

1130

E. COLORADO BLVD.



**COLDWELL BANKER
COMMERCIAL**



PASADENA
CALIFORNIA



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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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1130

E. COLORADO BLVD

1130

E. COLORADO BLVD.

Coldwell Banker Commercial is pleased to present an exceptional value-added commercial opportunity at 1130 E Colorado Blvd in Pasadena, California. This expansive property spans 24,067 square feet of improvement on 60,092 square feet of land. Situated in the bustling heart of Pasadena, this property enjoys prime positioning along the renowned Colorado Boulevard. Its strategic location offers high visibility and easy access, surrounded by a vibrant community and within proximity to major transportation routes. This property presents an exceptional investment opportunity, with a strong history of steady rental income and potential for further development. The thriving local economy and growing demand for commercial spaces in Pasadena make this an attractive prospect for investors seeking long-term returns.

EXECUTIVE SUMMARY



**Property Address:**

Year Built:

NRSF:

LOT:

1130 E Colorado Blvd., Pasadena

1999

24,076 SF

60,092 SF

Price:

Per SF:

Current Cap Rate:

Pro Forma Cap Rate:

Current GRM:

Pro Forma GRM:

\$11,900,000

\$494.27

5.71%

6.28%

Financing:

LTV %:

Interest Rate/Loan Constant:

Amortization Period:

Debt Service:

Current Cash on Cash:

Pro Forma Cash on Cash:

\$5,000,000

42.02%

6.00%/6.00%

30 yrs

\$300,000

5.50%

6.49%

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ADDITIONAL PICTURES



ADDITIONAL PICTURES



ANALYSIS

TENANT	RENTABLE SF	%GLA	RENT (\$/MO)	MONTHLY RENT	LEASE TYPE	RENT (\$/MO)	MONTHLY RENT	LEASE TYPE
1	24,076 SF	100.00%	\$56,639	\$56,639	NNN	\$62,297	\$62,297	NNN
TOTAL	24,076 SF	100.00%	\$56,639	\$56,639	NNN	\$62,297	\$62,297	NNN
	CURRENT	PER SF	PER MONTH	%GR/EGR	PRO FORMA	PER UNIT	PER SF	%PGR/EGR
Potential Gross Revenue	\$679,665	\$28.23	\$56,639	100.00%	\$747,560	\$31.05	\$62,297	100.00%
Vacancy	\$0	\$0.00	\$0	0.00%	\$0	\$0.00	\$0	0.00%
Net Effective Rent	\$679,665	\$28.23	\$56,639	100.00%	\$747,560	\$31.05	\$62,297	100.00%
Other Income	\$0	\$0.00	\$0	0.00%	\$0	\$0.00	\$0	0.00%
Reimbursements	\$194,500	\$8.08	\$16,208	31.47%	\$197,000	\$8.18	\$16,417	26.35%
EFFECTIVE GROSS RENT	\$874,165	\$36.31	\$72,847	128.62%	\$944,560	\$39.23	\$78,713	126.35%
	CURRENT	PER SF	PER MONTH	%GR/EGR	PRO FORMA	PER UNIT	PER SF	%PGR/EGR
Reimbursable Expenses								
Property Tax	\$187,500	\$7.79	\$15,625	21.45%	\$190,000	\$7.89	\$15,833	20.12%
Insurance	\$7,000	\$0.29	\$583	0.80%	\$7,000	\$0.29	\$583	0.74%
Total Reimbursable	\$194,500	\$8.08	\$16,208	22.25%	\$197,000	\$8.18	\$16,417	20.86%
Total Non-Reimbursable								
Total Expenses	\$194,500	\$8.08	\$16,208	22.25%	\$197,000	\$8.18	\$16,417	20.86%
Net Operating Income	\$679,665	\$28.23	\$56,639	77.75%	\$747,560	\$31.05	\$62,297	79.14%
Debt Service	\$300,000	\$12.46	\$25,000	34.32%	\$300,000	\$12.46	\$25,000	31.76%
Cash Flow	\$379,665	\$15.77	\$31,639	43.43%	\$447,560	\$18.59	\$37,297	47.38%
Cash on Cash	5.50%				6.49%			
RENT ROLL	TERM	BEGIN	END	MONTHLY	ANNUAL	PSF RATE	SQFT	
	BASE	11/1/2014	10/31/2024	\$51,502.58	\$618,031	\$25.67	24,076	
	BASE	11/1/2024	31/10/2029	\$56,638.79	\$679,665	\$28.23	24,076	
	OPT1	11/1/2029	10/31/2034	\$62,296.65	\$747,560	\$31.05	24,076	
	OPT2	11/1/2034	10/31/2039	\$68,536.35	\$822,436	\$34.16	24,076	
	OPT3	11/1/2039	10/31/2044	\$75,398.01	\$904,776	\$37.58	24,076	

SAN MARINO

SOUTH PASADENA

1130

E. COLORADO BLVD

S. MICHIGAN

S. CATALINA

S. WILSON

COLORADO BLVD.





OLD PASADENA

PASADENA
CITY HALL



LAKE AVENUE

SHOPPING ON SOUTH
LAKE AVENUE



1130
E. COLORADO BLVD

E. GREEN ST.

COLORADO BLVD.





210 FWY



UNION STREET



SHOPPING ON SOUTH LAKE AVENUE

Alexandria II Bookstore
Ann Taylor
Barry's
Belle Nails and Spa
Boathouse Barbershop
Bravo Salon & Spa
Brown & Welin Pharmacy
California Closets
Casper, the Sleep Company
Cycle Gear Pasadena
Diamond Vision Optometry
drybar
Essence Dispensary
Easy Detox Spa
European Wax Center
facile dermatology + boutique
Fantastic Sams
Ferguson Bath, Kitchen & Lighting Gallery
Floyd's 99 Barbershop
Ghiaia Cashmere
Honey Nail Spa
Integrity Lash
Jack Rutberg Fine Arts
Jellylab
Jewels on Lake
Kimono no Kobeya
LA | Fitness
LaserAway
Macy's
Maison De Beaute
Maria de la Luz Fine Jewelry
Massage Envy Spa
Mattress Firm
Mattress Store Pasadena
Men's Wearhouse
Mikko Hair Creation
Moda Optique
Monstera Duet
Morales Holistic Health Center
Ms. Kawaii Eyelash Salon
NailBox Pasadena
Nippers
One Life Yoga
Optimal Health & Wellness
Orpheum Salon
Orvis Sporting Traditions
Pacific Sales
Pasadena Beauty Spa
Pasadena Weight Loss Center
Williams-Sonoma
Woody's Home
Trader Joe's
Tres Jolie
Verizon Wireless
Walgreens
TJ Maxx / Runway Collection
Trader Joe's
The Strength Shoppe
The Bee Cottage
Talbots
Sugared + Bronzed
Ten Thousand Villages
STRIDE
Sit 'n Sleep
Sanrio Pasadena
Planet Fitness
Ross Dress For Less

Baskin Robbins
Bistro 45
CAVA
Celestino Ristorante & Bar
Chipotle Mexican Grill
Chronic Tacos Mexican Grill
Corner Bakery
Craft Ramen HiroNori
Dan Modern Chinese
Dunkin'
Einstein's Bros Bagels
Erewhon Market
facile dermatology + boutique
Five Guys
Float Coffee Shop
Gaucho Grill
Gozen Shun
Granville Cafe
Green Street Restaurant
Jamba Juice
Jersey Mike's
Kreation Organic
Le Café Crème
Lemonade Restaurant
Magnolia House
Mandarin Coffee Stand
Marina Pasadena
Mediterranean Café
Mendocino Farms
Mercado Pasadena
Nekter Juice Bar
Nick's South Lake Avenue
Noda Sushi
Nothing Bundt Cakes
OinkMoo Tea Bar
Panda Express + Tea Bar
Pasadena Hotel & Pool
PASARROYO
Peet's Coffee & Tea
Philz Coffee
Pie 'n Burger
Pillow Talk Coffee Sandwich Pastry
Randy's Donuts
Real Food Daily
Smitty's Grill
Republik Coffee Lounge
Roots & Rye
SanSai Japanese Grill
Starbucks Coffee Company
SUGARFISH by Sushi Nozawa
Susie Cakes
The Arbour
The Coffee Bean & Tea Leaf
The Commons
The Counter
Tpumps
Twinkle Tea
UOVO Pasta | Pasadena
Urban Plates
Urbane Cafe
Veggie Grill
Winchell's Donuts
Yogurtland

PASADENA CITY

Pasadena Courthouse
Pasadena police Department
The Westin Pasadena
Pasadena Convention Center
Fuller Theological Seminary
Armory Center For the Arts
Public Art "Pasadena Robinson Memorial"
Pasadena Paramedics Emer Med
Pawnee City Hall from "Parks and Recreation"
City of Pasadena Permit Center
Pasadena Code Enforcement

OLD PASADENA SHOPS

2nd Street
85C Bakery Cafe
Aesop
Agnes Restaurant and Cheesery
Alfred
All Love Collections
Allbirds
Anderson Business Technology
Anthropologie
Apple Store
Audio Element
Avocado Green Mattress
Bad Bee Boutique
Banana Republic
Beard Papa's
Bearology
Blick Art Materials
Blue Bottle Coffee
Boba Cha Cha
Brilliant Earth
Cigars Tea Room
Cigars by Chivas
Clothes Heaven
Coffee and Plants
Comme Records
Cozy Stylish Chic
Crates & Barrel Design Studio
Crossroads Trading Company
Crown City Loan & Jewelry
Custom Comfort Mattress
Delight Pastry
Design Within Reach
Dots Cupcakes
Dr. Martens Store
Ellen Fisher
Everson Royce
Farrow & Ball
Jenette Bras
Kreation Lather Leafy
Lovesac
Lululemon
M. Ardonia
Madewell
Maude Woods: Artful Living
Mignon Chocolate
MINISO
ModLock
NEO Pasadena
Nike Running
Oakobing
Old Pasadena General Store
Old Pasadena Pharmacy &
Marketplace
One Colorado
Panache Bridal
Paper Source
Parachute
Patagonia
Place Vendôme
Pottery Barn
Pressed Juicery
Restoration Hardware
Retreat
Roche Bobois
Romantix
Room & Board

RorinLo
Rudolf Steiner Community Center - Library & Bookshop
Salt and Straw Ice Cream
Saiho International
Sephora
Shant's Clock and Watch Repair
Skin Laundry
Sofa U Love
Spectacular Eyewear
Zara
Warby Parker
We Olive & Wine Bar
Wanderlust Creamery
Visual Comfort & Co.
Viero Bridal
Veronique Bridal & Gowns
Vans Pasadena
Urban Outfitters
Tiffany & Co.
The Shade Store
The Pie Hole
The Dog Bakery
The Corridor
The Container Store
Tesla Motors
Temour-Pedie Store
T-Mobile - Sprint Repair Store
Sunglass Hut
Starbucks
bb.q Chickens
Barney's Beanyery
Blind Donkey
Bodegon No. 69
Bone Kettle
Bucca di Beppo
Café Santorini
Chef Tony Dim Sum
Club 54 Lounge & Nightclub
Crepes de Paris
Delight Pastry
Der Wolf
Dirt Dog
Dog Haus Biergarten
Edwin Mills by Equator
El Torso Cafe
Entre Nous French Bistro
Father Nature Lavash Bistro
Fishwives
Grandview Palace
Gyu-Kaku Japanese BBQ
Il Fornaio Cucina Italiana
Indiana Colony
IX Tapa Cantina
Jimmy John's
Jumak Restaurant and Lounge
Kabuki Japanese Restaurant
Kaviar Sushi Bar
King Taco
Lucky Baldwin's Pub
Maestro Restaurant
Mama M Sushi & Rolls
Mi Piece Italian Kitchen
Noodle St.
Roll Factory by Stray Cat
The Cheesecake Factory

ROSE BOWL STADIUM

Rose Bowl Stadium
Brookside Golf Course
Kidspace Children's Museum
The Gamble House
Rose Bowl Aquatics Center
Colorado Street Bridge

AREA MAP



DOWNTOWN L.A.

CENTURY CITY

OLD PASADENA

THE PASEO

1130
E. COLORADO BLVD



S. MICHIGAN

COLORADO BLVD.



1130

E. COLORADO BLVD.
TENANT OVERVIEW

**Office
DEPOT**

38,000 EMPLOYEES | BASED IN BOCA RATON, FLORIDA | ODP CORP (ODP)

Office Depot, Inc. supplies office products and services. Its North American Retail division sells an assortment of merchandise, such as general office supplies, computer supplies, business machines and related supplies, and office furniture under various labels, including Office Depot, Viking Office Products, Foray, Ativa, Break Escapes, Niceday, and Worklife through its chain of office supply stores.

NASDAQ:ODP FINANCIALS

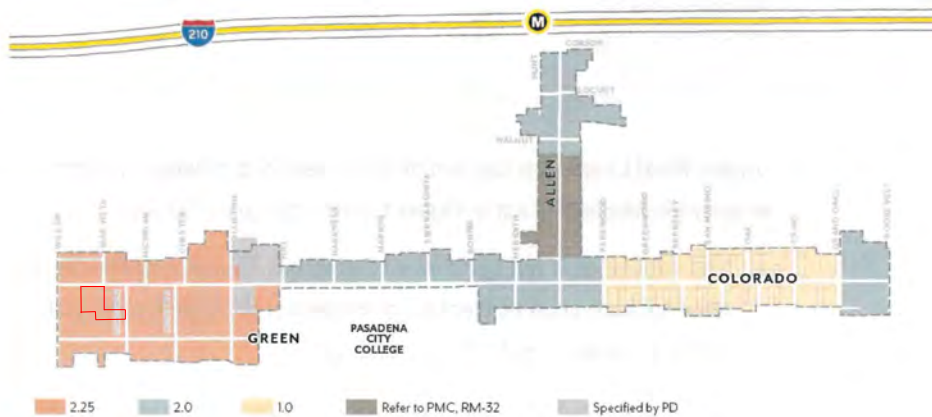
The ODP Corporation reported earnings results for the third quarter and nine months ended September 30, 2023. For the third quarter, the company reported sales was USD 2,009 million compared to USD 2,172 million a year ago. Net income was USD 70 million compared to USD 67 million a year ago. Basic earnings per share from continuing operations was USD 1.83 compared to USD 1.39 a year ago. Diluted earnings per share from continuing operations was USD 1.79 compared to USD 1.36 a year ago. Basic earnings per share was USD 1.83 compared to USD 1.38 a year ago. Diluted earnings per share was USD 1.79 compared to USD 1.35 a year ago. For the nine months, sales was USD 6,025 million compared to USD 6,385 million a year ago. Net income was USD 176 million compared to USD 149 million a year ago. Basic earnings per share from continuing operations was USD 4.52 compared to USD 2.92 a year ago. Diluted earnings per share from continuing operations was USD 4.38 compared to USD 2.84 a year ago. Basic earnings per share was USD 4.52 compared to USD 3.06 a year ago. Diluted earnings per share was USD 4.38 compared to USD 2.97 a year ago.



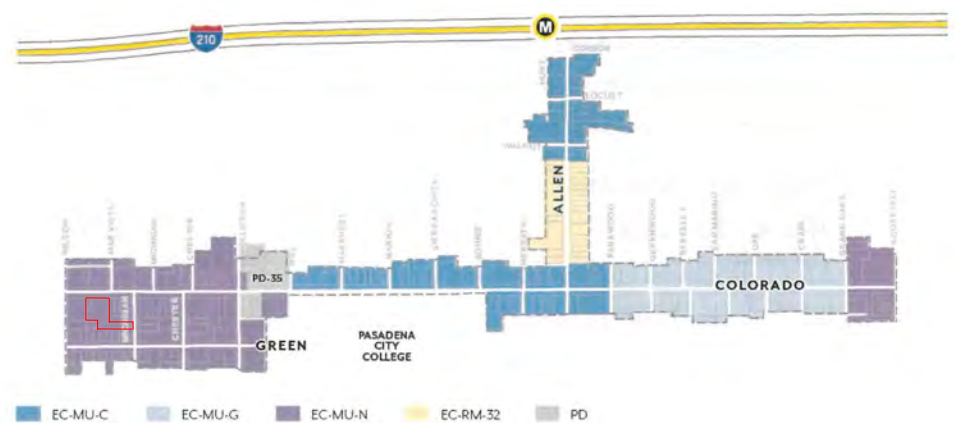
1130

E. COLORADO BLVD. TENANT OVERVIEW

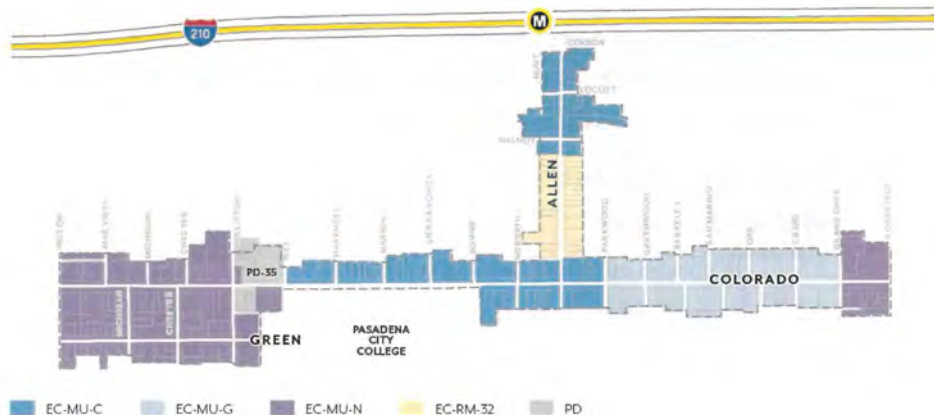
FLOOR AREA RATIO MAP



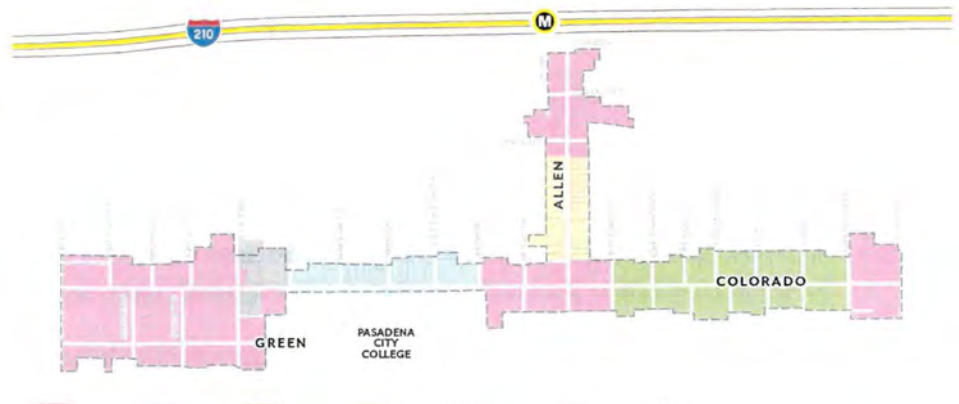
ZONING MAP EC-MU-C



ZONING MAP



ZONING UNITS PER ACRE



- Zoning EC-MU-C
- Density 64 Units per acer
- FAR 2.25
- Lot Size 60,092 SqFt 1.38 Acers
- Parcels 3
- Building SqFt 24,076 SqFt

SUMMARY OF DEVELOPMENT STANDARDS



17.31.060 - Summary of Development Standards

Table ECSP-3 provides abbreviated development and design standards by zoning district for the East Colorado Specific Plan 2022. Complete standards shall be referenced within Sections 17.31.070—17.31.100.

Table ECSP-3: Summary of Development Standards

Standard	EC-MU-C	EC-MU-G	EC-MU-N
Scale			
Allowable Density			
Dwelling Units per Acre	Figure ECSP-5	32	Figure ECSP-5
Allowable Intensity			
Floor Area Ratio	Figure ECSP-6	1.0	Figure ECSP-6
Height			
Building Height	Figure ECSP-7	39'	Figure ECSP-7
Streetwall Height	Table ECSP-4		
Required Setbacks			
All streets	Figure ECSP-9		
Adjacent RM/RS	15' min.		
Other interiors	None required		
Required Stepbacks			
All streets	Table ECSP-5		
Adjacent RM/RS	Figure ECSP-13		
Historic Adjacency			

Setbacks & Stepbacks	Figure ECSP-14
Required Modulation	
Length	10% or 20' break required for buildings exceeding 150' street frontage
Area	25% for buildings over 50' in length
Frontage	
Ground Floor Frontages	Section 17.31.080.A
Ground Floor Design	Section 17.31.080.B
Minimum Transparency	Section 17.31.080.C
Shade Structures	Section 17.31.080.D
Arcades & Galleries	Section 17.31.080.E
Walls & Fences	Section 17.31.080.F
Balconies & Roof Decks	Section 17.31.080.G
Open Space	
Minimum Area	
Non-residential	5% of Gross Floor Area for projects over 40,000 sf
Residential	200 sf per studio, 225 sf per 1-bed, 250 sf per 2-bed, 275 sf per 3+bed
Publicly Accessible	Table ECSP-8 and Figure ECSP-20 for projects over 80,000 sf
Private Open Space	Section 17.31.090.B
Common Open Space	Section 17.31.090.C

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E. COLORADO BLVD. TENANT OVERVIEW



Publicly Accessible Open Space	Section 17.31.090.D
Paseos	Section 17.31.090.E
Parking	
Minimum Parking	Table ECSP-9
Vehicle Access	Section 17.31.100.B
Layout & Design	Section 17.31.100.C
Other Applicable Standards	
General Development	Section 17.40
Inclusionary Housing	Section 17.42
Density Bonus	Section 17.43
Landscaping	Section 17.44
Parking & Loading	Section 17.46
Signs	Section 17.48
Specific Land Uses	Section 17.50
Notes:	
1 Projects shall follow all requirements listed except where modified by this specific plan. In the event of conflict between the Zoning Code and this specific plan, the requirements of this specific plan shall control, per Section 17.12.020.D.	



1. 590 FAIR OAK AVENUE

- 100,000 SF 4-story MOB development
- 212-car subterranean garage
- Owner: Mohammed J. Islam
- Anticipated Delivery: currently under review by Pasadena's Design Commission



2. 650 S. RAYMOND AVE

- 36,000 SF 4-story MOB development
- Owner: Pasadena Physicians 650, LLC
- Anticipated Delivery: currently under review by Pasadena's Design Commission



3. COTTON WEST

- 60,000 SF 4-story MOB development
- New 4-story structure on top of existing 2-level subterranean garage (642 cars in total)
- Owner: Healthcare Realty Trust / Meridian
- Anticipated Delivery: currently under review by Pasadena's Design Commission



4. THE AFFINITY

- 555 S. Arroyo Parkway
3.3 acre redevelopment, which includes:
- 151,000 MOB
 - 95 senior apartments
 - Senior assisted living apartments (# units is TBD)
 - 3,000 SF ground-floor commercial unit(s)
 - 750-car subterranean garage
 - Anticipated Delivery: currently under review by Pasadena's Design Commission (est. 2025/2026).



5. 766 FAIR OAKS AVE.

- 100,000 SF 4-story MOB development
- 200-car subterranean garage
 - Owner: Huntington Hospital
 - Anticipated Delivery: Indefinite. Pasadena Planning Commission denied permits to move forward with project on 11/18/2021.



6. THATCHER MEDICAL

- Thatcher Medical Center
- 75-unit multifamily development on existing MOB campus
 - 332-car subterranean garage
 - Owner: Holualoa Companies
 - Anticipated Delivery: currently under review by Pasadena's Design Commission



7. 1455 N. HALSTEAD

- 240,000 life science campus conversion
- Anticipated Delivery: TBD

PASADENA CALIFORNIA

Pasadena is located at the base of the San Gabriel Mountains, just 11 miles northeast of Downtown Los Angeles. Known as the Crown City, Pasadena is most famous for its New Year's Day Rose Parade and Rose Bowl Game. The number of people in the city balloons every year after Christmas as visitors come from all over to decorate and view the floats, as well as to attend arguably the most famous college football bowl game of the year.

Pasadena has become the most exciting place for nightlife in the San Gabriel Valley. With bustling Old Pasadena's 200 boutiques, national retailers, restaurants and clubs in the western section, chic shopping and dining on South Lake and abundant services in the eastern area, Pasadena is really the place to be!

As the birthplace of Julia Child and home to 500 restaurants serving cuisine from around the world, Pasadena is a real find for foodies. Adding to its culinary credentials, one of only 15 Le Cordon

Bleu-affiliated culinary schools in the United States resides here. In addition, the first Trader Joe's neighborhood market opened its doors in Pasadena in 1967. That same store on Arroyo Parkway is still serving customers today.

Pasadena is a cultural oasis with 14 museums and 11 performing arts organizations, including the Pasadena Playhouse and Norton Simon Museum. Pasadena also boasts the world-renowned California Institute of Technology, whose alumni and faculty have garnered 32 Nobel Prizes. The Jet Propulsion Laboratory, site of the Mars exploration missions, is also just a 10-minute drive north.

Most visitors to Pasadena will also not want to miss the nearby Huntington Library, Art Collections, and Botanical Gardens which features a large art collection but is more famous for its 150 acres of botanical gardens that have been used as a backdrop for many Hollywood films.

POPULATION

130,935

MEDIAN INCOME

\$128,785

MEDIAN AGE

39.1

AREA SQUARE MILES

23.1 mi²

PROPERTY VALUE

\$1,102,771

COMMUTE TIME

28.4 Min

Pasadena is attractive to many Fortune 500 companies and small firms for its ability to create a pro-business environment with a high-quality labor base. The city's depth of technology related institutions and world-class universities create an atmosphere where extraordinary minds unite to build successful companies large and small. Often, these companies are spin-offs from the region's larger organizations (Parsons, Jacobs Engineering and Avery Dennison). Since 1998, over 100 start-up companies have been launched from Caltech, JPL and Art Center. The city's top employers are NASA Jet Propulsion Laboratory, with over 5,000 employees; Kaiser Permanente, with over 4,700 employees; and Huntington Hospital, with over 3,300 employees.



15 PASADENA TECH COMPANIES YOU SHOULD KNOW

- Supplyframe
- Virtualitics
- Deep 6 AI
- ADP
- Redgate Software
- Surefront
- Spokeo
- Red Ventures
- Brainjolt
- Everbridge
- iMeetCentral
- Bluebeam, Inc.
- Green Dot
- ObEN



PASADENA EMPLOYMENT

PASADENA OVERVIEW



CALTECH

The California Institute of Technology, or Caltech, was founded in 1891 and is a private research university in Pasadena located on a 124 acre campus. Caltech has six academic divisions with strong emphasis on science and engineering, managing \$332 million in 2011 in sponsored research. Caltech is frequently cited as one of the world's best universities. 33 Caltech alumni and faculty have won a total of 34 Nobel Prizes (Linus Pauling being the only individual in history to win two unshared prizes) and 71 have won the United States National Medal of Science or Technology. Given its Los Angeles area location, the grounds of the Institute are often host to short scenes in movies and television. The Athenaeum dining club appears in the Beverly Hills Cop series, The X-Files, True Romance, and The West Wing.

Caltech is a world-renowned science and engineering institute that marshals some of the world's brightest minds and most innovative tools to address fundamental scientific questions and pressing societal challenges. The Institute manages JPL for NASA, sending probes to explore the planets of our solar system and quantify changes on our home planet. Caltech also owns and operates large-scale research facilities such as the Seismological Laboratory and a global network of astronomical observatories, including the Palomar and W. M. Keck Observatories; and cofounded and comanages LIGO.



ART CENTER

Cited as home to the nation's top programs in Product Design and Industrial Design by Design Intelligence for the last 7 years. In addition to its top-ranked academic programs, the College also serves residents of the Greater Los Angeles region through a highly regarded series of year-round educational programs for all ages and levels of experience. Throughout the College's long and storied history, ArtCenter alumni have had a profound impact on popular culture, the way we live and important issues in our society.



PASADENA CITY COLLEGE

Pasadena City College provides the San Gabriel Valley with a high quality, innovative and dynamic learning environment that inspires student success. Each semester we offer academic programs that encompass degrees, transfer programs, and certificates, to 30,250+ students. Pasadena City College is recognized as one of the best community colleges in California. It is embedded in Southern California and every day our faculty, students, and staff go beyond convention to achieve what some might say was unachievable.



OLD TOWN PASADENA

Old Pasadena is on the National Register of Historic Places and represents the tradition of early California with the juxtaposition of more than 200 retail stores, art galleries, trendy boutiques, vintage clothing stores, theaters and restaurants while maintaining the heritage of Pasadena's early downtown charm. Old Pasadena is the original commercial center of Pasadena. In the evenings, street performers entertain pedestrians with music, magic and art. Most of the buildings now have office and apartments on the upper floors. Retailers include: Apple Store, Athleta, Banana Republic, Burke Williams, Crate & Barrel, Eileen Fisher, Forever 21, H&M, J. Crew, Kate Spade, Nike Store, Patagonia, Pottery Barn, Sur La Table, Tiffany & Co., Tesla, Urban Outfitters, Zara and others.



PLAYHOUSE DISTRICT

The Playhouse District is Pasadena's premier center for art, literature, and entertainment. The District's walkable urban environment encourages interaction between Pasadena's cultural institutions and the thousands of workers, residents, students and visitors who populate the district daily. Stretching over 34 blocks, The Playhouse District is named after the famous Playhouse Theater, the official state theatre of California and a national historic landmark. Built in 1917, the 686-seat auditorium produces a variety of cultural and artistic events and shows each year. The district also features world-class theatres, art galleries, cultural facilities and a number of highly-regarded, chic restaurants and eateries such as the Urth Caffé, Settebello Pizzeria, Sweetgreen, The Arbour, and Monopole Wine. Visitors also enjoy walking to the USC Pacific Asia Museum, the legendary Ice House Comedy Club, and The Southern California Children's Museum. New projects in the district include two separate developments to feature 40+ residential units each atop 2,500 square feet of ground-floor retail.



JPL

It all started in the 1930s in Pasadena, California, when a group of Caltech graduate students and amateur rocket enthusiasts began experimenting with rocket motors. Unable to test the motors at Caltech due to risk of fires or explosions, they set up in the Arroyo Seco, a mostly dry wash on Pasadena's west border. As global tensions rose before World War 2, their rocket tests caught the attention of the U.S. Army, which began sponsoring development of rocket technology and missile systems.

After the war, interest in space exploration spawned a rivalry between the U.S. and the Soviet Union. When the Soviets launched their Sputnik satellite into Earth orbit in October 1957, the Space Race heated up. To catch up, JPL built Explorer 1, which launched in January 1958 and became the first American Earth-orbiting satellite. Later that year, NASA (the National Aeronautics and Space Administration) was founded, and JPL was transferred to the agency by the Army. Since then, JPL has abandoned rocket development for space exploration, but remained under management by Caltech, which is several miles away in Pasadena. And the rest...is space history.



ROSE BOWL

Rose Bowl Stadium was built in 1922 and is recognized as a U.S. National Historic Landmark and a California Historic Civil Engineering landmark. The stadium was designed by architect Myron Hunt, who also designed the Ambassador Hotel and Henry Huntington's house, which later became the main gallery of the Huntington Library.

Rose Bowl Stadium was expanded several times over the years. Originally built as a horseshoe, the stadium became a bowl when the southern stands were completed in 1928. At a modern capacity of 92,542, Rose Bowl Stadium is the 15th-largest stadium in the world, the 11th-largest stadium in the United States, and the 10th largest NCAA stadium.



THE HUNTINGTON LIBRARY, ART MUSEUM, & BOTANICAL GARDENS

Henry E. Huntington laid the foundations for the American collections in 1911, when he purchased the Elihu Dwight Church library, which contained such gems as the Book of the General Lawes and Libertyes of Massachusetts (1648) and the holograph manuscript of the Autobiography of Benjamin Franklin. Subsequent acquisitions—most notably in the collections of Robert Hoe and William K. Bixby—ensured The Huntington's status as one of the nation's leading repositories for historical Americana.

Today, the Library is home to hundreds of archival collections and over 200,000 single manuscripts, rare books, prints, photographs, and ephemera on the history of what is now the Northeast, Midwest, and South of the United States, as well as the Atlantic and Central regions of Canada, from the colonial era through the end of World War II, including thousands of documents relating to Native American history. The Huntington holdings are particularly strong for the periods of the Seven Years' War (1755-1763), the American Revolution and the early republic, the antebellum decades, the Civil War, Reconstruction, the Spanish American War, and the Gilded Age. These rich resources are recognized and served by The Shapiro Center for American History & Culture at The Huntington, established in 2019.



NORTON SIMON MUSEUM

The Norton Simon Museum is the home of one of California's top collections of private art, gathered by the titular Norton Simon, an industrialist who began his art ownership in the early 1900s.

Over 12,000 different works of art are a part of the permanent collection, spanning over a century of artistic influence and style and transporting you out of Pasadena as you browse. Famous art held here include masterpieces such as Rembrandt van Rijn's Portrait of a Boy, Giovanni di Paolo's Branchini Madonna, and Vincent van Gogh's Mulberry Tree.

The Norton Simon Museum also hosts rotating exhibits, lectures, classes, workshops, programs, and guided tours hosted by knowledgeable and helpful staff. Situated on West Colorado Boulevard, the Norton Simon Museum is one of the most delightful Pasadena attractions



PASADENA CONVENTION CENTER

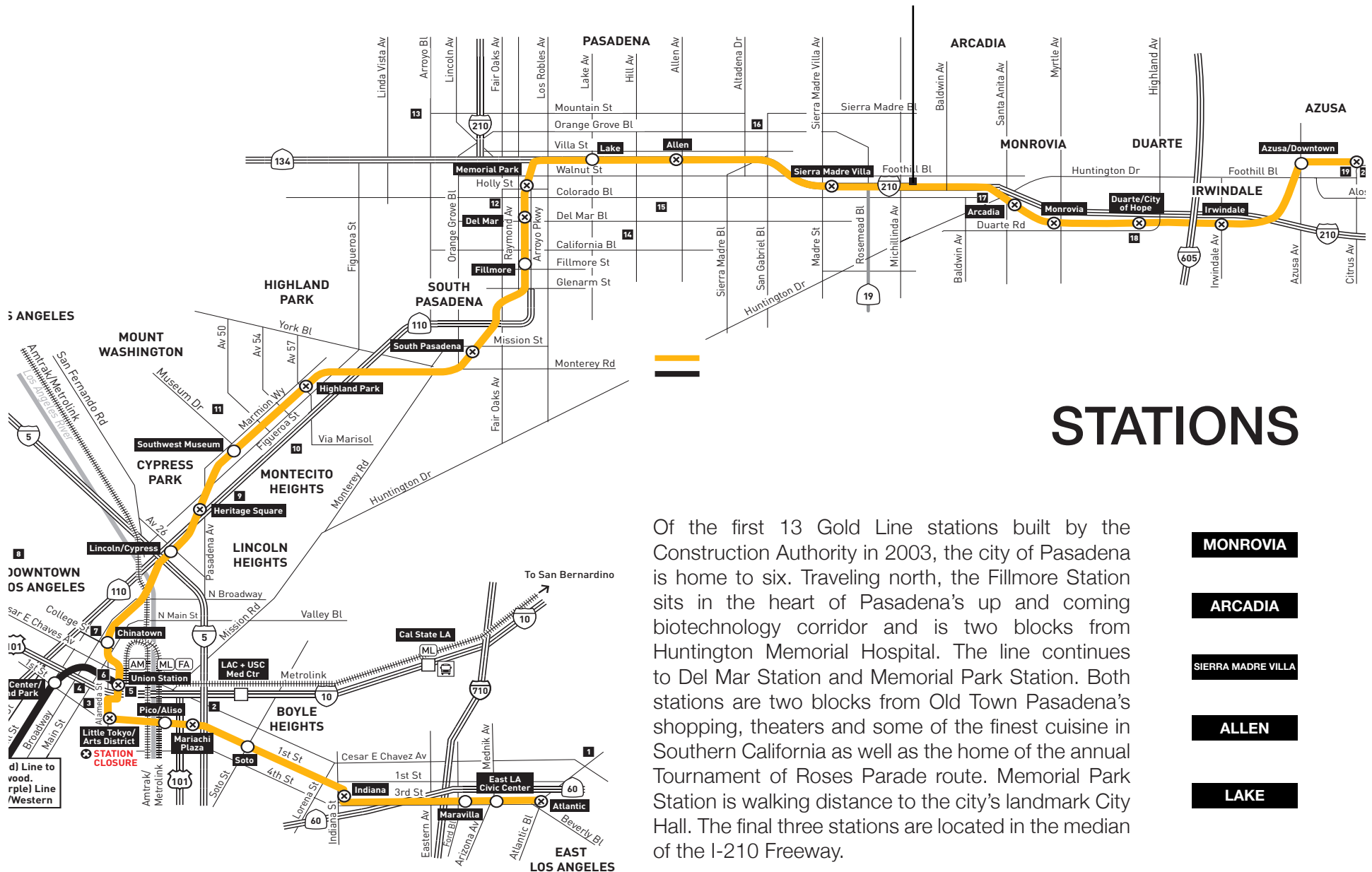
The 130,000 square foot LEED® Gold Certified, Pasadena Convention Center is GBAC Star Accredited with over 1,200 hotel rooms in easy walking distance—and 1,300 rooms a short drive away.

Located 10 miles from downtown Los Angeles, the Pasadena Convention Center is the premier meeting and events venue in the heart of Pasadena. Nestled in the Civic Center District, the Pasadena Convention Center accommodates meetings of all sizes with spacious exhibit halls, an expansive ballroom and over a dozen breakout rooms.



FOOTHILL GOLD LINE

METRO



Of the first 13 Gold Line stations built by the Construction Authority in 2003, the city of Pasadena is home to six. Traveling north, the Fillmore Station sits in the heart of Pasadena's up and coming biotechnology corridor and is two blocks from Huntington Memorial Hospital. The line continues to Del Mar Station and Memorial Park Station. Both stations are two blocks from Old Town Pasadena's shopping, theaters and some of the finest cuisine in Southern California as well as the home of the annual Tournament of Roses Parade route. Memorial Park Station is walking distance to the city's landmark City Hall. The final three stations are located in the median of the I-210 Freeway.



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Offers should be in the form of a letter of intent (LOI) and at a minimum offers should include the following:

1. Price
2. Earnest Money Deposit
3. Due Diligence Time Period
4. Closing Period
5. Final Round Buyer to Consultant
6. Proof of Funds



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