

FOR SALE / LEASE

3300 EAST COLORADO BOULEVARD

Pasadena, CA 91107



SALE PRICE: \$2,498,000

LEASE RATE: \$2.30 SF/Month MG

PARKING: 4 Parking spaces + 3 tandem parking spaces = 7 parking spaces with abundant street parking

Bill Ukropina

626 844 2200

Bill.Ukropina@cbcnrt.com

CalDRE #00820557

Kathi Constanzo

626 898 2308

Kathi.Constanzo@cbcnr t.com

CalDRE #02067397



**COLDWELL BANKER
COMMERCIAL
REALTY**

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PROPERTY DESCRIPTION

3330 E. Colorado Boulevard in Pasadena, CA, is a rare opportunity to purchase a small office/retail building on Colorado Blvd. in the heart of East Pasadena, and commands attention with its strategic positioning between major retail giants such as Target and Amazon Fresh. There is approximately 38 linear feet of frontage along Colorado Boulevard and the site enjoys visibility to the 21,000 vehicles driving by the corridor daily. This building is conveniently located less than a mile south of the 210 Freeway which makes accessibility optimal for commuters and shoppers alike.

The building features prominent signage enhancing its visibility to both eastbound and westbound traffic. Offered at a competitive sales price of \$2,498,000 or a lease rate of \$2.30/SF MG, the property includes 4 dedicated parking spaces plus an additional 3 tandem spaces, totaling 7 parking spaces. Abundant street parking further complements the site.

Don't miss out on this exceptional opportunity to own or lease a prime office/retail space in this vibrant commercial district along Colorado Boulevard.

OFFERING SUMMARY

Sale Price:	\$2,498,000
Lease Rate:	\$2.30 SF/month (MG)
Building Size:	3,752 SF
Lot Size:	5,319 SF
Zoning:	Commercial
APN:	5754-015-023

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	345	1,548	6,211

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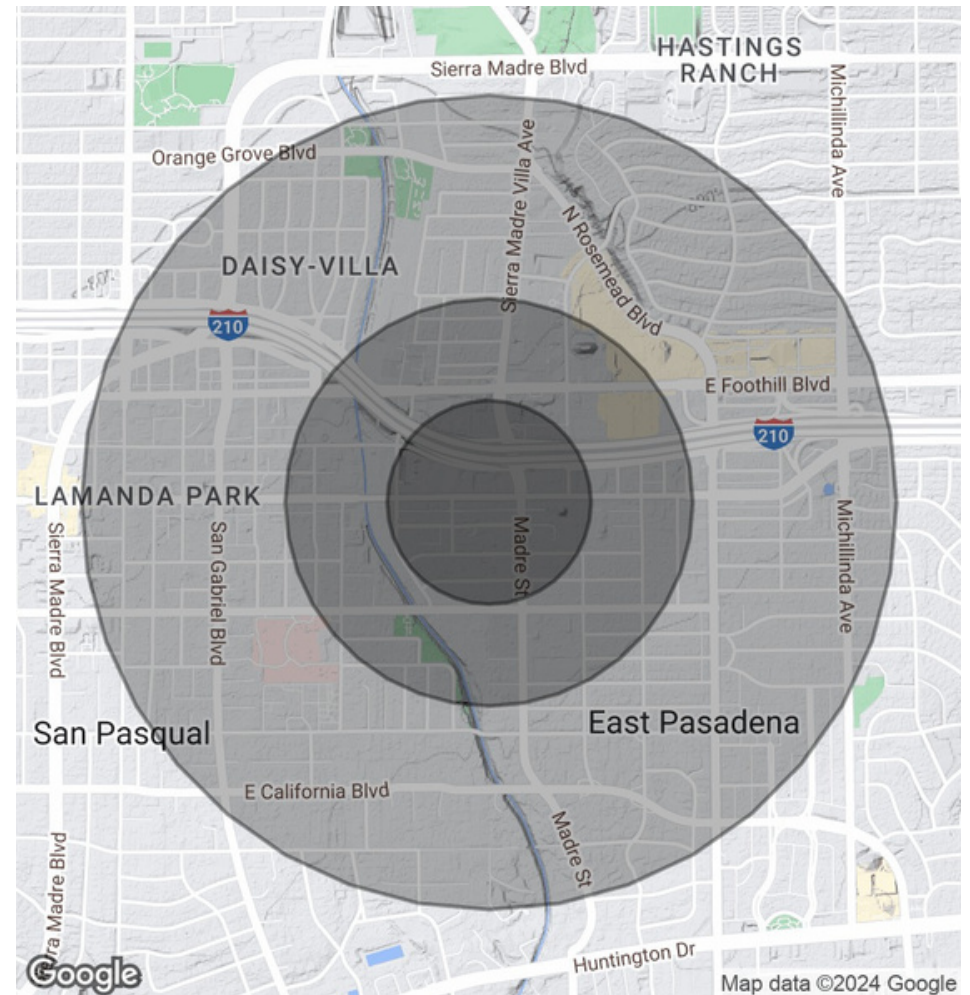
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,141	4,214	15,220
Average Age	38.9	41.3	43.5
Average Age (Male)	39.2	41.9	42.9
Average Age (Female)	38.7	41	43.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	345	1,548	6,211
# of Persons per HH	3.3	2.7	2.5
Average HH Income	\$109,501	\$130,583	\$123,553
Average House Value	\$732,104	\$829,606	\$895,024

* Demographic data derived from 2020 ACS - US Census



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