

**FOR LEASE**  
FULLY BUILT-OUT  
RESTAURANT

625

PASADENA, CA

EAST  
COLORADO  
BLVD.



PLAYHOUSE VILLAGE RETAIL DISTRICT - SPACE DIVISIBLE

**CBRE**



# Premises HIGHLIGHTS

-  3,320 SF Space
-  Outdoor Patio and Sidewalk Dining Available
-  Fully Built-out Restaurant - New in 2012
-  Shared On-Site Retail Parking - Valet Available
-  Space Between Tender Greens and New Upscale Asian Restaurant Concept on the Corner
-  Centering the Retail Frontage of the Trio Apartments 304-Unit Class-A Project





## A vibrant shopping district has been emerging over the past two decades.

In the beginning of 2001, Shea Properties began construction of the magnificent Trio Apartments that is largely responsible for the continuing renaissance of the Playhouse District to what is now known as the Playhouse Village. Urban living is ideal in the Playhouse Village. The Village has recently attracted great lifestyle tenants like Urth Caffe, sweetgreen, Modern Animal, Healthy Spot, Basecamp Fitness, Anaya's Restaurant and Bang & Olufsen. Other amenities that draw people to live in the district are business like Vroman's Bookstore, Landmark Theaters, Historic Pasadena Playhouse, Urban Target Store and dozens of walk-to restaurants.

Today, over 200 businesses operate in the Playhouse Village generating an average day-time population of over 65,000 and over \$227 Million in annual retail sales. The location at 625 E Colorado Blvd is ideal for a new restaurant concept to take advantage of a fully build-out restaurant infrastructure. The new restaurant tenant may consider changing the Colorado frontage by adding full-height movable window panels creating an exciting indoor/outdoor dining experience.

625 E Colorado Blvd is well positioned near the NWC at El Molino Avenue, heart of the Playhouse Village Shopping District. The current tenant has purchased a building nearby. For now, the restaurant is operational making it easy to see the interior build-out. Keep in mind Landmark Theaters is about to open their newly remodeled multi-screen cinema and will coordinate their dine-in menu with local neighboring restaurants.

The asking monthly rent is **\$5.25 PSF NNN for Fully Built-Out Restaurant Space**, operating NNN's are estimated at **\$0.95 PSF monthly**.



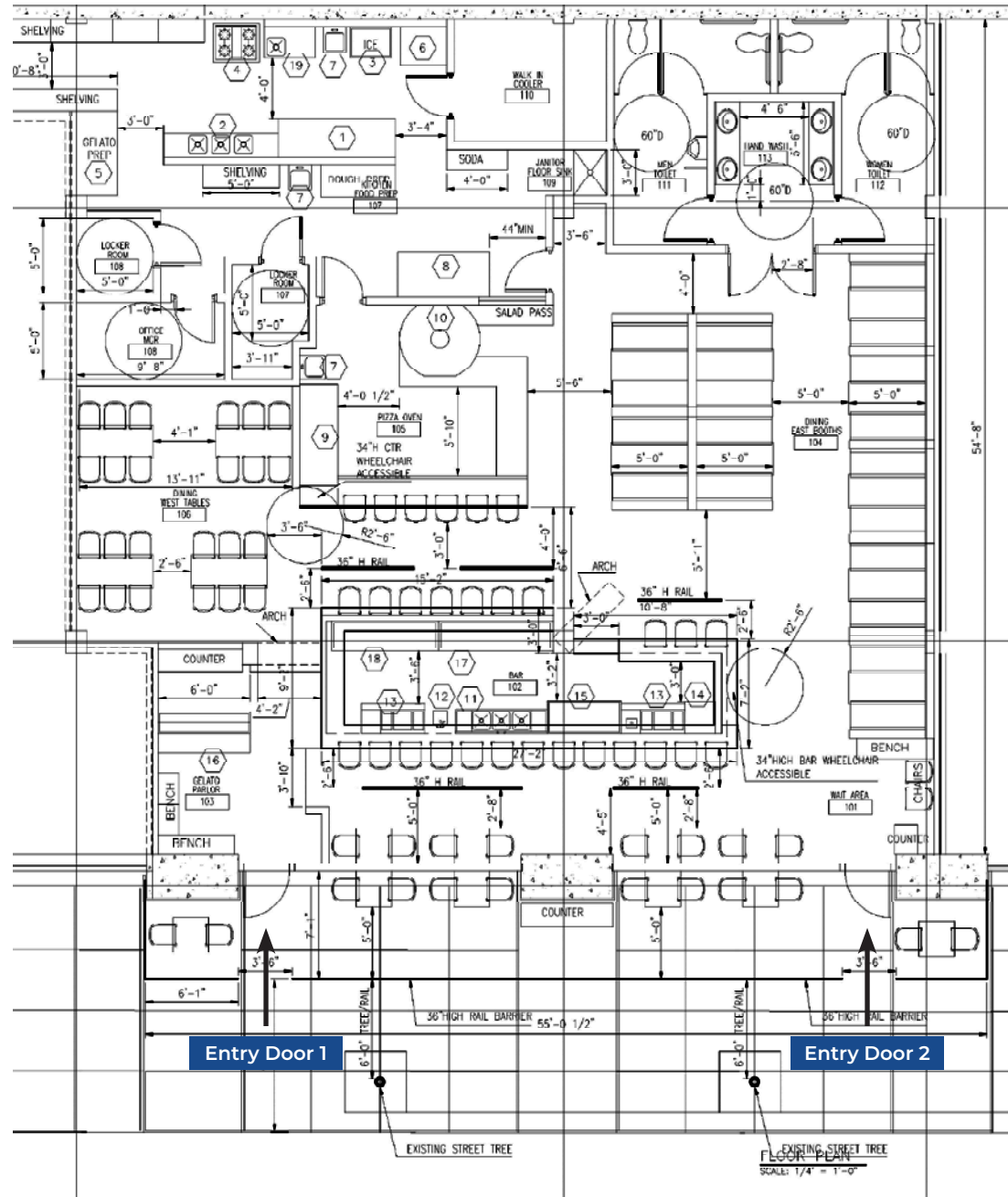


# PHOTOS





# FLOOR PLAN



# SITE PLAN

← ONE WAY

Union St. / 7,295 CPD

Entrance to Parking Level 1 & 2

N Madison Ave. / 3,853 CPD

Retail Parking Entrance

El Molino Ave. / 6,895 CPD



Colorado Blvd. / 22,369 CPD

# AMENITIES MAP

210

M  
LAKE AVE  
GOLD LINE

210



**625**  
E COLORADO  
BLVD.

## PLAYHOUSE VILLAGE

## PASADENA

- RETAILERS
- EATERIES
- LODGING
- ATTRACTIONS
- FITNESS
- DEMAND GENERATOR

MAP © 2021 CARTIFACT  
DATA © OSM CONTRIBUTORS



# DEMOGRAPHIC KEY FIGURES

## POPULATION



01	MILE	45,042
02	MILES	106,559
03	MILES	193,297

## AVERAGE HOUSEHOLD INCOME



01	MILE	\$103,322
02	MILES	\$117,542
03	MILES	\$133,564

## DAYTIME POPULATION



01	MILE	65,818
02	MILES	96,487
03	MILES	137,221





# Playhouse Village

## Current Customer Trends Summary

**B10** –The Cosmopolitan Achiever was the largest visitor to Playhouse Village and their numbers dropped significantly following the Safer at Home Order went into place and increased in June 2020. Affluent middle-aged and established couples and families enjoying dynamic lifestyles in metro areas are once again returning to the Playhouse Village.

**I32** –The Steadfast Conventionalist was the second largest visitor. Percentages have declined slightly. First-generation Americans, Latinx, blue-collar, modest educations, married couples in their 40s/50s with school-aged and older children.

**G25** –The Urban Edge visitation has increased. Their importance as a visitor to the district has noticeably increased. The lively, up-and-coming singles living big city lifestyles may be the driver.

**O54** –The Influenced by Influencers are increasing. Young, multi-ethnic singles living in city gravitate to the Playhouse District.

The "Mobilytics" report shows mobile phone visitor trends over recent months, focusing predominantly on evening/weekend stats. The Urban Edge and similar youth-oriented categories are gaining strength.

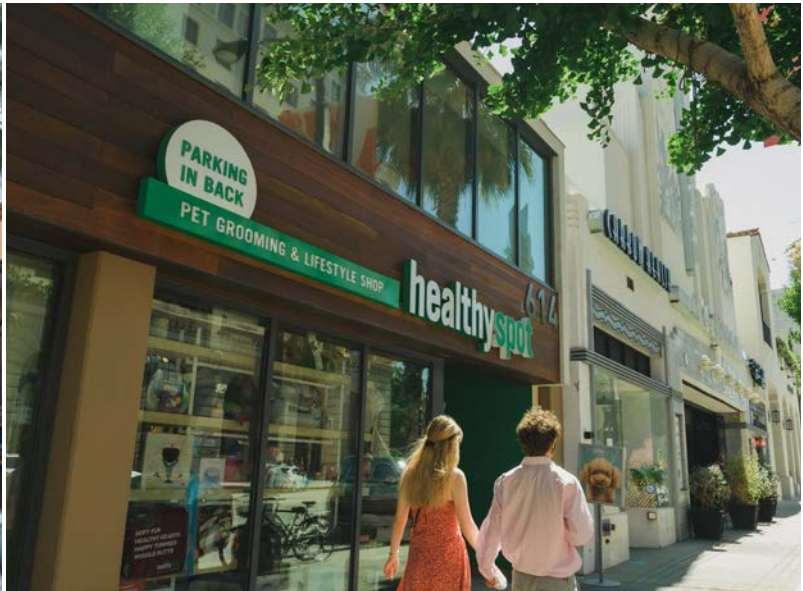
For more information, please visit the sites below:



[Playhouse Village Video](#)



# NEIGHBORING RETAILERS





# PASADENA

## LIFESTYLE

A world class live, work, play district centrally located within the LA Metropolitan area.

## SHOPPING

Pasadena is a regional shopping destination with offerings to satisfy everything from your day-to-day needs to the unexpected and unique. Described as the “shining jewel of Southern California” by the New York Times, Pasadena also has luxury, if that’s your cup of tea. Pasadena’s retail mix is well served by consumers of all types as demonstrated by its demographics and psychographic profiles.

## MUSEUMS AND CULTURE

With five major museums, Pasadena has more museums per capita than nearly any U.S. city, according to Sunset Magazine. Some of the most distinguished art collections are housed in the Norton Simon Museum, Pasadena Museum of California Art, and USC Pacific Asia Museum, not to mention the nearby Huntington Library, Art Collections & Botanical Gardens.

## DINING

Serving cuisines from all corners of the world, Pasadena offers more restaurants per capita than New York City, according to the LA Times. Diners can choose from a broad range of cuisines served in a variety of environments ranging from outdoor cafes and burger joints to elegant trattorias and fine dining rooms. Pasadena’s downtown comes alive with no shortage of happy hour, music and nightlife options.

## PLAYHOUSE VILLAGE PBID

Celebrating 25 years and its recent renewal, the Playhouse Property and Business Improvement District (“PBID”) is a unique benefit to property owners, businesses and City of Pasadena to work as a cohesive organization dedicated to the long-term vitality of the Playhouse District. The organization provides “clean and safe” program, a professional marketing and business promotion program to enhance the physical environment and amenities throughout the District including the funding for Capital Improvements.

## THE OUTDOORS

With over 300 days of sunshine, Pasadena boasts the perfect weather for enjoying the outdoors, even in the winter months. In Pasadena, outdoor enthusiasts have miles upon miles of hiking trails to choose from, a 3.1 mile recreation loop made for fitness, equestrian trails, an archery range and casting pond, and over 24 city parks, with more on the way.

## EVENTS

You’ll never be without an event when you live, work, or visit Pasadena, and we’re not just talking the Tournament of Roses Parade & Rose Bowl Game. People flock to Pasadena to take advantage of the wide variety of sporting and entertainments events held at the Rose Bowl Stadium.





© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**STEVE NELSON**

First Vice President

+1 818 502 6726

[steve.nelson@cbre.com](mailto:steve.nelson@cbre.com)

Lic. 00644825

CONTACT

625

PASADENA, CA

EAST  
COLORADO  
BLVD.

Playhouse  
Village