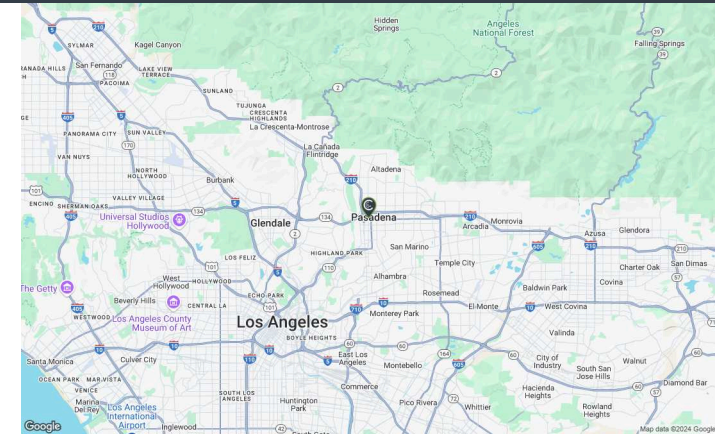


# ONE COLORADO

24 E UNION ST // PASADENA, CA, 91103



iPic  
THEATERS®

ANTHROPOLOGIE



SEPHORA

patagonia®

OWNED GLA  
243,508 SF

LOCATION  
Longitude: -118.149936  
Latitude: 34.146715

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	33,219	194,225	514,512
Avg Income	\$108,166	\$124,422	\$113,554

- Award-winning mixed-use property spanning a full city block in the heart of Old Pasadena
- More than 11% of households within a ten minute drive time represent "America's Wealthiest", with incomes well above the national average
- Tenants include Crate & Barrel, J.Crew, Sephora, MAC Cosmetics, Anthropologie, Nike Running, and iPic Theaters

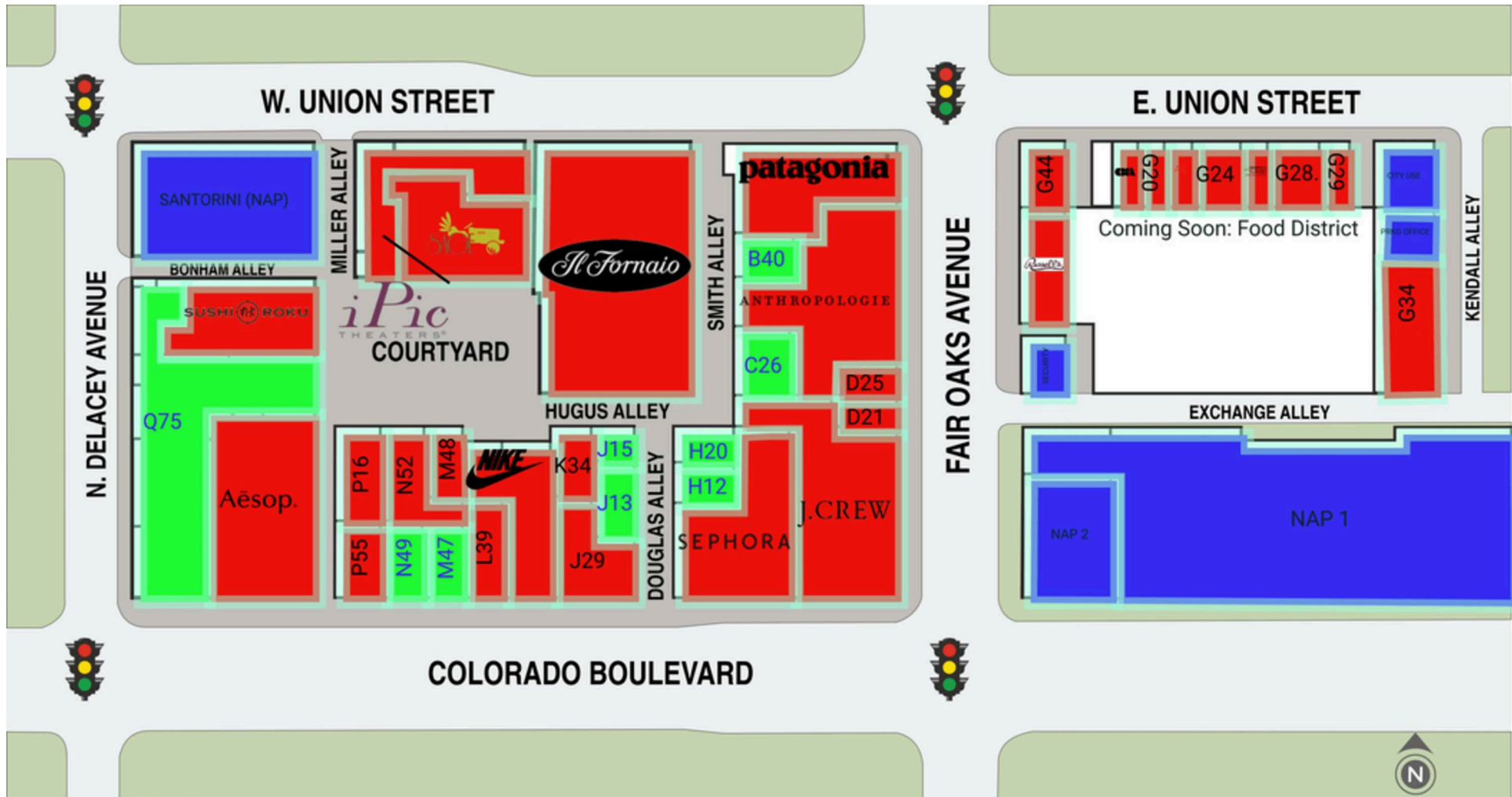


FOR LEASING INFORMATION  
Mark Ross  
858-798-1465  
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# ONE COLORADO

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## FIRST FLOOR



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SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)
A47	PATAGONIA	4,807 SF	G28.	DIRT DOG	1,341 SF	P16	KREATION ORGANIC JUICERY	1,294 SF
B35	ANTHROPOLOGIE	9,615 SF	G29	GROUNDHOUSE BURGER	682 SF	P55	ALFRED COFFEE	1,220 SF
B40	AVAILABLE	561 SF	G30	RUSSELL'S	1,948 SF	Q25-2	INDUSTRIOUS NATIONAL MANAGEMEN	27,178 SF
C26	AVAILABLE	1,017 SF	G34	GOLD BUG	1,420 SF	Q63	AESOP	973 SF
D21	DOTS CUPCAKES	700 SF	G44	21 CHOICES LLC	701 SF	Q631	AVAILABLE	13,909 SF
D25	THE SOAP KITCHEN	648 SF	G44A	RUSSELL'S	650 SF	Q69	ROTHY'S	1,402 SF
F3	J CREW	9,435 SF	GUNIT2	AVAILABLE	61 SF	Q75	AVAILABLE	15,095 SF
FLL1	J CREW	190 SF	H12	AVAILABLE	759 SF	Q77	ALLBIRDS	2,245 SF
G110	CHA REDEFINE	635 SF	H20	AVAILABLE	964 SF	R33	SUSHI ROKU	5,820 SF
G120	AVAILABLE	645 SF	H21	SEPHORA	5,496 SF	S41	SAGE VEGAN BISTRO	5,252 SF
G130	MAIN CHICK	714 SF	J13	AVAILABLE	1,287 SF	S42	IPIC THEATERS	33,000 SF
G140	TACOS 1986	1,127 SF	J15	AVAILABLE	573 SF	U24-B	IL FORNAIO	3,400 SF
G150	PAPER RICE	664 SF	J29	PARACHUTE HOME	2,515 SF	U24-R	IL FORNAIO	12,575 SF
G160	DIRT DOG	1,341 SF	K34	FINN & WILLOW	1,112 SF	UNIT 2	AVAILABLE	61 SF
G170	NAUGHTY PANDA	682 SF	L37	NIKE RUNNING	5,871 SF	1D	ROTHY'S	1,402 SF
G18	CHA REDEFINE	635 SF	L39	SALT & STRAW	1,500 SF	1E	AESOP	973 SF
G20	SOOM SOOM FRESH	645 SF	M47	AVAILABLE	2,478 SF	120	SOOM SOOM FRESH	645 SF
G22	MAIN CHICK	714 SF	M48	PLACE VENDOME	1,647 SF			
G24	SIMPLETHINGS	1,127 SF	N49	AVAILABLE	1,065 SF			
G26	PAPER RICE	664 SF	N52	BOKAOS AVEDA	3,635 SF			

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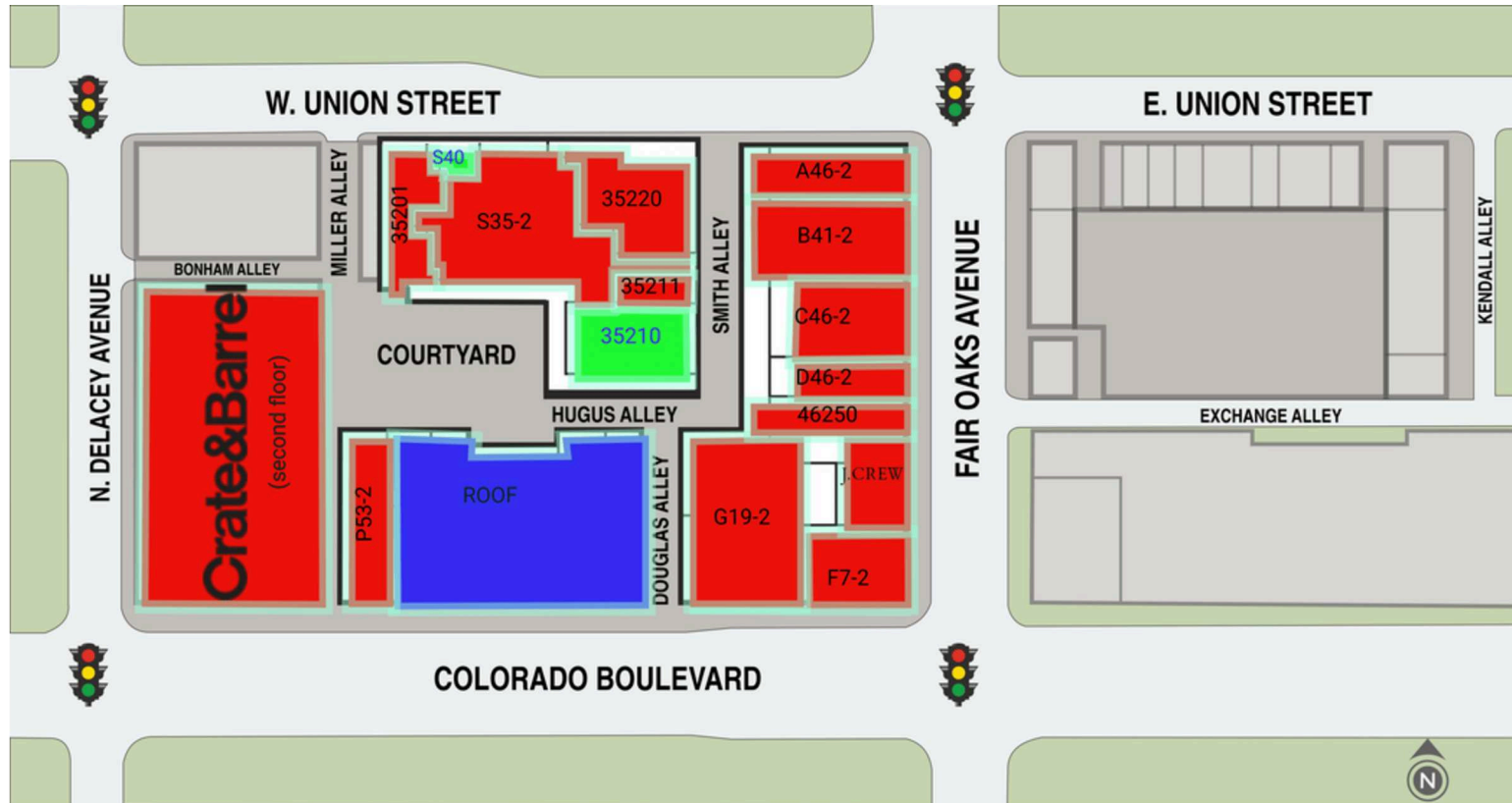


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## SECOND FLOOR



SUITE#Tenant Name	GLA(SF)	SUITE# Tenant Name	GLA(SF)	SUITE#Tenant Name	GLA(SF)	SUITE#Tenant Name	GLA(SF)
A46-2 AUKEY GROUP	3,195 SF	G19-2 AFFILIATED ENGINEERS	7,171 SF	S35-2 MCKENTLY MALAK ARCHIT...	7,001 SF	35211 JCE STRUCTURAL ENGINE...	2,196 SF
B41-2 ARCHITECTURE FOR EDUC...	3,685 SF	GUNIT2AVAILABLE	61 SF	S40 AVAILABLE	1,185 SF	35220 LIM CHANG & ASSOCIATES	3,524 SF
C46-2 RATESPECIAL INTERACTIV...	3,708 SF	P53-2 PASADENA POLICE SUBSTA...	2,000 SF	UNIT 2AVAILABLE	61 SF	46250 ONE COLORADO MANAGEM...	2,302 SF
D46-2 PASADENA LANGUAGE CEN...	1,998 SF	Q25-2 INDUSTRIOUS NATIONAL M...	27,178 SF	1D ROTHY'S	1,402 SF		
F3-2 J CREW	1,633 SF	Q631 AVAILABLE	13,909 SF	35201 DEVENNEY GROUP	2,601 SF		
F7-2 BRPH ARCHITECTS	3,931 SF	Q75-2 CRATE & BARREL		35210 AVAILABLE	3,440 SF		

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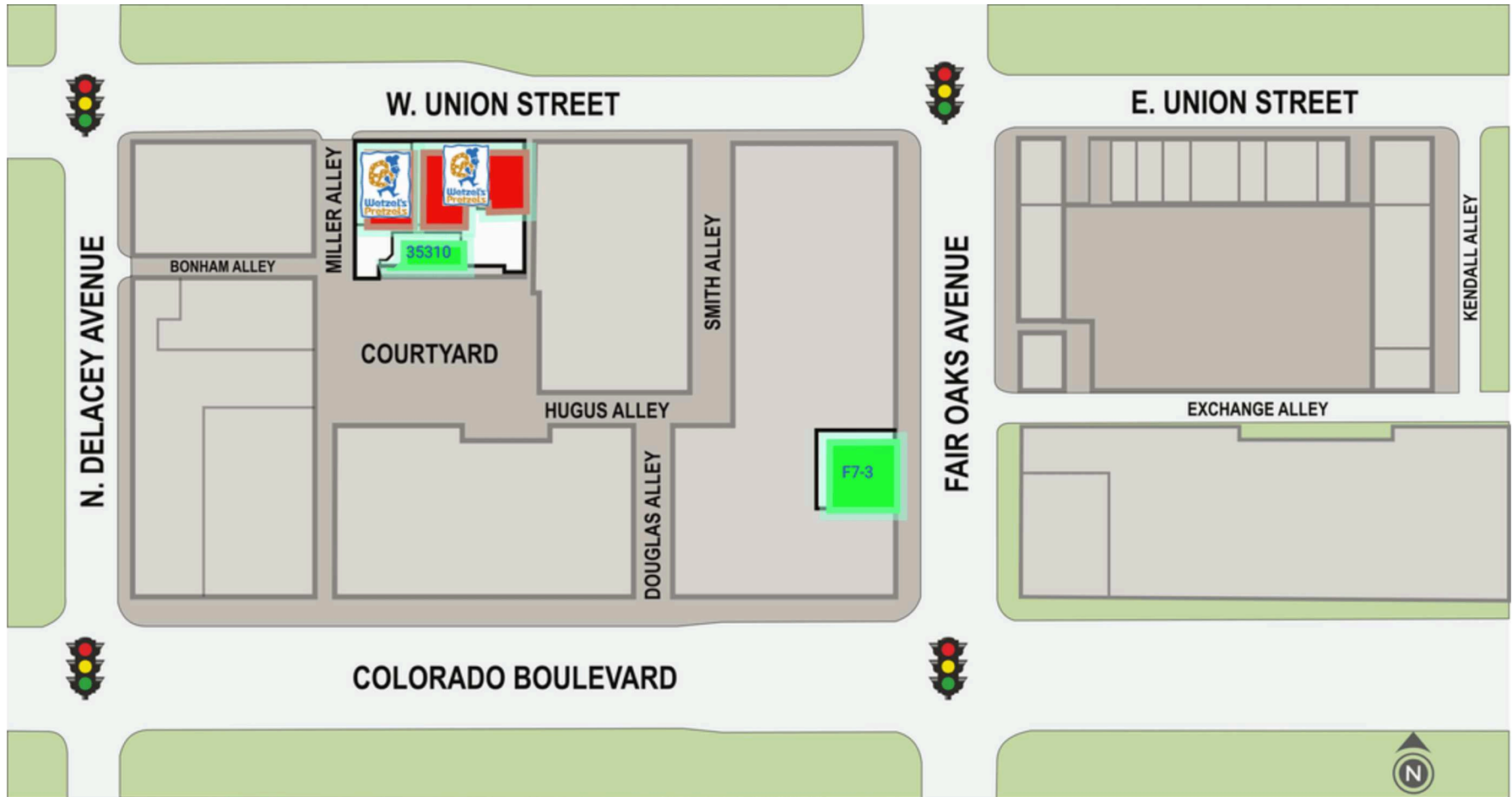


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## THIRD FLOOR



SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)
F7-3	AVAILABLE	1,832 SF	Q631	AVAILABLE	13,909 SF	35300	WETZEL'S PRETZELS	5,033 SF
GUNIT2	AVAILABLE	61 SF	UNIT 2	AVAILABLE	61 SF	35310	AVAILABLE	1,142 SF
Q25-2	INDUSTRIOUS NATIONAL MANAGEMEN	27,178 SF	1D	ROTHY'S	1,402 SF	35320	WETZEL'S PRETZELS	1,312 SF

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