

Playhouse District **PROPERTY PULSE**



SEPTEMBER 2017

Business Feature

CHALK PRESCHOOL

CHALK Preschool has 5 locations in southern California. They are now open in Pasadena and have held two "open houses" for parents & their children! CHALK's mission is to educate young minds and facilitate the enjoyment of learning, support the growth of the whole child across emotional, social, physical, and cognitive domains to ensure the development of strong, confident, life-long learners.

"CHALK Preschool is a traditional and developmental preschool that offers 2, 3 or 5 full day or half day program," says Kara Almanza co-director of CHALK Preschool. "We provide developmentally and age appropriate materials and equipment in each classroom. There are two teachers in each classroom, both holding degrees in Early Childhood Education or a related field and are First Aid & CPR Certified."

"We like being located in the Playhouse District, because we love the small community feel it has. There are so many other amazing businesses in the area that bring in families and provide us with good, quality service. Being a part of the Playhouse District Association has many benefits and we are happy to be here!"

700 E. Green St., (626) 578-7300



GINGER & SPICE

Last year, Kevin Trieu, owner of Ginger and Spice Café, renamed it from Beany's Cafe to reflect the Asian/Vietnamese portion of the menu. Ginger and Spice Café is near that busy corner of Los Robles & Colorado. "It has good foot traffic and is centrally located," says Trieu.

Walkability is high in the district and something the PDA works toward. More and more residential properties have also come into the district and the staff at Ginger and Spice have definitely taken notice.

What's their favorite part about being in the Playhouse District? New customers becoming friendly, familiar faces.

451 E. Colorado Blvd., (626) 405-1414



Property Market Insights

DEVELOPMENT PROJECTS



The Hudson

177 N. Hudson Ave: Hudson East. The "younger sibling" of the newly opened Hudson West apartments (opened in June; retail, studio, 1 & 2 bedroom "apartment homes"; 70+% leased).

The Hudson East will open early 2018 and offers one & two bedrooms. The Hudson's Community Manager says, "We have started an interest list for the East building. It is all one community (The

Hudson), but each building will have its own amenities: package lockers, fitness center, pool and spa and recreation space." Features include EV charging stations, European cabinetry, fitness center, and pet friendly. Both sites will feature on-site retail on the 1st floor.

678 E. Walnut St.

More info: Crystal Mangino at leasing office (626) 795-5688

RECENT TRANSACTIONS & OPENINGS

- New School of Cooking recently opened to students in the historic Pasadena Star-News building. Along with the school, they also have a restaurant - Allium - and a cooking supply store called Cookstor. Their first official day open was September 12th.
- Belesas Jewelry moved into 445 E. Colorado Blvd.
- The Mixx Restaurant & Bar opened at 443 E. Colorado Blvd. in late August. Featuring nuevo Latin cuisine.
- Vegan & Spice opened in August at 754 E. Colorado Blvd.
- EXXEL Outdoors, headquartered in Boulder, Colorado, has opened an office in Pasadena at 810 E. Walnut St. EXXEL describes their company as "the leading provider of high quality, innovative outdoor recreation products as well as being the largest sleeping bag company manufacturer in the United States. We maintain a broad and growing range of authentic outdoor brands in equipment and apparel for the backyard camper to the high alpine expedition mountaineer." Their mission is to "make and sell outdoor equipment and apparel to improve every outdoor experience."

NEW LEASING & INVESTMENT OPPORTUNITIES

453 E. Colorado Blvd.

Small office space available near the highly visible Colorado & Los Robles intersection. Leasing info: John Faire (626) 821-1239 and cbcworldwide.com

28 N. Los Robles Ave.

An office space near Colorado Blvd remains available. Leasing info: John Faire (626) 821-1239

911 E. Colorado Blvd.

This 5300 sf 1st floor space in the historic Lieberg Building remains available. Uniquely located both in the Playhouse District & financial area of Pasadena! Leasing: Cody Chiarella of CBRE 818-502-6730, cody.chiarella@cbre.com



PDA Activities on Behalf of Property Owners

SPECIFIC PLAN ADVISORY COMMITTEE & VISION WORKSHOP

The Specific Plan Advisory Committee, formed in May, continues to meet regularly to explore broad-based vision and goals for the Playhouse District. A key part of the advisory committee's process is to hold a public workshop to provide Playhouse District and other Pasadena residents, business owners, and visitors the opportunity to weigh in on an emerging vision for the district and offer ideas for areas such as retail, parks, streets, and much more. Workshop details:

Thursday, October 5

12:00 - 2:00 pm AND 5:00 - 7:00 pm (same program at both)

709 E. Colorado Boulevard, Suite 101

Refreshments and Spun Chairs will be available!

Please contact Brian Wallace, PDA Executive Director, at brian@playhousedistrict.org with any questions.

Thanks to Mike Pashistorian for contributing content and research to this issue.



[Playhouse District Association](#)
Brian Wallace, Executive Director
brian@playhousedistrict.org
709 E Colorado Blvd., Suite 160, Pasadena, CA 91101
Tel: 626-744-0340 | Fax: 626-744-0347
www.playhousedistrict.org

Share this email:



[Subscribe](#) to our email list