188 N HOLLISTON AVE

CREATIVE STUDIO FOR LEASE



MacVaugh&Co
Commercial Real Estate Services

Hoss MacVaugh
626.583.8400 | Hoss@MacVaugh.com



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#00971669

LEASE HIGHLIGHTS

Boutique creative office available, just north of Colorado Boulevard. The building's tenants include studios, media producers, and design firms, and the suite suits a creative or professional office user. The location gives easy access to Colorado Boulevard retail and dining, the Playhouse District, Caltech, Pasadena City College, the Metro A Line, and the 210 Freeway.

UNIT	101
PRICE	$2.38/SF MG
SIZE	1,730 SQFT
LAYOUT	Mostly open plan with three offices and a kitchenette
FINISHES	Polished concrete flooring through out, roll up door.

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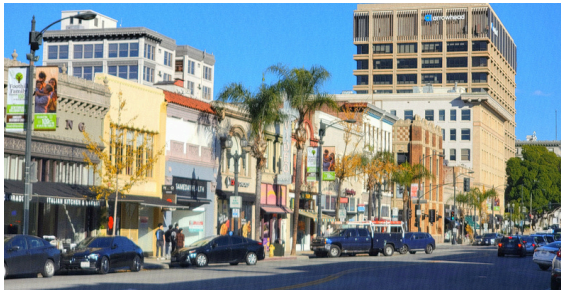
Pasadena, CA

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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