

Amazon Fresh Anchored Shopping Center

East Colorado Boulevard, Pasadena

FOR LEASE ±4,170 SF of Shop Space (Divisible) Available | Anticipated Delivery Q4 2023



For Leasing Information, Contact:

Matt Haas
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Bob Walsh
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License No. 01524488





PROPERTY HIGHLIGHTS

- Proposed 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 $\pm 4,170$ SF of shop space (divisible)



Surrounding Retailers



Coming Soon

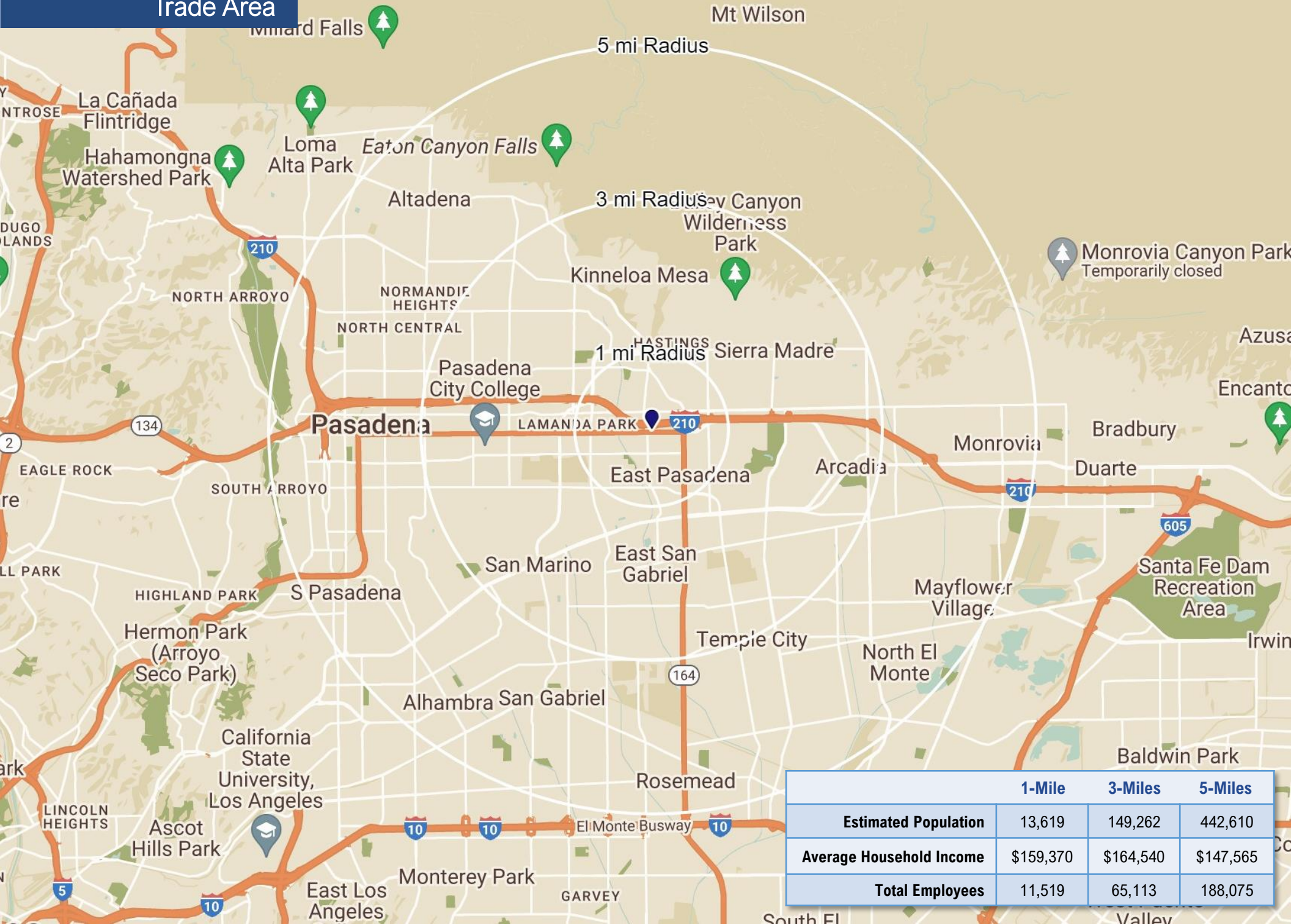


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5-Mile Radius Trade Area





5 mile radius

La Canada

Altadena

Pasadena

Sierra Madre

Pasadena

Monrovia

Duarte

SITE

Old Town
Pasadena

South
Lake Ave

Eagle
Rock

Arcadia

San
Marino

South
Pasadena

San
Gabriel

Temple
City

Irwindale

Alhambra

Close-Up Aerial



Hastings Village

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

Hastings Ranch Plaza

WHOLE FOODS
VROMAN'S BOOKSTORE
STARBUCKS COFFEE
RITE AID
Massage Envy SPA
at&t
Habit Burger Grill
CHUCK & CHEESE'S
WELLS FARGO
NOAH'S BAGELS

Marshall's
CVS
sears
verizon
HomeGoods
FISH GRILL
corner bakery

965 parking spaces
Approx 4,400 rides per day

E Foothill Blvd 23,294 CPD

Colorado Blvd 20,611 CPD

INTERSTATE 210 281,181 CPD

Rosemead Blvd 37,609 CPD

S Michillinda Ave

SITE

THORSON

SPROUTS FARMERS MARKET
WORLD MARKET

STAPLES

Smart & Final

LAND-ROVER

CADILLAC PASADENA

HARBOR FREIGHT TOOLS

TOYOTA PASADENA

PANDA INN

Bank of America

LA FITNESS

Ralphs
GOLF GALAXY
Domino's
citibank
Baja Fresh
baskin ipp
Peet's Coffee & Tea
daphne's
See's CANDIES

Trader Joe's
Ethan Allen

24 HOUR FITNESS

KAISER PERMANENTE

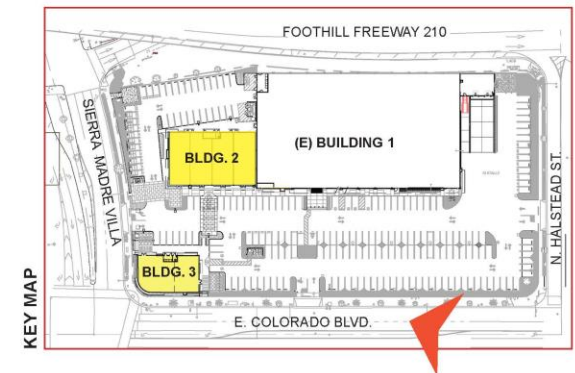
Sierra Madre Villa Ave

Madre St

GANAHL LUMBER



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

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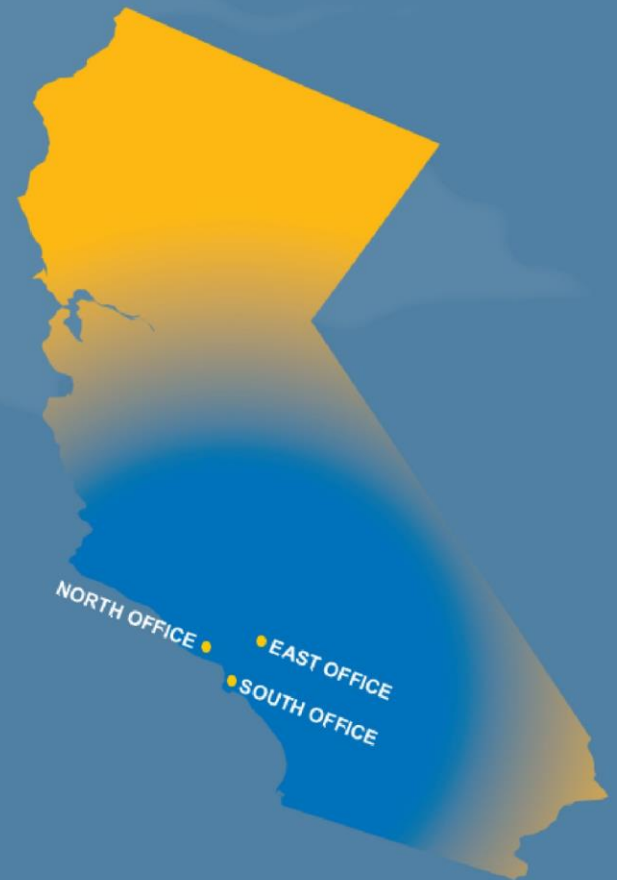
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