



Everyday Destinations. Extraordinary Locations.

Pasadena Plaza is a core grocery-anchored neighborhood shopping center located at the intersection of East Colorado Blvd & Sierra Madre Blvd. The Property is home to a diverse tenant mix and benefits from its close proximity to the 210 Freeway. Anchored by a high-performing VONS and a blend of daily needs and fast-casual food tenants, Pasadena Plaza serves an affluent suburban community, adjacent college student population, and a highly educated daytime workforce.



PASADENA PLAZA

PASADENA, CALIFORNIA | TOTAL SQUARE FEET: 76,250



PASADENA PLAZA

2335 E Colorado Blvd, Pasadena, CA 91107

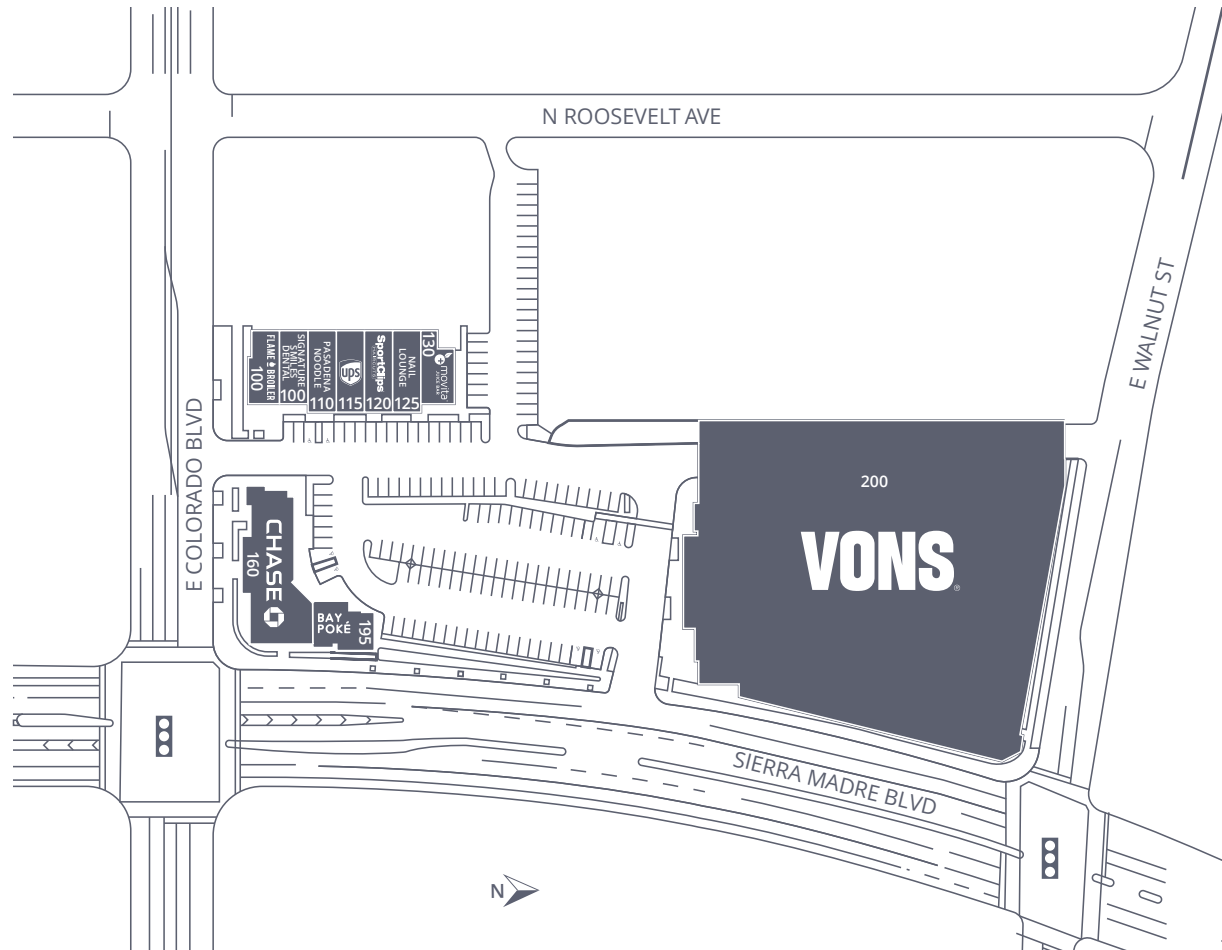


AVERAGE
DAILY TRAFFIC

43,000 ADT

E. Colorado Blvd & Sierra Madre Blvd

TOTAL SQUARE FEET: 76,250



LEASING MANAGER

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population*	20,392	180,619	451,022
Average HH Income	\$162,619	\$156,759	\$150,795
Average Home Value	\$1,279,391	\$1,278,541	\$1,238,701

*The Property sits within a 2-mile radius from California Institute of Technology and Pasadena City College, bringing approximately 30,000 college students to the immediate area.

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