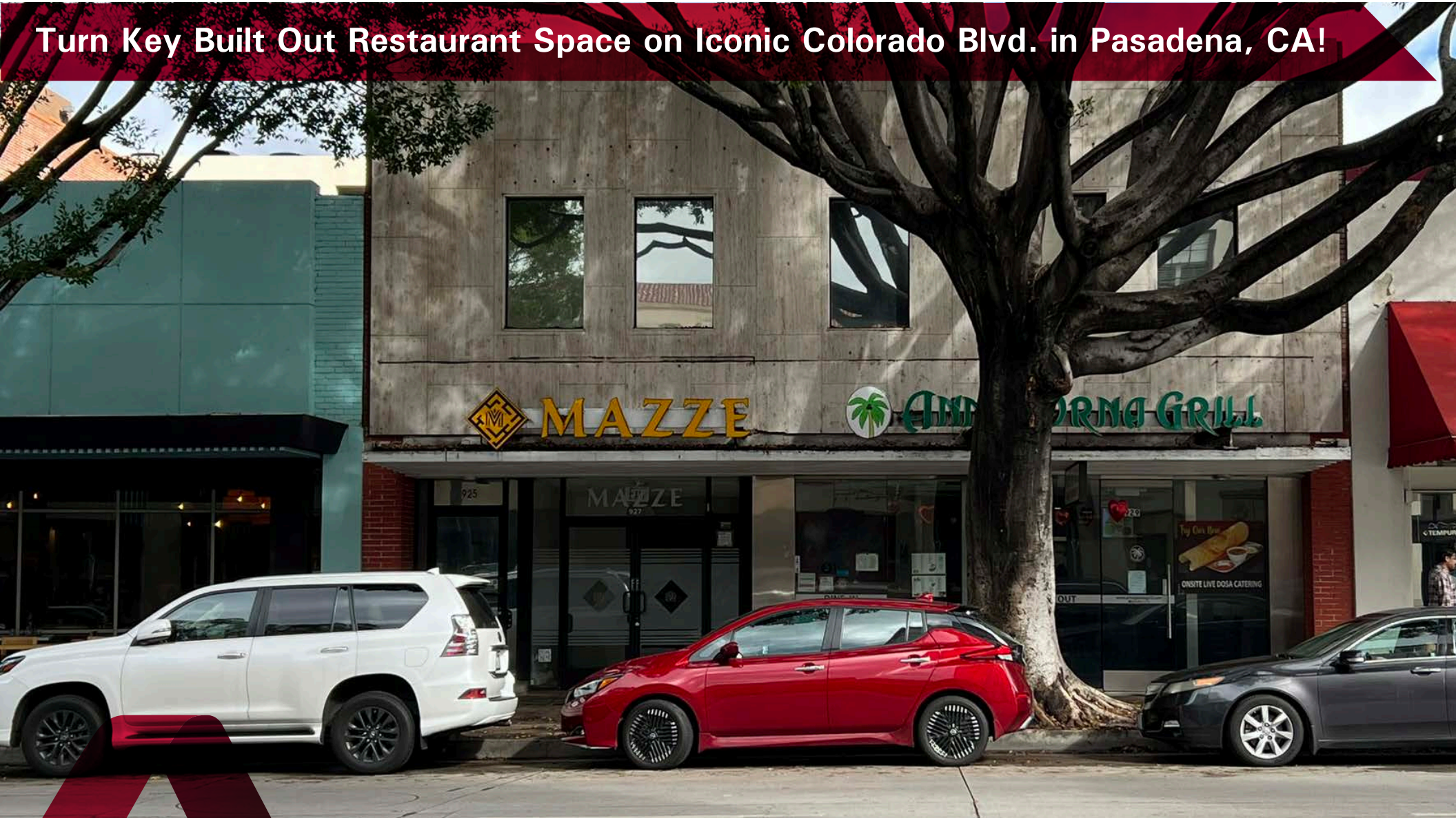


— 9 2 7 —  
E. COLORADO BLVD  
PASADENA CA 91106

Retail/Restaurant/Storefront | **FOR LEASE**

**Turn Key Built Out Restaurant Space on Iconic Colorado Blvd. in Pasadena, CA!**





# 9 2 7

## E. COLORADO BLVD PASADENA CA 91106

## Retail/Restaurant/Storefront | FOR LEASE

Property Information

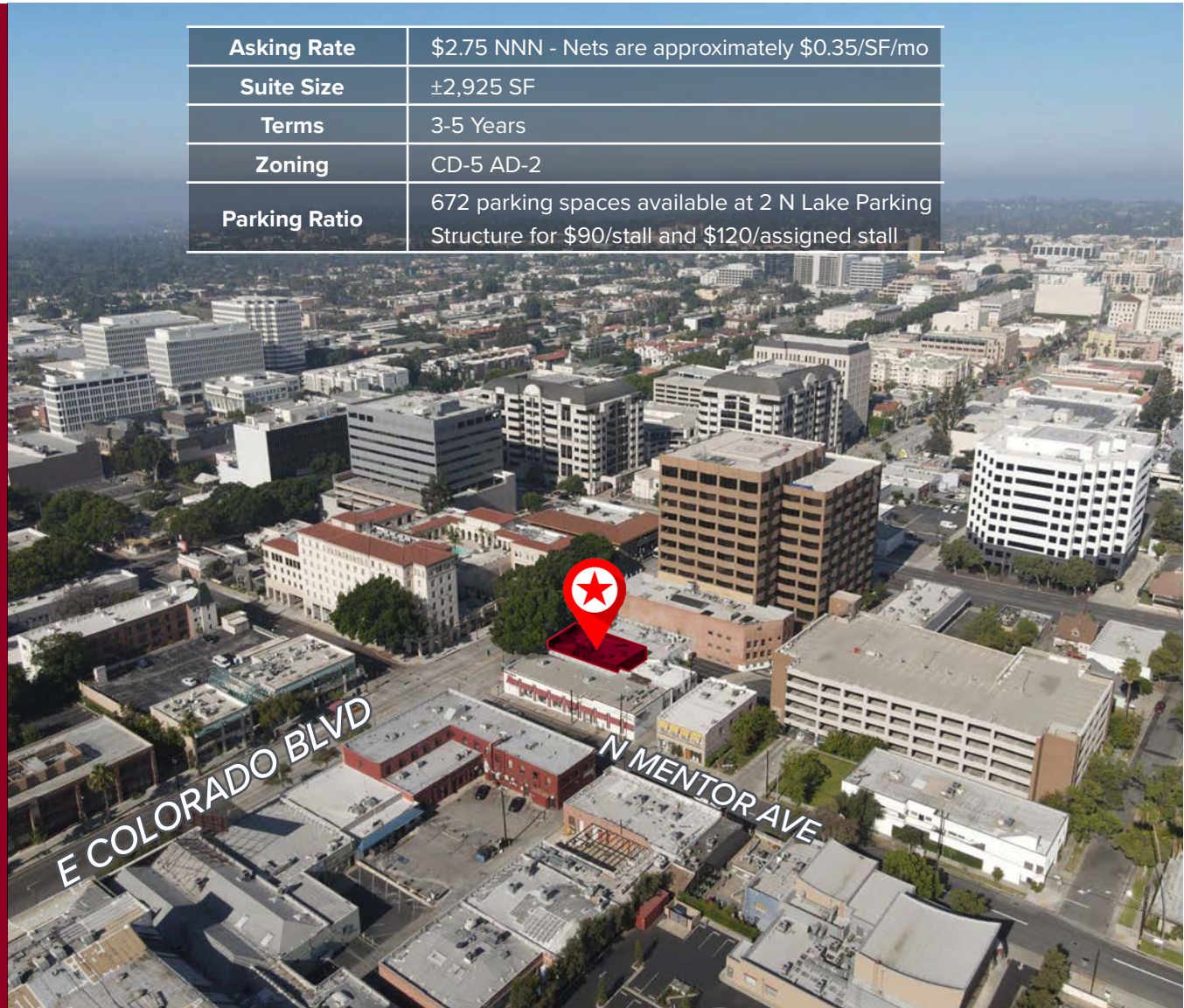
### PROPERTY HIGHLIGHTS

- ▶ Great co-tenant mix, neighboring two favorite hot spot restaurants on both sides!
- ▶ Surrounded by an abundance of Class A office towers, national and regional retailers, restaurants, theatre and entertainment options
- ▶ Excellent exposure and signage opportunity on the front and back of building with 40 feet of frontage on highly trafficked Colorado Blvd
- ▶ Two large multi-story parking structures within 50 yards
- ▶ Fully equipped ground floor restaurant space with stellar goodwill operating as a restaurant for over 15+ years

### LOCATION HIGHLIGHTS

- ▶ Located in the heart of Pasadena's desirable Playhouse Village
- ▶ Just steps from one of the busiest intersections of Colorado Blvd and Lake Ave in Pasadena's Central Business District
- ▶ Walkers Paradise with walk score of 98
- ▶ Walking distance to the Metro Gold Line and the 210 Freeway
- ▶ Densely populated thoroughfare benefiting from excellent pedestrian and vehicle traffic
- ▶ Directly across the street from newly opened and renovated 4-star Pasadena Hotel

Asking Rate	\$2.75 NNN - Nets are approximately \$0.35/SF/mo
Suite Size	±2,925 SF
Terms	3-5 Years
Zoning	CD-5 AD-2
Parking Ratio	672 parking spaces available at 2 N Lake Parking Structure for \$90/stall and \$120/assigned stall



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Property Summary

Lee & Associates – Pasadena and RBS Realty have teamed up as exclusive listing agents and are pleased to present the rare opportunity to lease 3023 SF turn key restaurant located at 927 E Colorado Blvd. in Pasadena, CA. Call listing brokers Mauricio Olaiz 626.841.1864 or Monique Berry 424.359.0114 for a tour or more information.



**CONTACT  
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Interior Photos



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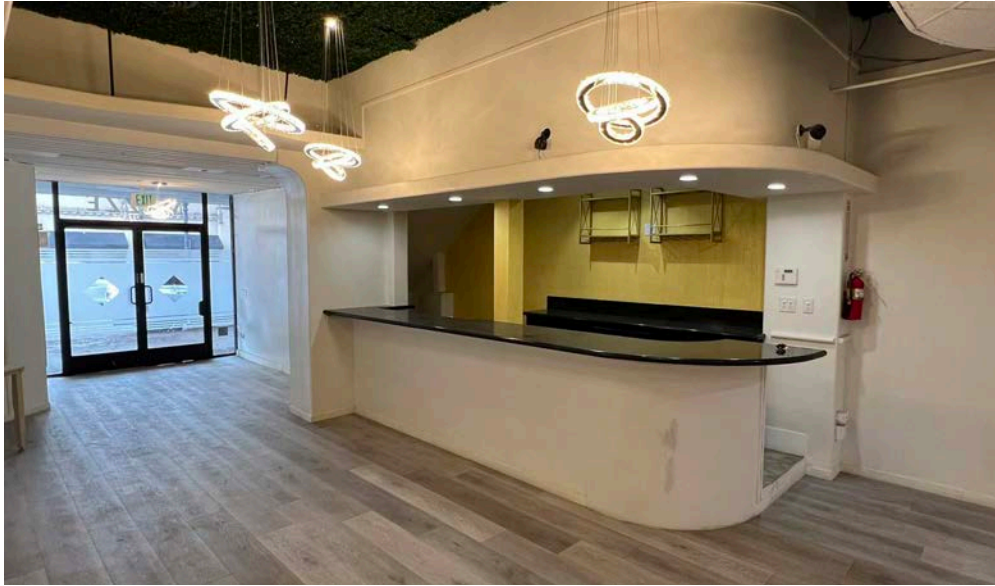
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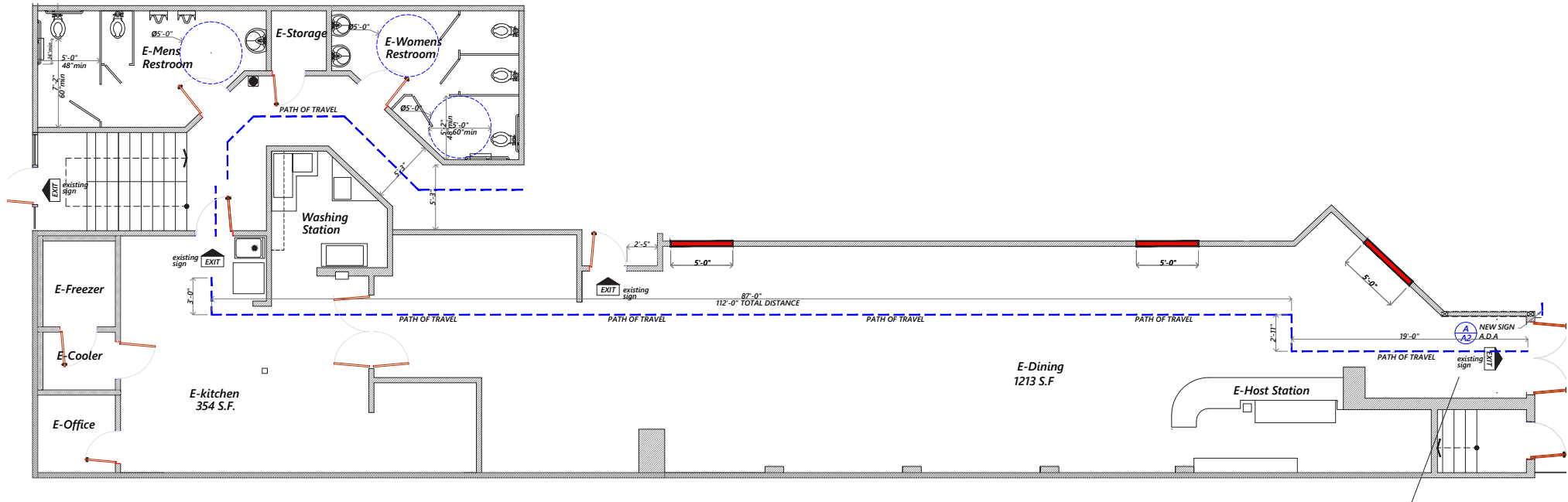
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Floor Plan



### ***Path of Travel***

Scale: 1/8" in=1'-0"

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