239 E COLORADO BLVD
PASADENA, CA 91101



5,000 SQFT OF RESTAURANT FOR LEASE

MACVAUGH&CO
Commercial Real Estate Services

Hoss MacVaugh
626.583.8400 | Hoss@MacVaugh.com | DRE #00971669

LEASE HIGHLIGHTS

Leasing *Opportunity*

The former Lunasia Dim Sum House space is available for lease in Downtown Pasadena. It's a fully built-out, approximately 5,000 SF restaurant with Colorado Boulevard frontage and strong visibility. The space is directly across from Paseo Colorado and steps from City Hall, surrounded by offices, hotels, residences and established restaurants. It's ideal for an operator ready to move quickly into a prime dining corridor.

SIZE

5,000 SQFT | 4,000 SQFT ground floor + 1,000 SQFT mezzanine dining area

ASKING RATE

$4.40/SF

Gross

FEATURES

Type 1 hood (2), Type 2 hood (1), walk-in fridge, grease trap, high ceilings, additional basement storage

NEIGHBOR MIX

Fashion boutiques • Restaurants • Cafes • Offices

TYPE

Direct lease - available now

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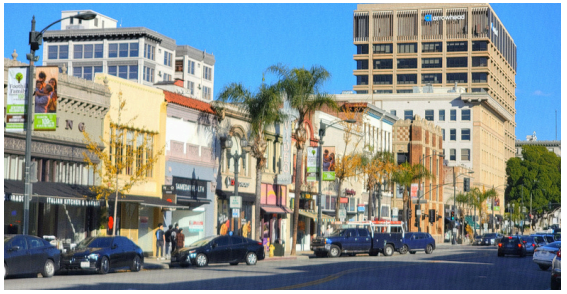
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Pasadena, CA

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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