

Amazon Fresh Anchored Shopping Center

East Colorado Boulevard, Pasadena

FOR LEASE 11,472 SF of Retail Pad/Shop Space (Divisible)



For Leasing Information, Contact:

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Bob Walsh
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PROPERTY HIGHLIGHTS

- Proposed retail pad and shop space available in national grocery anchored shopping center
- NEC of the signalized Colorado Blvd/Madre St intersection
- Located just south of the 210 Freeway off-ramp/on-ramps and East Pasadena's Foothill Blvd retail corridor
- Approximately 3,736 sf of pad space and 7,736 sf of shops (divisible)



Surrounding Retailers



Smart & Final.



amazon fresh WORLD MARKET.

Marshalls.

ROSS
DRESS FOR LESS®



HomeGoods

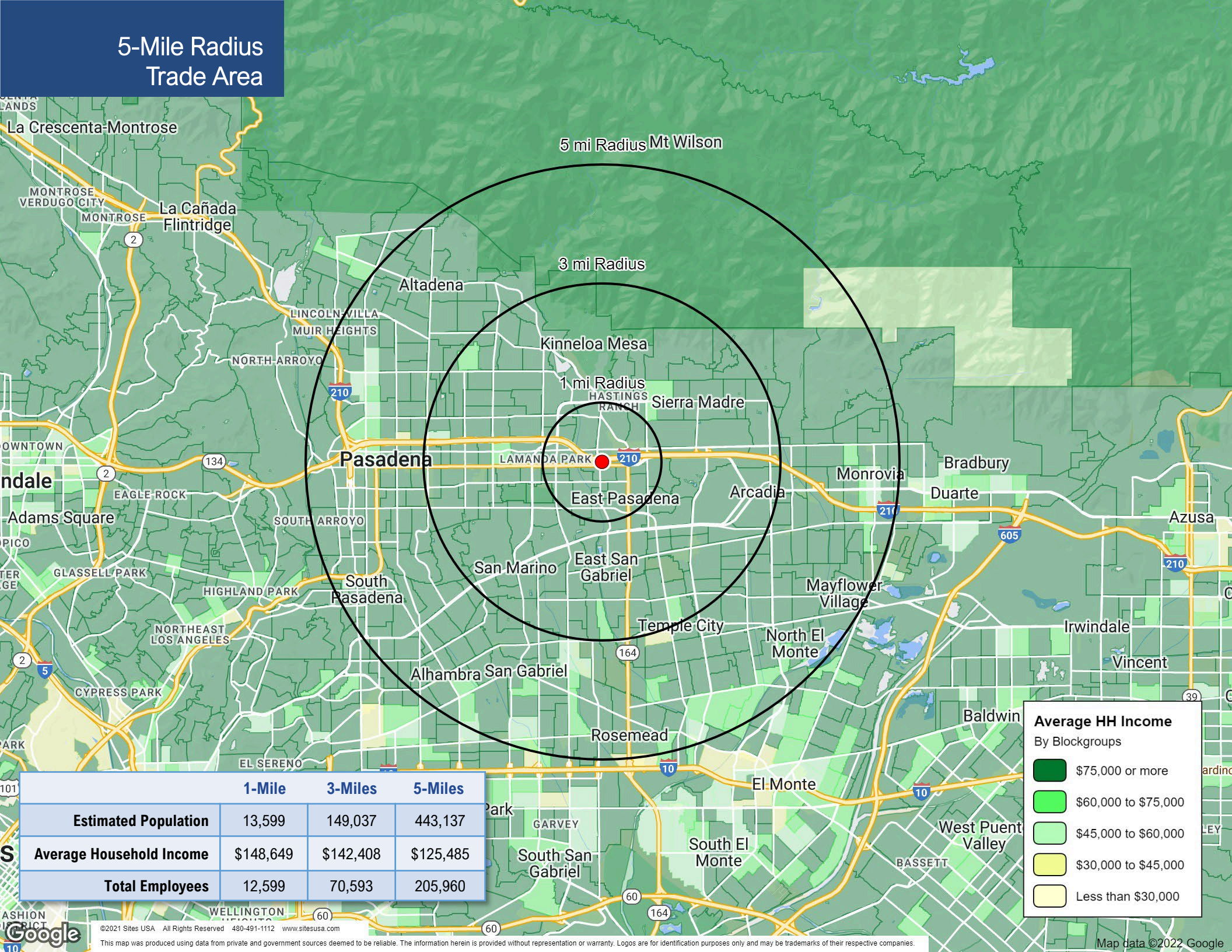
NORDSTROM
rack



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5-Mile Radius Trade Area



5 mi Radius Mt Wilson

3 mi Radius

1 mi Radius

	1-Mile	3-Miles	5-Miles
Estimated Population	13,599	149,037	443,137
Average Household Income	\$148,649	\$142,408	\$125,485
Total Employees	12,599	70,593	205,960

Average HH Income
By Blockgroups

- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000



5 mile radius

La Canada

Altadena

Pasadena

Sierra Madre



Old Town Pasadena

Pasadena

SITE

Monrovia

Duarte

Eagle Rock

South Lake Ave

San Marino

Arcadia

South Pasadena

San Gabriel

Temple City

Alhambra



Irwindale

Close-Up Aerial



Hastings Village

- DICK'S SPORTING GOODS
- CHIPOTLE
- TILLYS
- PET SMART
- HANDEL'S
- GameStop
- BEST BUY
- STARBUCKS COFFEE
- BED BATH & BEYOND
- 24 HOUR FITNESS
- OLD NAVY
- Famous Footwear
- ULTA
- NORDSTROM rack
- Party City
- ROSS DRESS FOR LESS
- MATTRESS FIRM

Hastings Ranch Plaza

- WHOLE FOODS MARKET
- VROMAN'S BOOKSTORE
- STARBUCKS COFFEE
- RITE AID
- Massage Envy SPA
- Ralphs
- Baja Fresh
- GOLF GALAXY
- baskin BRobbins
- Domino's
- Peet's Coffee & Tea
- citibank
- daphne's
- See's CANDIES
- WELLS FARGO
- NOAH'S BAGELS

- Marshalls
- CVS
- sears
- verizon
- HomeGoods
- FISH GRILL
- corner bakery

Sierra Madre Villa Ave

E Foothill Blvd 23,294 CPD

965 parking spaces
Approx 4,400 rides per day



Off-ramp



281,181 CPD

Rosemead Blvd 37,609 CPD

S Michillinda Ave



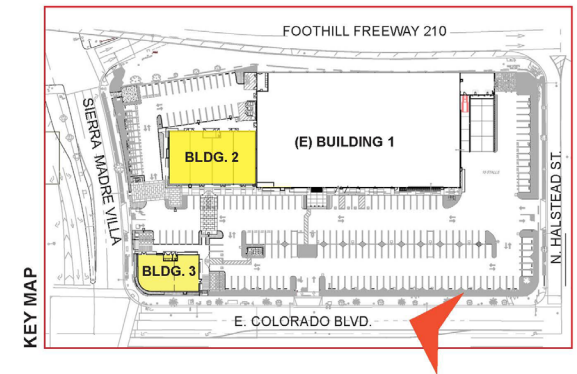
Colorado Blvd 20,611 CPD



Off-ramp



Proposed Elevations



KCB PASADENA STORE, LLC.

117 E. COLORADO BLVD., SUITE 400
PASADENA, CALIFORNIA 91105
TEL. 626.356.0944

RETAIL PASADENA

3425 E. Colorado Blvd.
Pasadena, CA 91107

McKenty
Malak
ARCHITECTS

PERSPECTIVE VIEW
08.19.2021 20094MMA

RE-01

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RE-07



CYPRESS RETAIL GROUP

Contact Us

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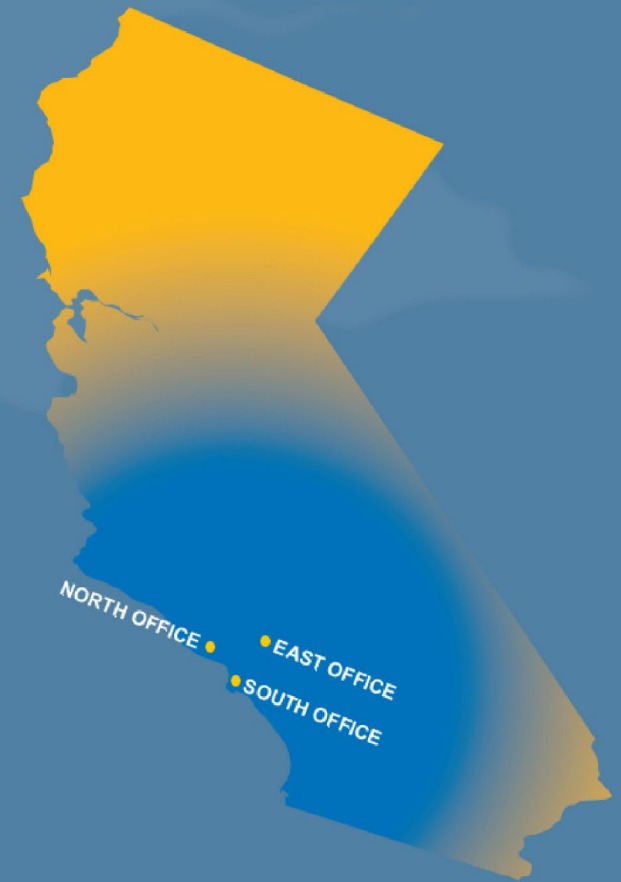
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