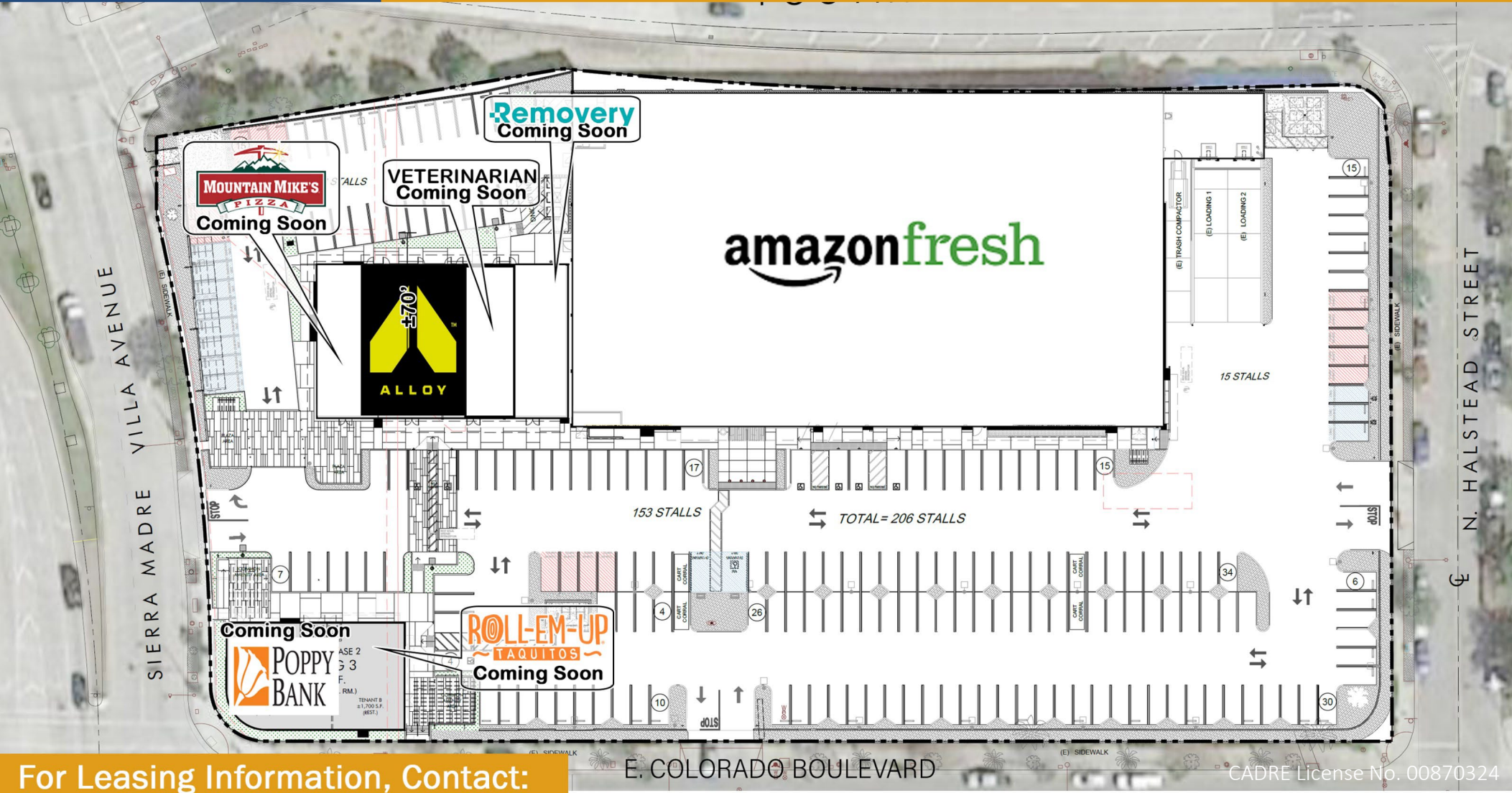


Amazon Fresh Anchored Shopping Center

East Colorado Boulevard, Pasadena

FULLY LEASED NEC Colorado Blvd and Sierra Madre



For Leasing Information, Contact:

Matt Haas
805.449.1804 ext. 106
mhaas@cypressretail.net
License No. 01970296

Bob Walsh
626.469.0088
rwalsh@cypressretail.net
License No. 01524488





PROPERTY HIGHLIGHTS

- 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



Surrounding Retailers



Coming Soon



Matt Haas

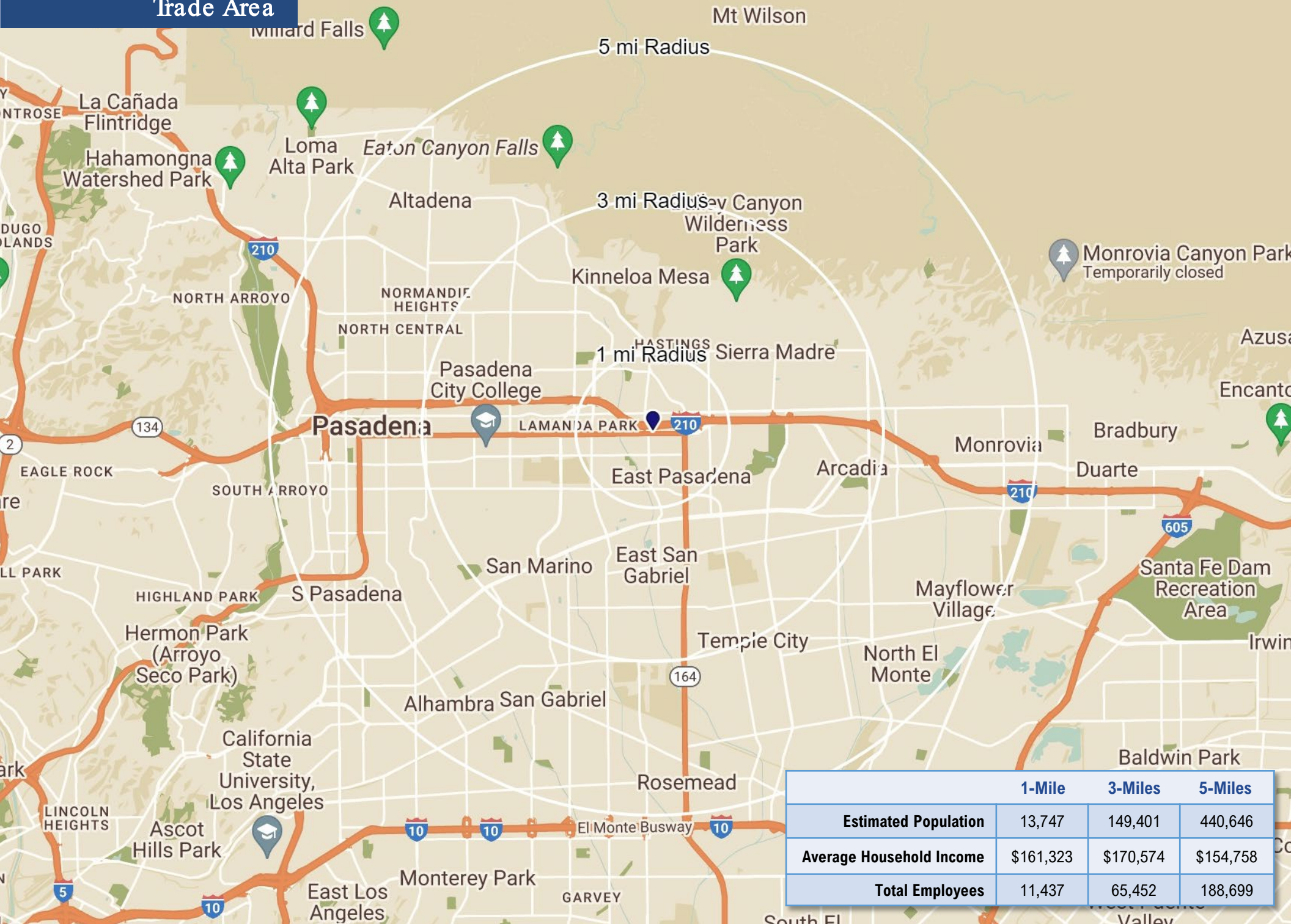
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5-Mile Radius Trade Area



	1-Mile	3-Miles	5-Miles
Estimated Population	13,747	149,401	440,646
Average Household Income	\$161,323	\$170,574	\$154,758
Total Employees	11,437	65,452	188,699



5 mile radius

La Canada

Altadena

Pasadena

Sierra
Madre

Pasadena

Monrovia

Duarte

Eagle
Rock

Old Town
Pasadena

South
Lake Ave

SITE

Arcadia

San
Marino

South
Pasadena

San
Gabriel

Temple
City

Irwindale

Alhambra

Close-Up Aerial



Hastings Village

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

Hastings Ranch Plaza

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

Marshall's
CVS
sears
verizon
HomeGoods
FISH GRILL
corner bakery

965 parking spaces
Approx 4,400 rides per day

SITE

Colorado Blvd 20,611 CPD

INTERSTATE 210 281,181 CPD

Rosemead Blvd 37,609 CPD

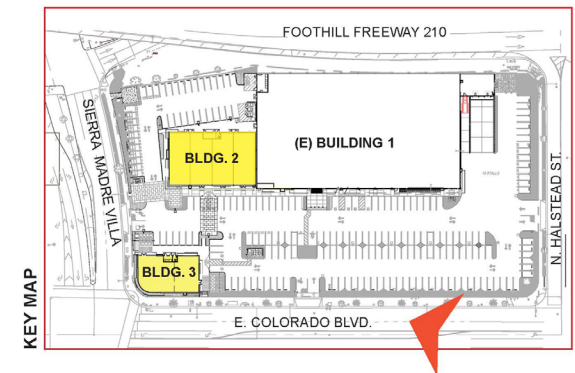
S Michillinda Ave

Sierra Madre Villa Ave

E Foothill Blvd 23,294 CPD

Madre St

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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