

720 E COLORADO BLVD

PASADENA, 91101

Prime Retail Space for Lease in Pasadena's Playhouse Village

MACVAUGH&CO
Commercial Real Estate Services

Brigham Yen | 213.293.6639 | Brigham@MacVaugh.com

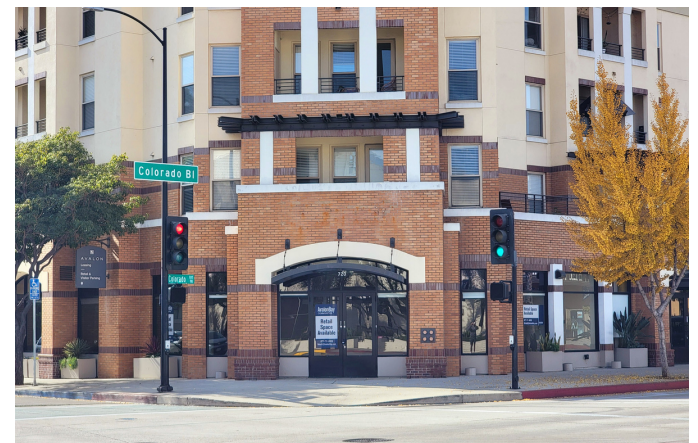
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LOCATION OVERVIEW

This exceptional corner retail space offers **unbeatable visibility** in the heart of **Playhouse Village**, one of Pasadena's most vibrant and walkable neighborhoods. With its prime location, this space is ideal for **retailers, cafes, or service-oriented businesses** looking to thrive in a bustling, urban environment.

Just steps away from **iconic local spots** like Vroman's Bookstore (the oldest and largest independent bookstore in California since 1894), the ever-popular Urth Caffé, and the historic Playhouse Theatre, this space benefits from an **established base of foot traffic**. In addition, the forthcoming AC Hotel by Marriott, opening in Spring 2025, will bring even more visitors to the area, further **increasing exposure for your business**.

The space features **large windows** that offer natural light and a prime opportunity for **street-level signage**, ensuring your business stands out in **this high-traffic area**.



Làmay
NAIL SPA.

Coming Soon

Làmay
NAIL SPA.

LOBBY
Approximately 2,060 SF

BACKROOM

BREAK ROOM

OFFICE

Retail Square Footage
2,060 SQFT
PRICE NEGOTIABLE - NNN

2,060 SQFT

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Highly visible corner location with generous street frontage

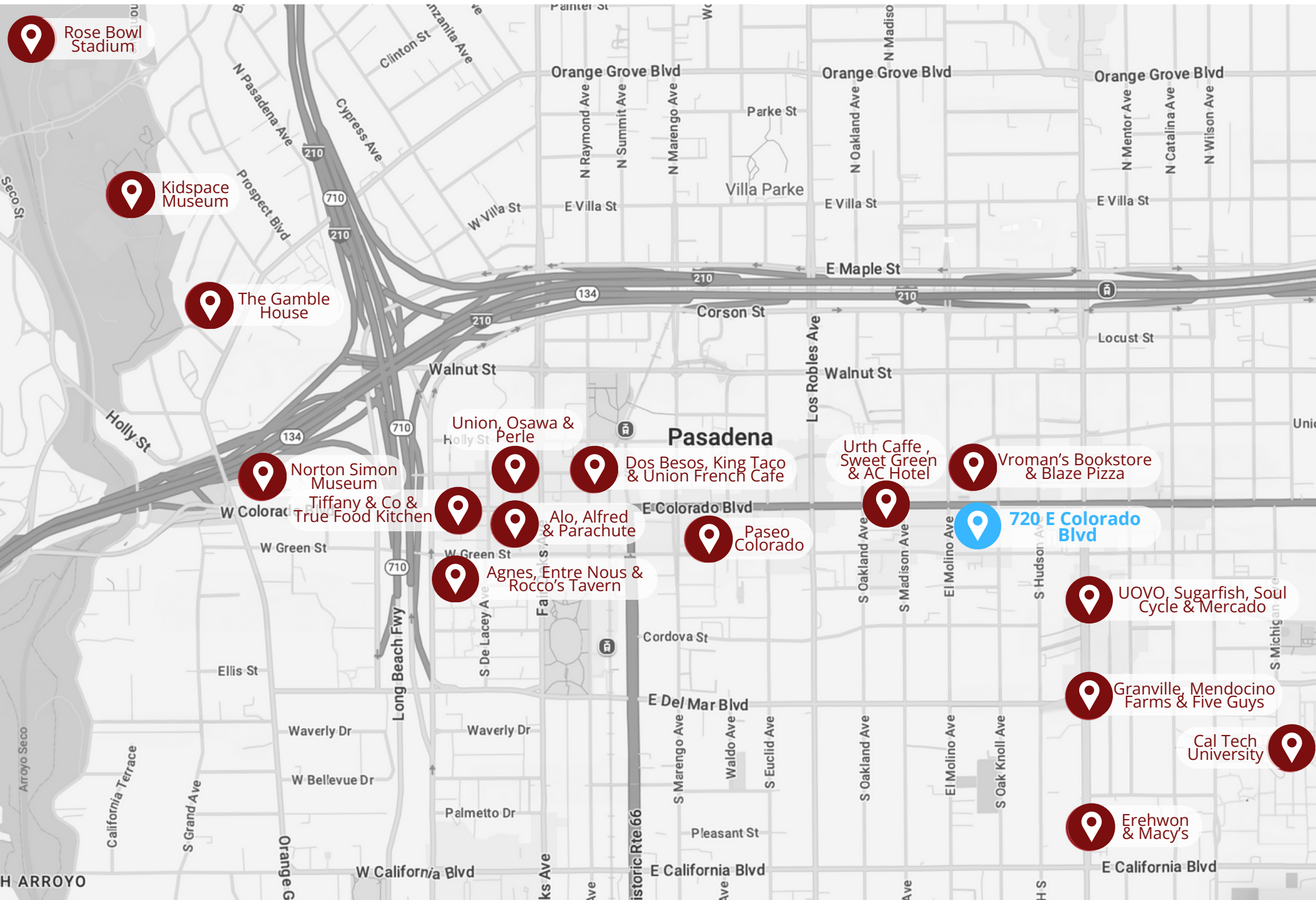
Large windows perfect for showcasing products and attracting foot traffic

Situated in the vibrant **Playhouse Village**, a thriving cultural, retail and restaurant hub

Nearby businesses include Vroman's Bookstore, Urth Caffé, Landmark Theater, Sweetgreen, Tender Greens, Star Leaf and the forthcoming AC Hotel by Marriott (opening Spring 2025)

Ideal for **retail, café, or service-oriented** businesses

Walkable neighborhood with ample public transportation access and parking options



Rose Bowl Stadium

Kidspace Museum

The Gamble House

Norton Simon Museum

Tiffany & Co & True Food Kitchen

Union, Osawa & Perle

Alo, Alfred & Parachute

Agnes, Entre Nous & Rocco's Tavern

Dos Besos, King Taco & Union French Cafe

Paseo Colorado

Urth Caffe, Sweet Green & AC Hotel

Vroman's Bookstore & Blaze Pizza

720 E Colorado Blvd

UOVO, Sugarfish, Soul Cycle & Mercado

Granville, Mendocino Farms & Five Guys

Cal Tech University

Erehwon & Macy's



PASADENA, CA



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