

FOR LEASE
550 E COLORADO BLVD.
PASADENA, CA



RETAIL SPACE
FRONTING COLORADO BLVD

FOR LEASE - RETAIL SHOPS @ AC HOTEL BY MARRIOTT

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\$5/SF/Mo
ASKING RATE



±5,000 SF (divisible)
SUITE SIZE



±114,000 SF
TOTAL BUILDING SF



CD-4
ZONING

PROPERTY HIGHLIGHTS

- ±5,000 SF (divisible) prime retail space on the ground floor of the AC Hotel at Marriott in Pasadena’s Playhouse Village.
- The new six-story AC Hotel will feature a ground floor restaurant with outdoor dining, rooftop lounge, Peloton fitness room, event space and signature AC Lounge.
- Currently under construction with completion due Q1 2025
- Seeking hotel amenity-focused retailers including unique concept boutiques and lifestyle brands, cosmetics/skin care, experiential/specialty retail and health/wellness.



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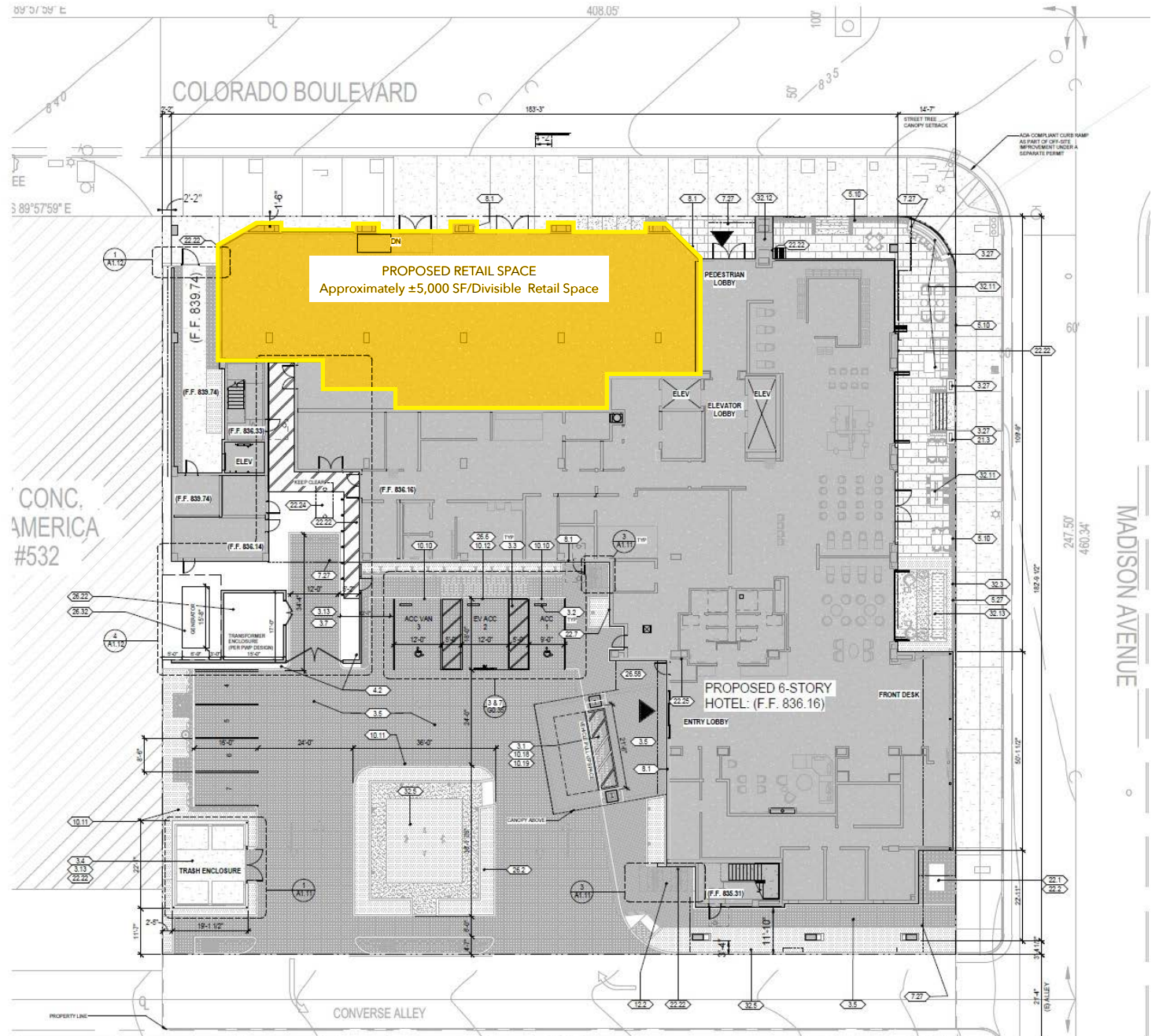
LOCATION HIGHLIGHTS

- Located at the SWC of Colorado Blvd and Madison Street across from Urth Café on the world-famous Rose Parade Route.
- Playhouse Village is the heart of Pasadena's arts and culture district featuring the Pasadena Playhouse (the state theatre of California), Boston Court, The Children's Museum and iconic comedy club, The Ice House.
- The district is emerging as Pasadena's premier residential and commercial center for Culture and Commerce with over 1,100 new residential units.
- Kaiser Permanente School of Medicine recently completed their 80,000 sf medical school building at 94 S Los Robles Avenue, and graduated their 1st class of doctors.
- Only 12 miles from Downtown LA, the City of Pasadena's rich history, cultural museums, fine dining, shopping and entertainment draw an average of 25,000-35,000 visitors on weekends!





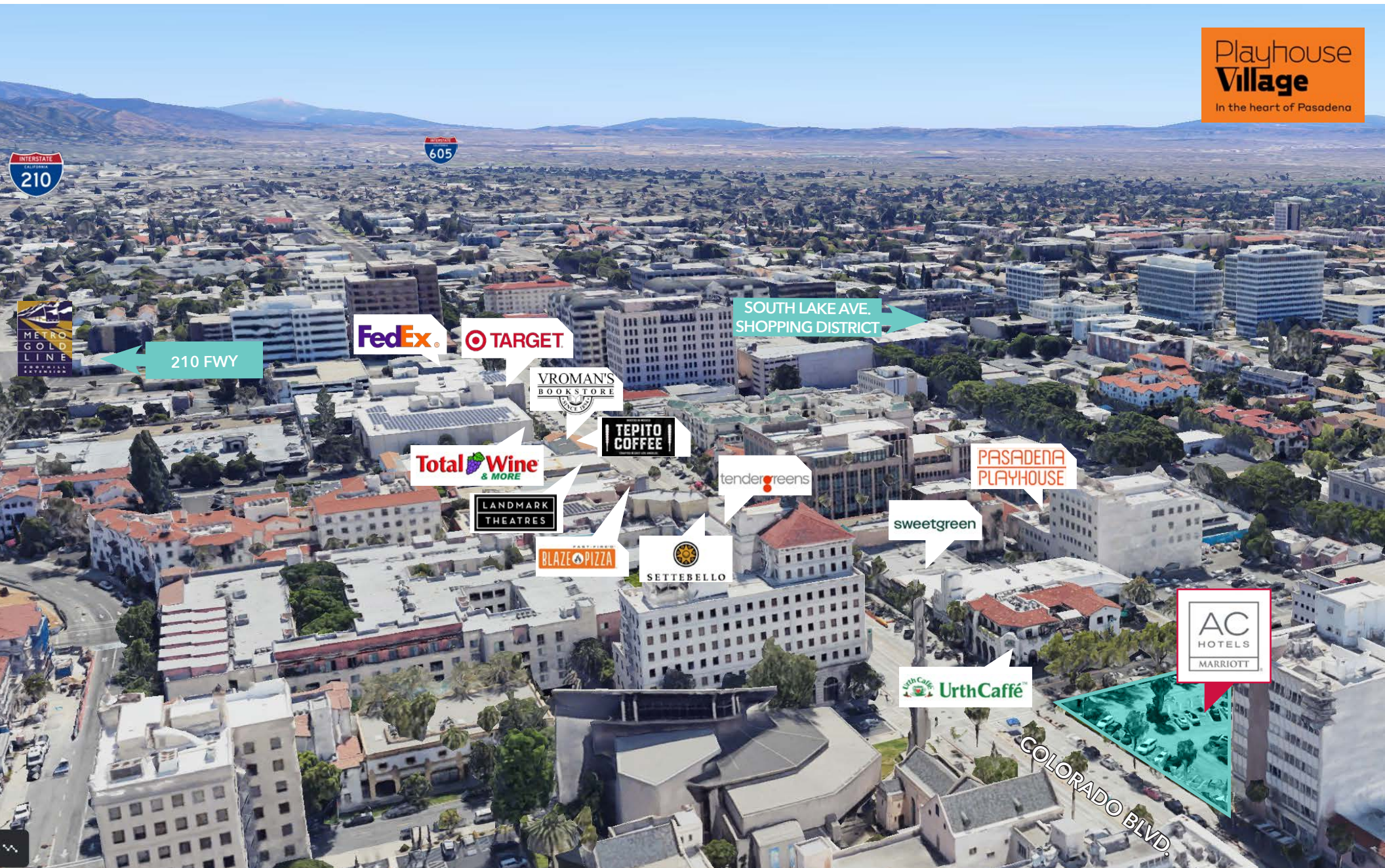
SITE & FLOOR PLAN



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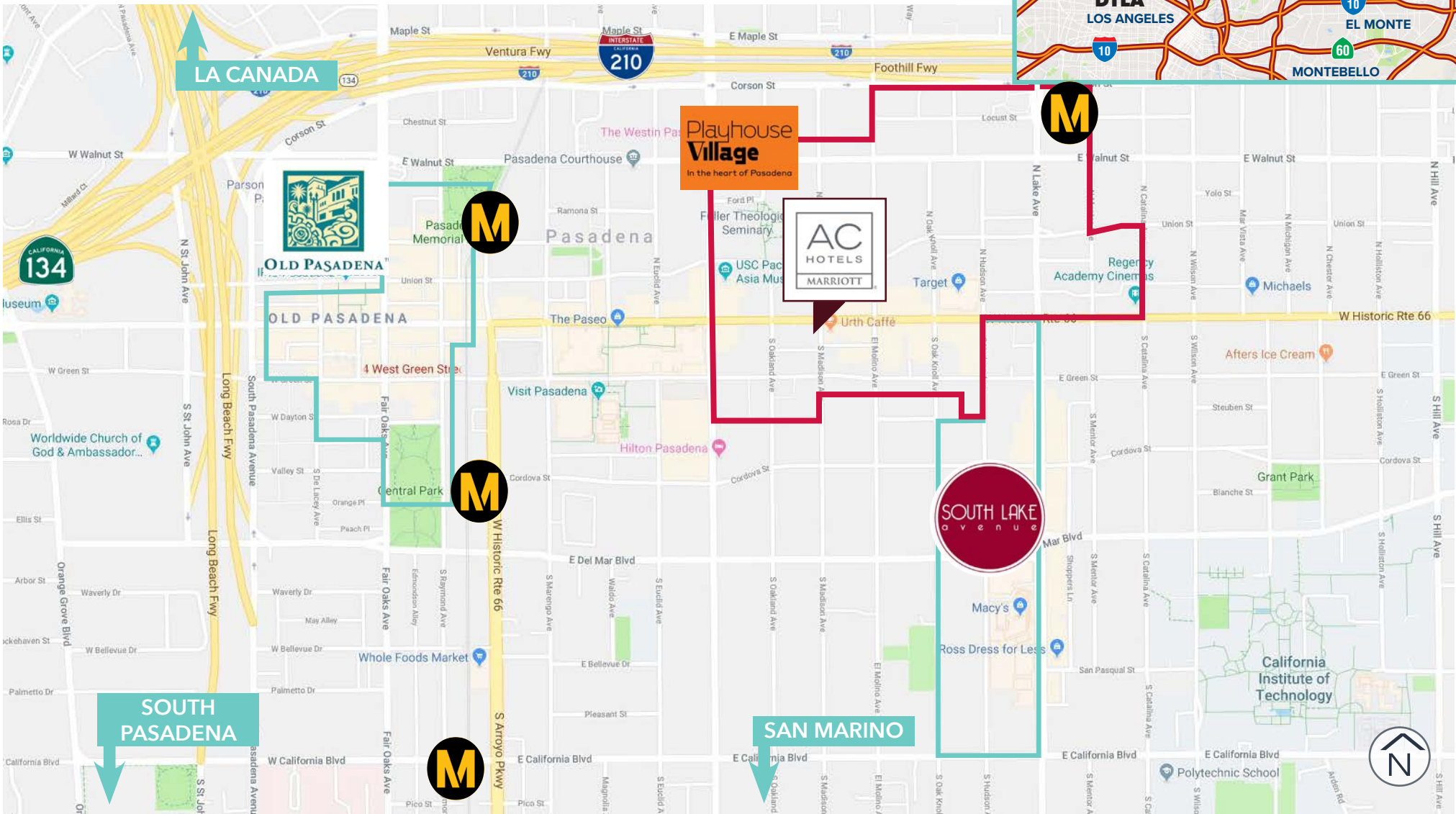
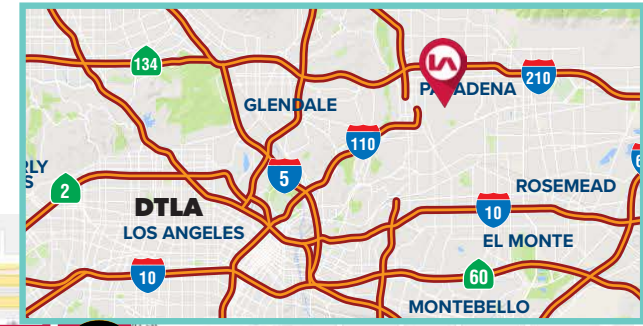
Playhouse Village
In the heart of Pasadena



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- Blocks away from the Metro Gold Line
- Trade Area Encompasses High Income Housing Communities of Pasadena, South Pasadena, La Canada and San Marino



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Playhouse Village

In the heart of Pasadena



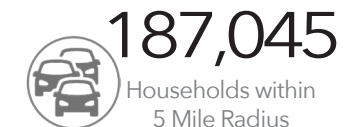
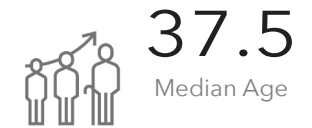
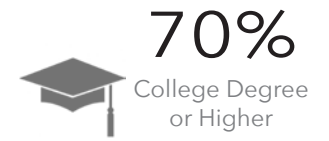
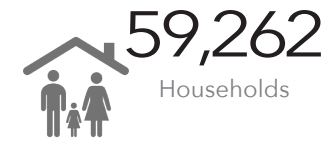
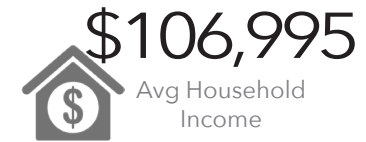
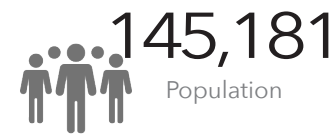
Playhouse Village is a hub of culture, entertainment, commerce and education. Named after the iconic Playhouse Theater established in 1924, this area has evolved into Pasadena's center for art, literature, and entertainment. The village boasts an impressive array of attractions, including art cinemas, the Pacific Asia Museum, Boston Court, and the legendary Ice House Comedy Club. In addition, visitors can explore an eclectic mix of galleries, over 45 restaurants, bars, and coffee shops.

One of the highlights of Playhouse Village is its walkability. With many beautiful, tree-lined streets, residents can easily stroll around and enjoy the vibrant atmosphere. The Village is also conveniently located near numerous elementary and secondary schools, colleges, and universities, such as the Institute of Culinary Education (ICE) and the prestigious California Institute of Technology.

Playhouse Village is undergoing a significant transformation with an unprecedented number of development projects recently completed or in process. These developments will bring over 1,000 new residential units to Playhouse Village. In addition, the village has welcomed Kaiser's 80,000 square feet new medical school campus. This staggering amount of new development will undoubtedly bring more foot traffic and drive revenues to the Village's retail tenants.

Playhouse Village Park opened in 2022 to great fanfare and was the culmination of a 20-year effort to bring a dazzling new park to the village. Playhouse Village is fast becoming a sought-after destination for both residents and businesses, and it's exciting to see the area's potential being realized.

DEMOGRAPHICS



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