOUSE  
DISTRICT

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA

**JODI SHOEMAKE**

Principal

626.240.2780

[jshoemake@lee-associates.com](mailto:jshoemake@lee-associates.com)

**COLLEEN CAREY**

Principal

626.240.2782

[ccarey@lee-associates.com](mailto:ccarey@lee-associates.com)

# DESTINATION RETAIL & RESTAURANT SPACE IN NEW MIXED-USE PROJECT

## PROPERTY HIGHLIGHTS

- Destination retail or restaurant space with common area patio space located at the Andalucia, a 117-unit luxury apartment community one block from Colorado Blvd.
- The Retail Shops at Vroman's Courtyard and Entertainment Plaza are adjacent to the 7-screen Laemmle Theater and Pasadena's famous Vroman's Bookstore
- On site, subterranean parking in the Andalucia designated for retail tenants
- Existing Shaft and grease interceptor in place for restaurant use
- Valet parking available on Colorado Blvd
- Located in the historic Pasadena Playhouse District, the city of Pasadena's hub of Arts & Culture with over 804 residential units and approximately 375,000 SF of commercial development under construction or proposed
- Only twelve miles from Downtown LA, the City of Pasadena's rich history, cultural museums, fine dining, shopping and entertainment draw an average of 15,000-20,000 visitors on weekends, which is enhanced by the increase in ridership on the MTA's Gold Line

View of Commercial Space & Outdoor Patio



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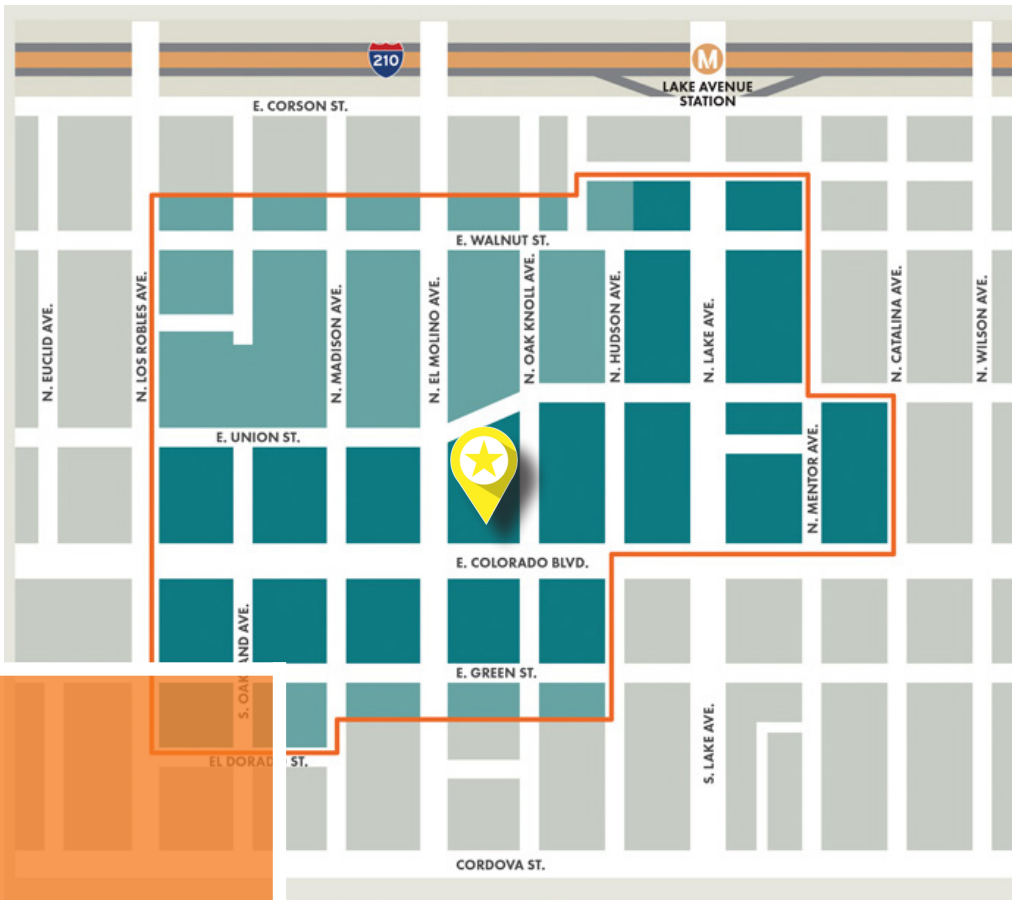
**626.240.2782**

[ccarey@lee-associates.com](mailto:ccarey@lee-associates.com)

## LOCATION OVERVIEW

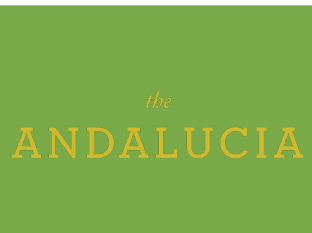
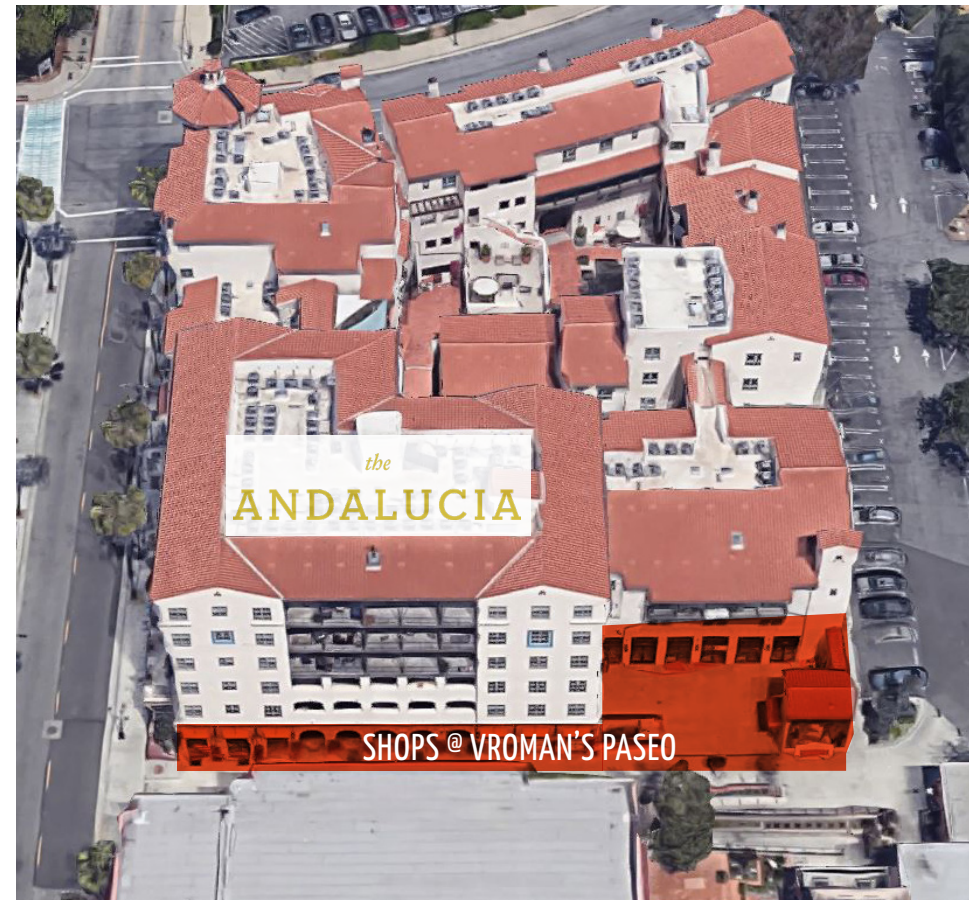
Located in the historic Pasadena Playhouse District, the retail shops and restaurant at Andalucia offer a unique opportunity to lease space in a newly constructed luxury mixed-use property, adjacent to the seven screen Laemmle Theatre and Pasadena's famous Vroman's Bookstore.

PASADENA PLAYHOUSE DISTRICT MAP



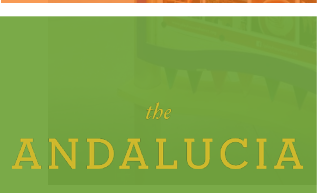
## AVAILABILITIES

UNIT	LEASE RATE/MO	TYPE	SIZE (SF)
150	\$3.25 NNN	Restaurant/Retail Patio	2,153 1,320
160	\$3.25 NNN	Restaurant/Retail	1,220
165	\$3.25 NNN	Retail	1,227



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# DEMOGRAPHICS

## 2019 Total Population



1 Mile	3 Miles	5 Miles
45,294	195,606	512,777

## 2019 Total Households



1 Mile	3 Miles	5 Miles
21,525	76,622	184,510

## 2019 Average Household Income



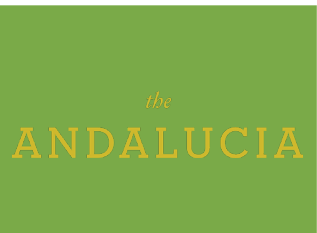
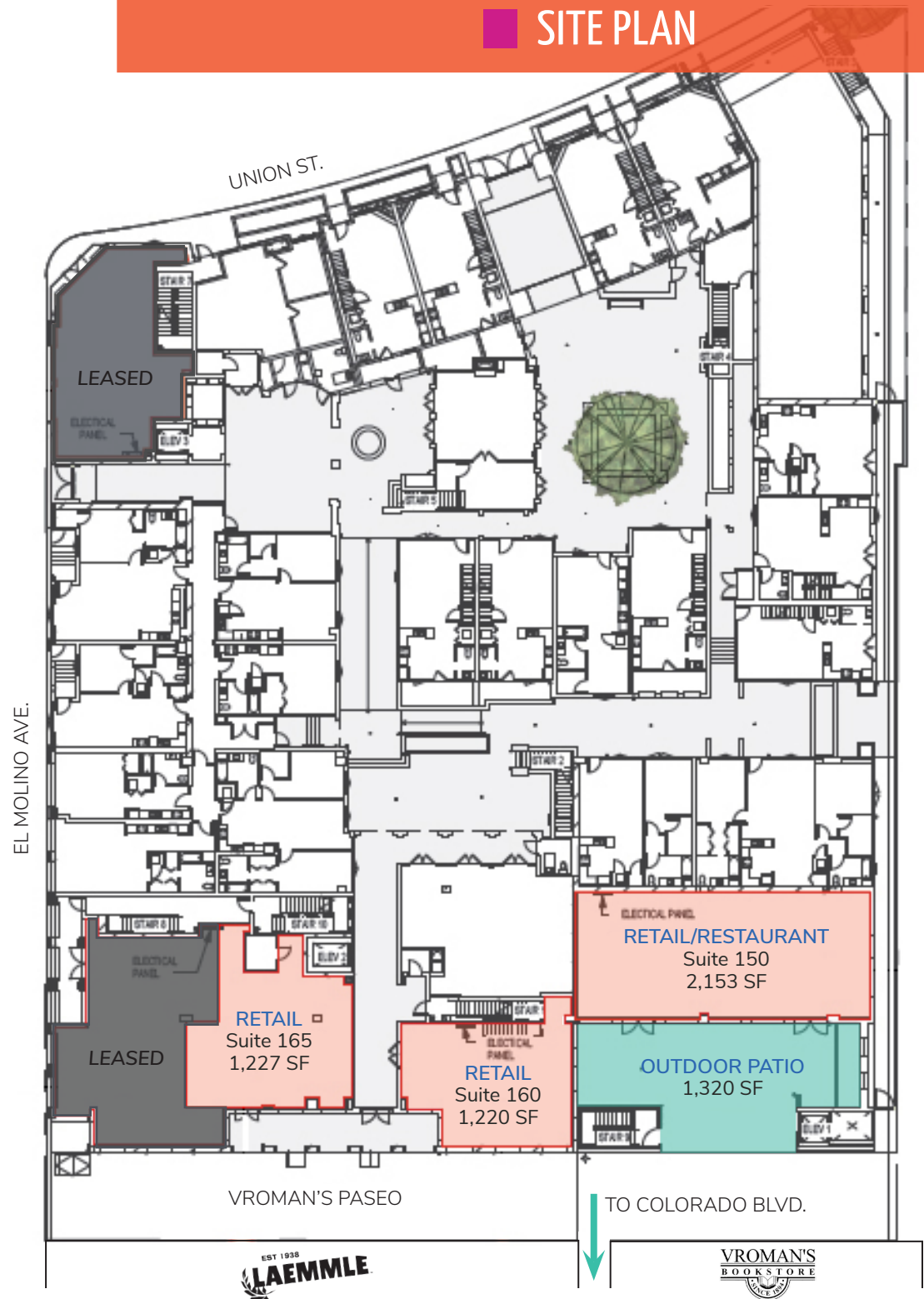
1 Mile	3 Miles	5 Miles
\$89,411	\$112,730	\$103,290

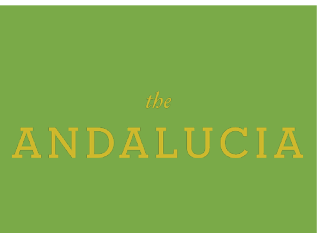
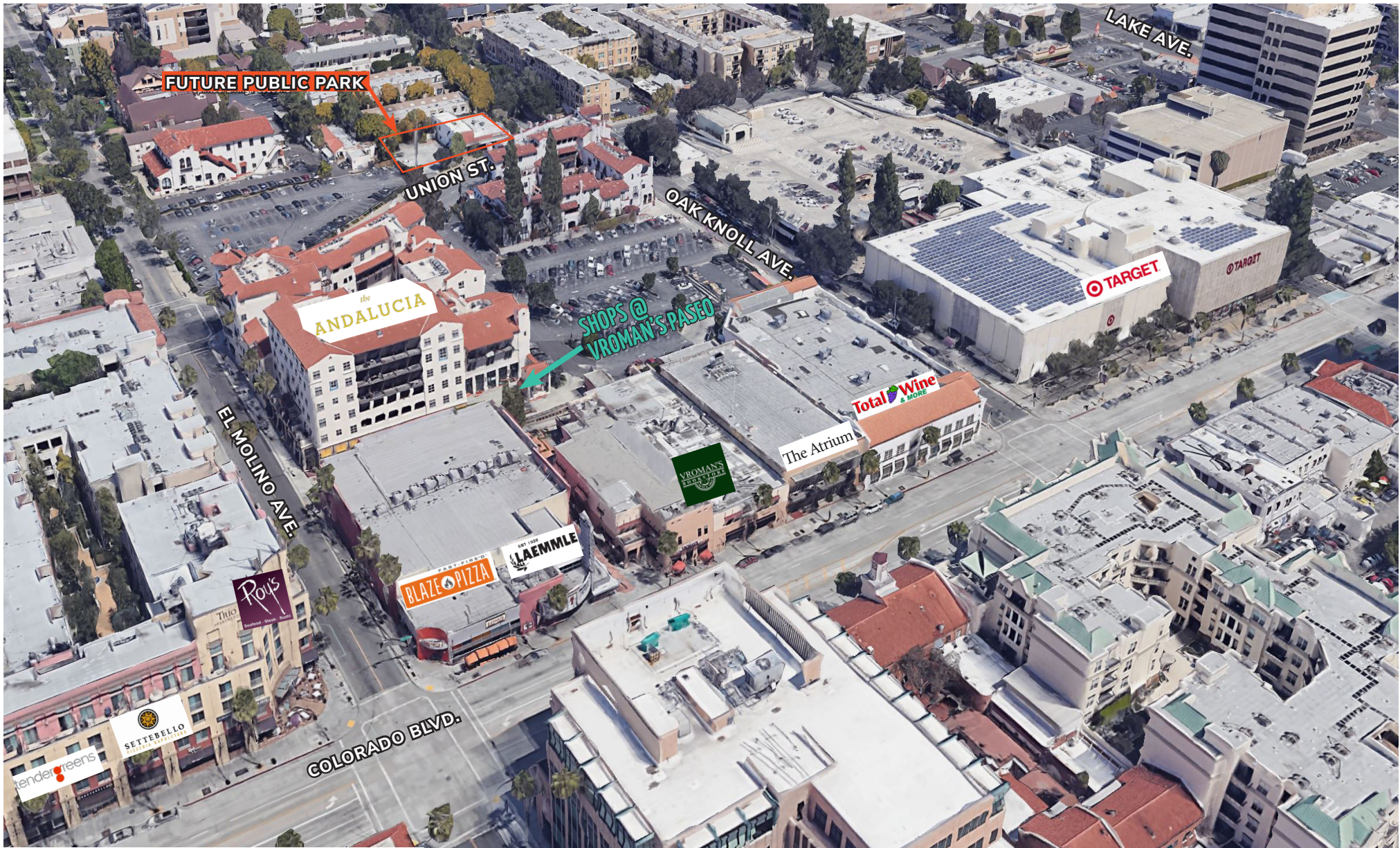
## Traffic Counts

Street	Cross Street	Distance	Count Year	Count
Colorado Blvd.	Lake Ave.	0.03	2018	23,157
Colorado Blvd.	Hudson Ave.	0.03	2018	23,784

Source: CoStar

# SITE PLAN





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626.240.2780

jshoemake@lee-associates.com

License #01833063

**COLLEEN CAREY**

Principal

626.240.2782

ccarey@lee-associates.com

License #01258120



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**LEE & ASSOCIATES - PASADENA**

155 N. Lake Avenue, Suite 430

Pasadena, CA 91101

626.535.9888 office

626.410.6705 fax

Corporate ID 02059558

lee-pasadena.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA

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