



**COLDWELL
BANKER
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1294 E. COLORADO BLVD.

Pasadena, CA 91106

BUILDING SQAURE FEET

19,669 SF

ASKING PRICE

\$5,700,000 (\$290 PSF)

Owner/ User Retail/Office Opportunity with Development Potential

3D VIRTUAL TOUR

[CLICK HERE](#)

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388 S Lake Ave, Pasadena, CA 91101
626.584.0050



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PROPERTY DETAILS

Sale Price:	\$5,700,000
Price / SF	\$290
Building SF:	19,669
Lot Size:	0.45 Acres
Year Built:	1967
Zoning:	East Colorado Specific Plan (ECSP-CG-1)
Parking	Approximately 30 spaces
Market:	San Gabriel Valley
Submarket:	Pasadena
APN:	5735-001-031

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The Subject Property boasts approximately fifty (50) linear feet of frontage on the world-famous Colorado Boulevard Rose Parade route, with traffic counts of over 18,000 vehicles per day, creating a prominent identity. Only 0.8 miles from the Metro Gold Line station and 210 freeway on Lake Avenue, this location facilitates easy access to public and private transportation. A "Walker's Paradise" Walk Score of 91 accurately conveys the ease and opportunity of pedestrians to access the wide array of Pasadena's surrounding amenities.

Diverse options for mixed-use or even multifamily development such as condos or apartments are applicable to the Property.

- Large rear parking lot including thirty (30) free surface spaces with ingress and egress via Green Street.
- Includes one (1) freight elevator with 3,000 lb. capacity serving all three (3) floors.
- Two (2) meters, each 400 Amps.
- Additional windows and signage may be added fronting Colorado Blvd.
- Column free space on first floor.
- Front and rear vestibule allowing access to each floor.
- +/- 6,500 SF per floor.
- Two (2) kitchens.
- Basement included allowing for ample storage space.



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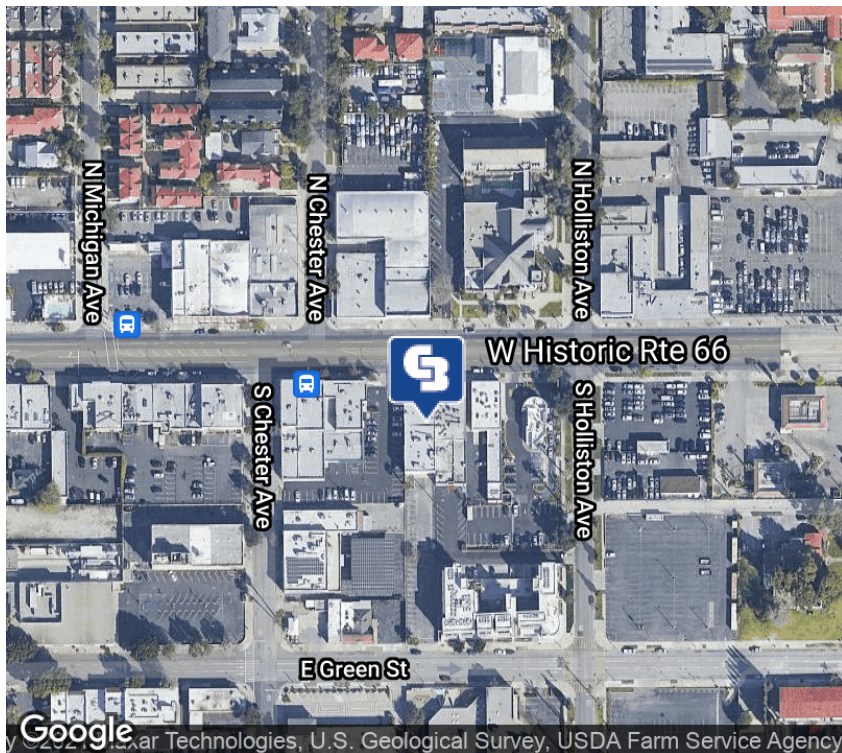


LOCATION OVERVIEW

1294 E. Colorado Boulevard is located on one of the busiest thoroughfares in the city of Pasadena, CA. The Subject Property fronts the South side of the world-famous Colorado Boulevard (Historic Route 66), situated one block west of Pasadena City College and has excellent access to and from the 210 freeway, only two blocks North.

Additionally, the Property is across the street from the new Curio by Hilton Development. The project will consist of 500 + hotel rooms, restaurants, retail, and entertainment. This dense and active area is the center point of new development in the city of Pasadena.

Pasadena is one of the most recognized, popular, and historic cities in the nation, and is a beacon of culture and lifestyle in the United States. With sights as exciting as the bustling outdoor mall, The Paseo, the renowned Norton Simon Museum, and the electric Rose Bowl stadium, there is never a shortage of reasons to stop in this lively city. Home of the internationally renowned Tournament of Roses Parade, Pasadena finds itself as the center of attention each year. Rich with education and culture, Pasadena also proudly hosts the California Institute of Technology, ArtCenter College of Design, and Fuller Theological Seminary.



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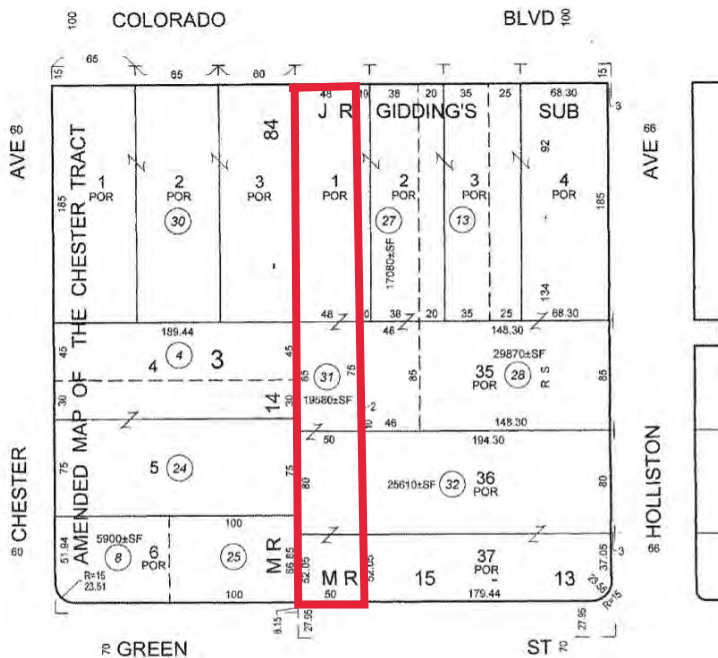
LOCATION INFORMATION

Street Address	1294 E. Colorado Blvd.
City, State, Zip	Pasadena, CA 91106
County	Los Angeles
Market	San Gabriel Valley
Sub-market	Pasadena
Cross-Streets	In between S. Chester Ave. & S. Holliston Ave.
Side of the Street	South
Signal Intersection	One (1) block west of the signalized intersection of E. Colorado Blvd. & S. Hill Ave.
Nearest Highway	210
Nearest Airport	Bob Hope Airport

BUILDING INFORMATION

Occupancy	0.0%
Number of Floors	3
Year Built	1967
Construction Status	Existing
Free Standing	No

Parcel Map



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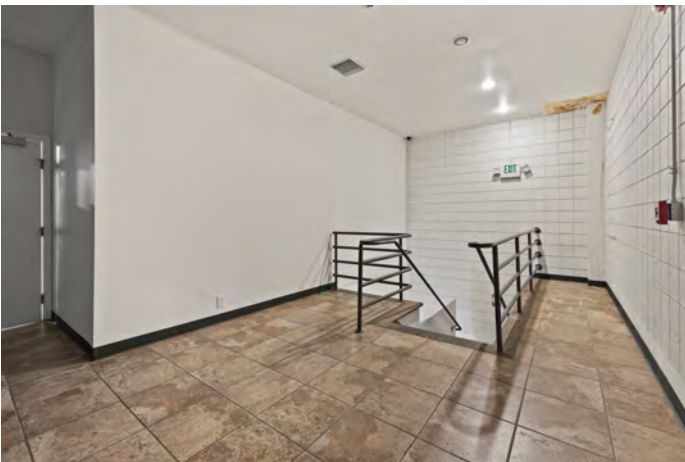
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Interior Photos



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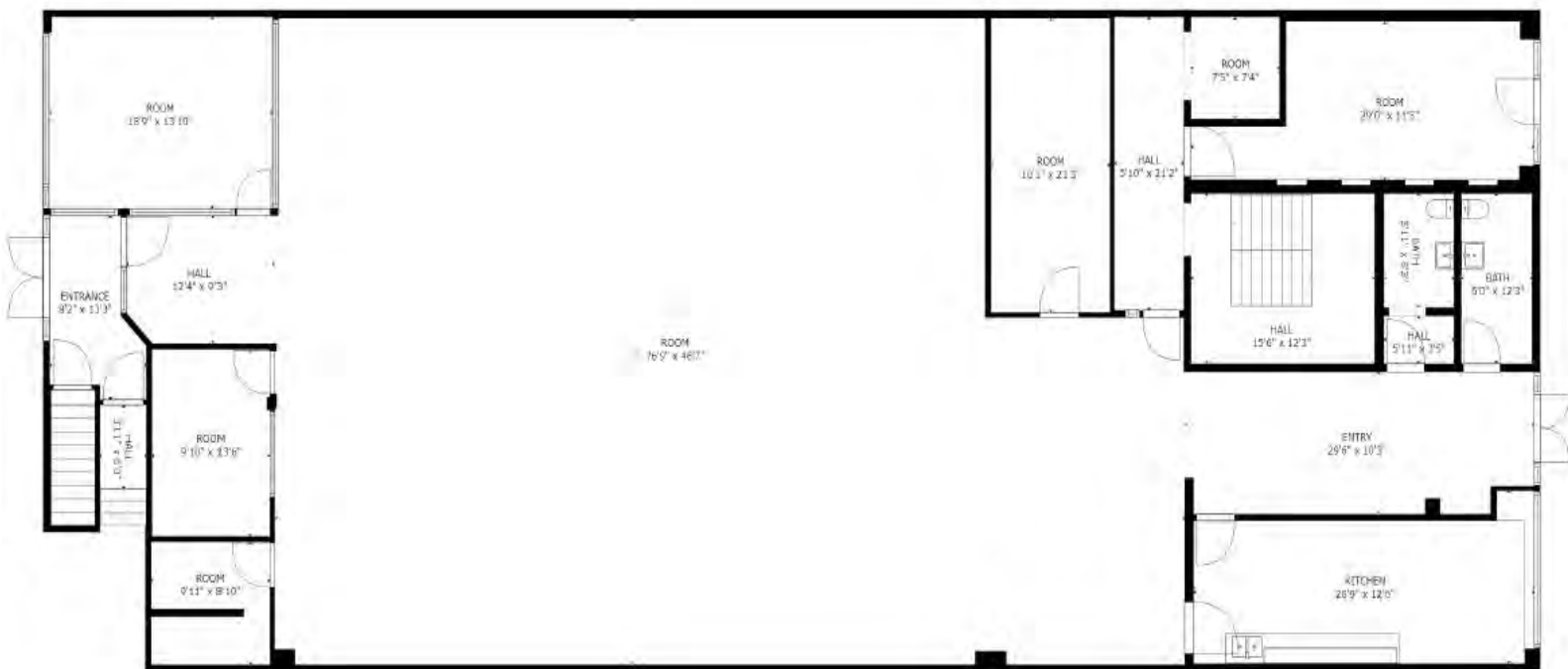
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1294 E. COLORADO BLVD.

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Floor Plan



First Floor

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5,743 Square Feet

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Floor Plan



Second Floor

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6,062 Square Feet

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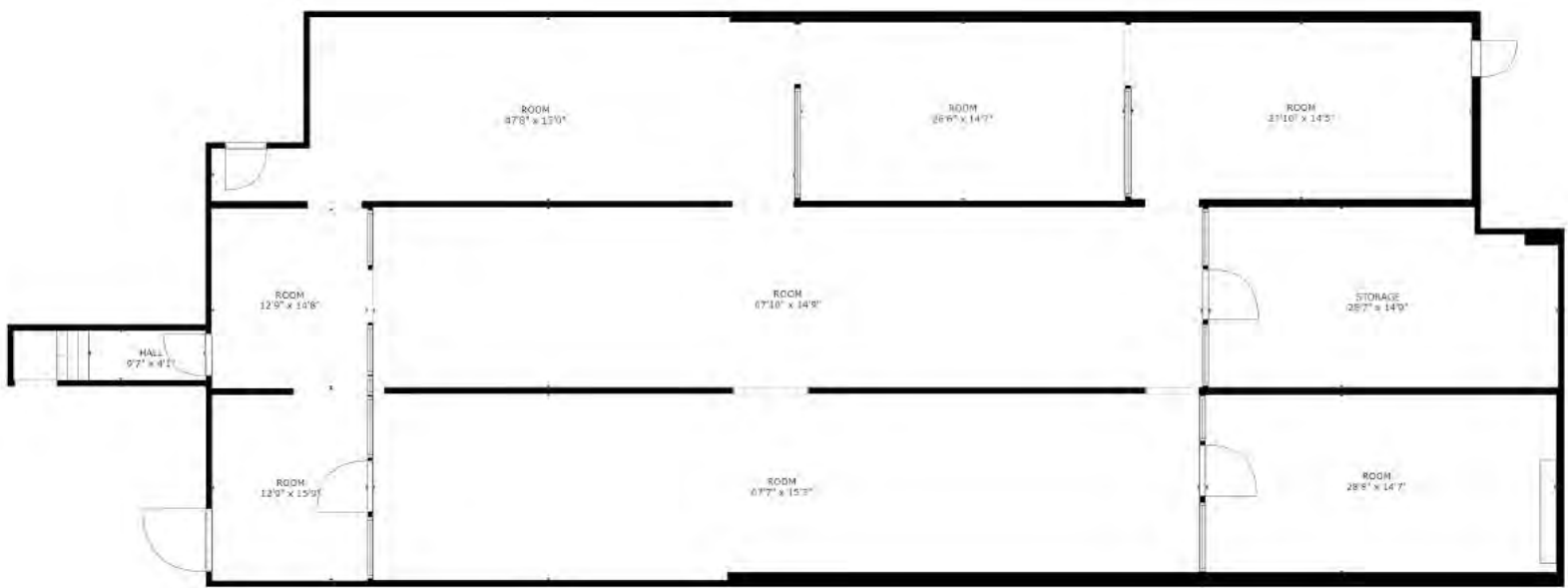
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Floor Plan



Basement

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4,852 Square Feet

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Zoning Information

GENERAL PLAN BASE ZONING DESIGNATION

MEDIUM MIXED USE

The “Subject Property” is currently located in a Medium Density Mixed-Use Zone: 0.0-2.5 Floor Area Ratio (“FAR”), 0-87 dwelling units per acre (“du/ac”). Intended to support the development of multi-story buildings with a variety of compatible commercial (retail and office) and residential uses. Development is characterized by shared open spaces, extensive landscaping, small to medium separations between buildings, and shared driveways and parking. Sites may be exclusively commercial or exclusively residential, or with buildings vertically integrating housing with non-residential uses. Mixed-use development projects containing housing shall incorporate amenities contributing to a quality living environment for residents including a courtyard, recreating facilities, and similar elements. Where buildings face the street frontage, they shall be designed to enhance pedestrian activity with transparent facades for retail uses and distinctive entries for housing. Parking shall be located below or to the rear of the street. Projects constructed at Medium Mixed-Use densities may be required to develop pedestrian-oriented streetscape amenities along their primary street frontage, consistent with the improvement concepts and plans defined by the city.

EAST COLORADO SPECIFIC PLAN

The “Subject Property” is currently zoned within the East Colorado Specific Plan (ECSP-CG-1). This sub-district is intended for the largest scale of development, such as mid to high-rise development, financial institutions, hotel, and convention facilities, entertainment uses, and restaurants. Mixed-use projects are encouraged. Stand-alone residential may be permitted.

The East Colorado Specific Plan requires a development permit in order to construct a new building on the Property or enlarge, remodel or alter the building structure and is subject to Design Review and Design Guidelines outlined in the East Colorado Specific Plan. Additionally, modification to an existing design or layout of a parking lot, removal of mature landscaping, or modification of an approved landscaping plan requires the approval of the Planning Director.

USE PERMITTED BY RIGHT INCLUDE:

1. Restaurants - medical, dental office
2. Residential
3. Mixed-use
4. Retail
5. Bank

For further zoning information and development standards, please contact:
Associate Planner: Luis Rocha (626) 744-6747



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Aerial Map



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Amenities Map



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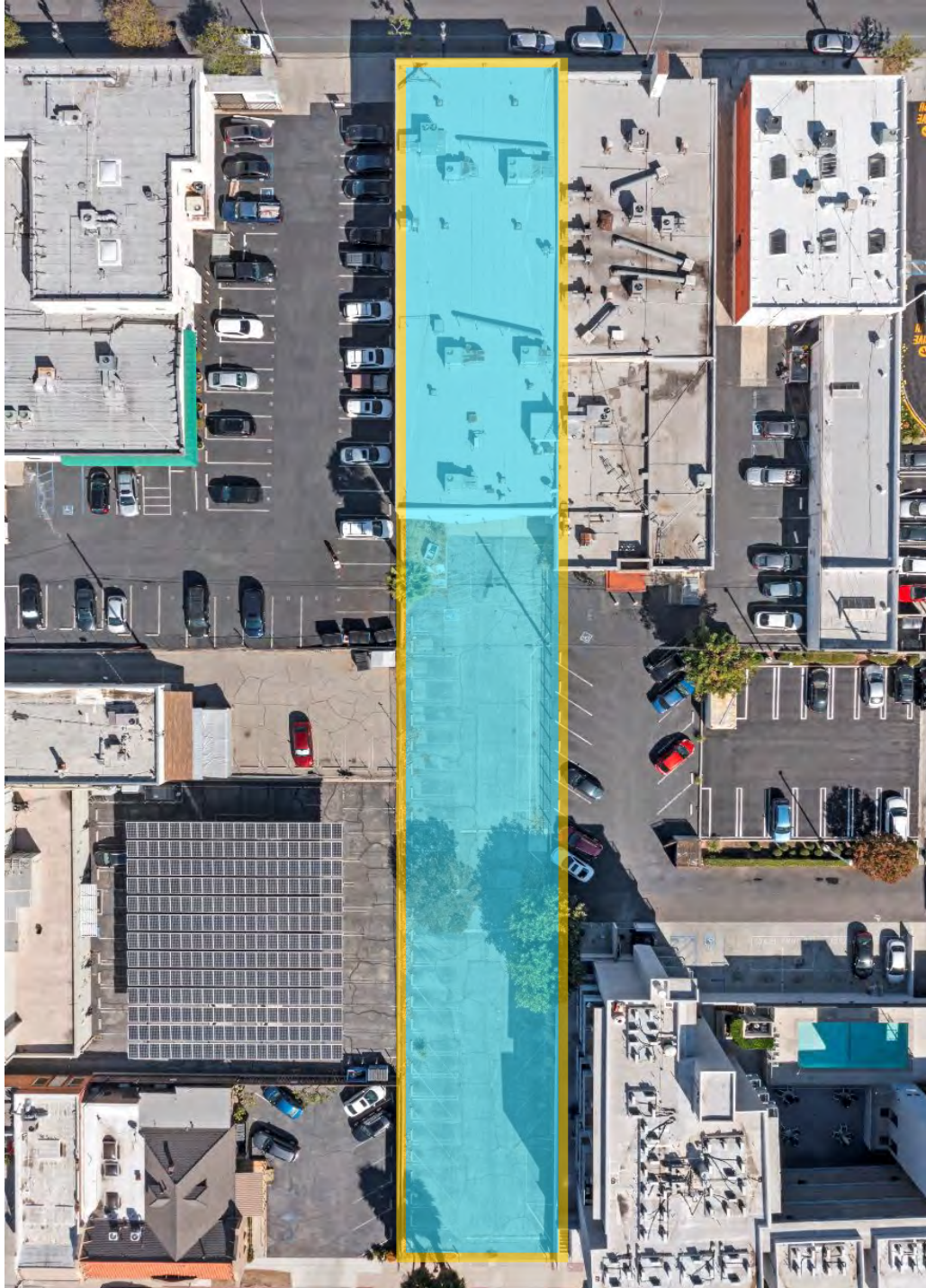
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Aerial View



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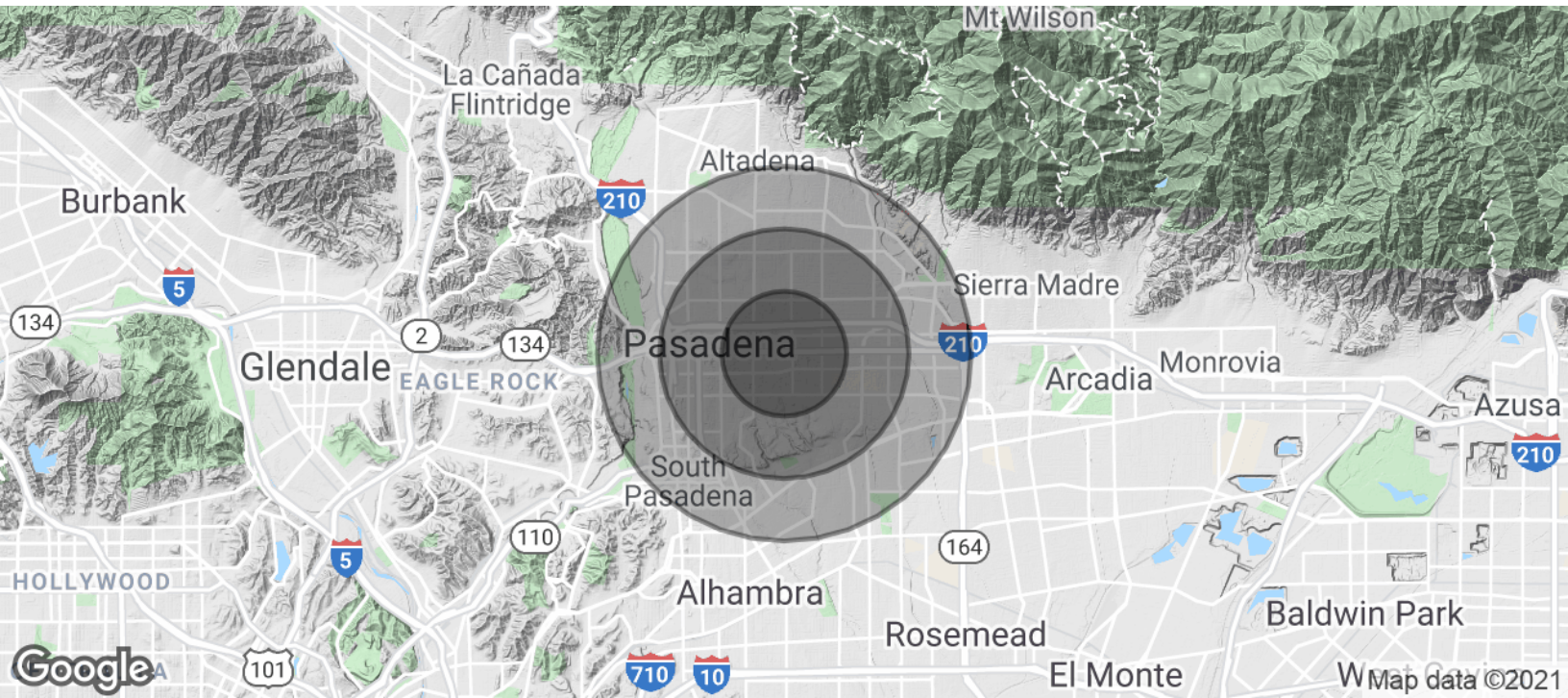
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Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	31,431	100,051	194,675
Average age	34.1	36.7	38.2
Average age (Male)	33.3	36.0	37.4
Average age (Female)	34.6	37.2	39.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	13,928	41,439	75,257
# of persons per HH	2.3	2.4	2.6
Average HH income	\$79,482	\$92,917	\$101,793
Average house value	\$616,080	\$686,051	\$714,237

* Demographic data derived from 2010 US Census

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