57 E HOLLY ST
PASADENA, CA 91103



2,385 SQFT OF RESTAURANT FOR LEASE

MACVAUGH&CO
Commercial Real Estate Services

LEASE HIGHLIGHTS

Leasing *Opportunity*

Now available for lease, this 2,385-square-foot restaurant space sits on Holly Street near Raymond Avenue in the heart of Old Pasadena. Previously operated as a restaurant, the space offers an incoming operator a head start on build-out. The location sits steps from the Memorial Park Metro A Line station, the Armory Center for the Arts, and Memorial Park, home to the Levitt Pavilion's summer concert series, drawing steady commuter, arts, and event traffic throughout the week. Just two blocks north of Colorado Boulevard's dining and retail corridor and a short walk to Pasadena City Hall, the site combines the energy of Old Pasadena with a built-in daytime and evening customer base.

SIZE

2,385 SQFT

ASKING RATE

$4.30/SF

NNN

FEATURES

Dining area for 60+ patrons, 10‘ hood, walk-in fridge, grease trap, gas stoves, separate cafe area - great for additional concept or takeout

NEIGHBOR MIX

Fashion boutiques • Restaurants • Cafes • Offices

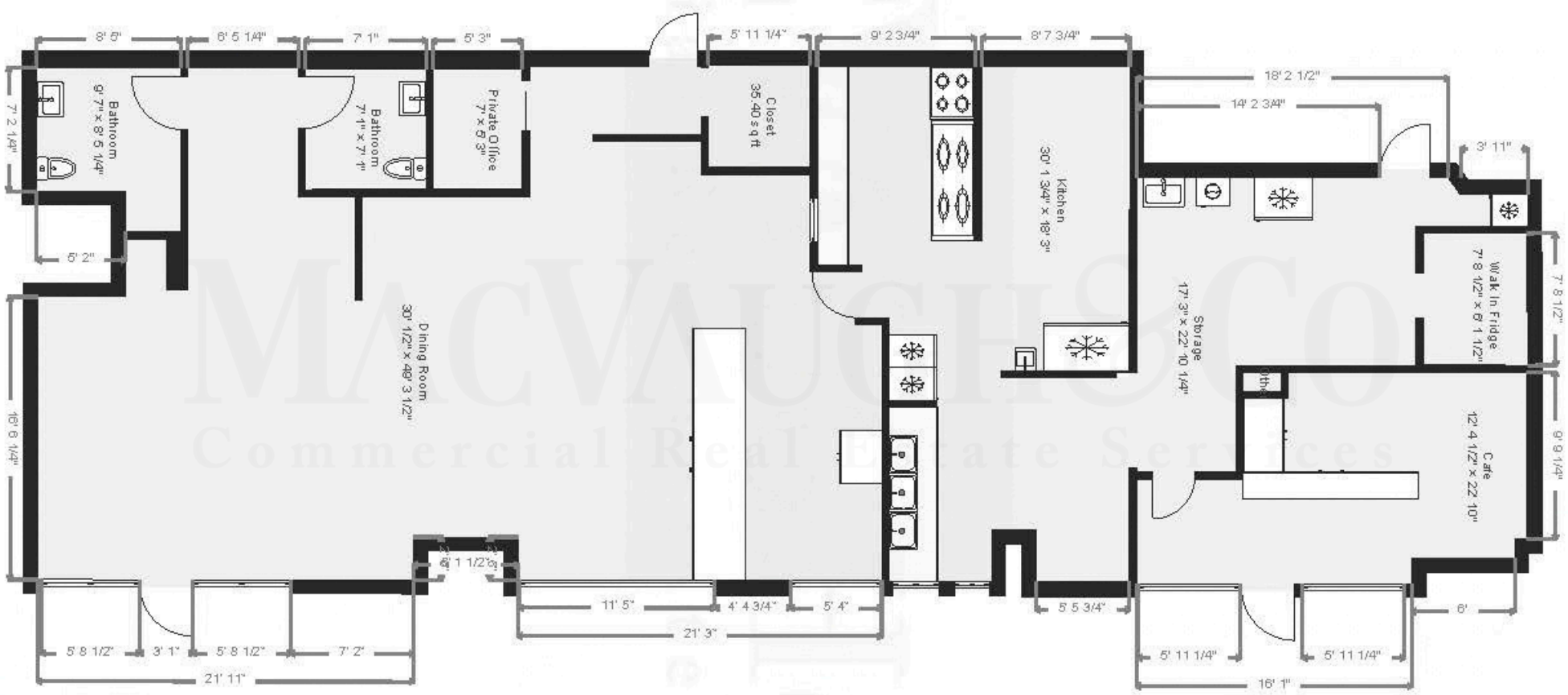
TYPE

Direct lease - available now

Madzie MacVaugh
626.807.9793 | Madzie@MacVaugh.com | DRE #02143352

57 E Holly St

2,385 SQFT



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Restaurant Seating









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Kitchen









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Cafe









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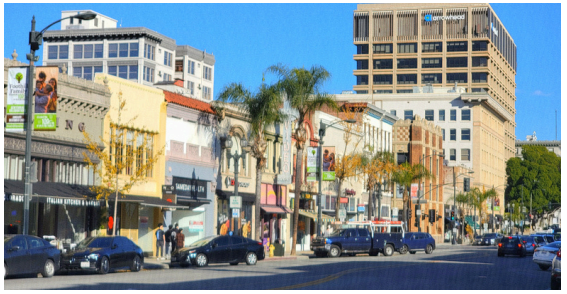
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Pasadena, CA

CITY OVERVIEW & MARKET CONTEXT

200k	$127k	98
Population within 3-mile radius	Avg. household income within 3-mile radius	Walk Score - ranked among top retail corridors in the US

- **110k daytime employees** within a 3-mile radius, consistent foot traffic, and lunch-hour demand
- **Seasonal Peaks** driven by the Rose Bowl - sports events, concerts, and New Year's Eve/Day, bringing significant population surges.
- **Institutional anchors,** including Art Center College of Design, JPL, and Caltech, create a deep talent pool and innovation culture
- **Metro Gold Line** connects the city from Azuza to Downtown Santa Monica, expanding your team's commute options
- **Historic architecture & cultural** neighbors include the Norton Simon Museum, City Hall and hundreds of landmark buildings
- A vibrant mix of **independent boutiques and major national tenants** keeps Colorado Blvd energized year-round











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