



CREATIVE OFFICES FOR LEASE

35 N Arroyo Parkway
Pasadena, CA 91103

MACVAUGH & CO
Commercial Real Estate Services

Location Highlights

Located in the heart of Old Pasadena, 35 N. Arroyo Parkway is a mix of ground-floor retail and restaurant, with the second floor housing a mix of creative tenants. The building is only one block from Colorado Blvd, minutes from Lake Ave/the Playhouse Village, and about 15 minutes from Downtown Los Angeles.

New tenants to Old Pasadena include: Maio Pan, Javiers, Rag & Bone, Sunday's and The Dress Shop.

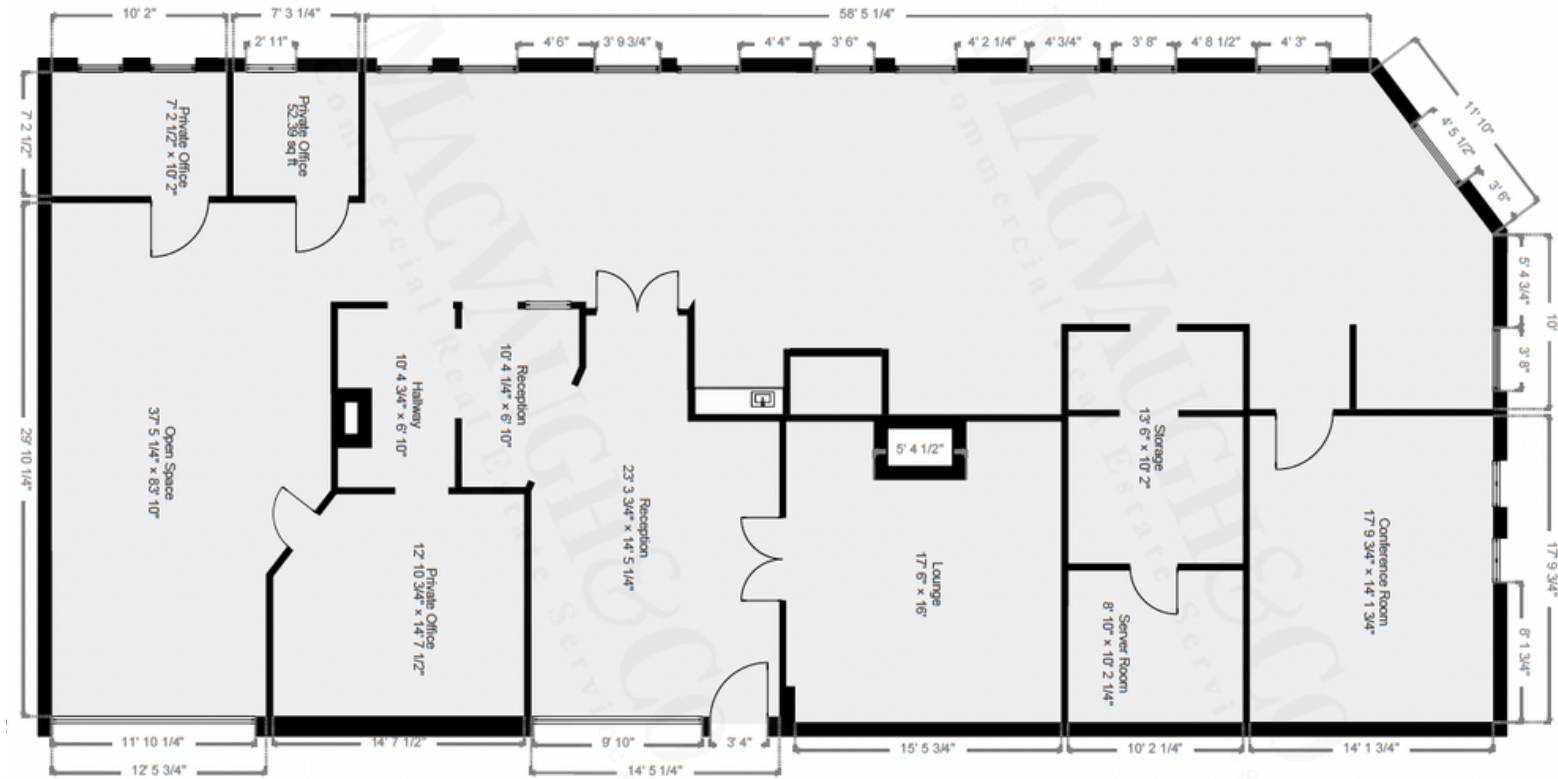
Availabilites

Suite 200	3,765 SQFT @ \$2.75/SF Gross	Three private offices, conference room, reception area, server room and lounge
-----------	------------------------------	--

Hoss MacVaugh

626.583.8400 | Hoss@MacVaugh.com | #00971669

SUITE 200 | 3,756 RSF



PASADENA, CA

CITY INFORMATION

- 200k population, 110k employees, 127k average household income all within a 3-mile radius

- The seasonal population reaches its peak through the Rose Bowl with sports events, concerts and New Years Eve/Day

- Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

- National icons such as Art Center College of Design, JPL and Cal Tech

- Multiple Metro Gold Line stops are located throughout the city - Bringing in people from Azusa to Downtown Santa Monica

- You'll find a combination of mom-and-pop shops and major tenants keeping the history of the city alive while bringing a modern day flare

- Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings



Hoss MacVaugh

626.583.8400 | Hoss@MacVaugh.com | #00971669



MacVaugh & Co

(c) 626.255.2308
(o) 626.583.8500

Hoss MacVaugh
Hoss@MacVaugh.com
#00971668

119 E Union St, Suite D
Pasadena, CA 91103

The information contained herein has been obtained by sources deemed to be reliable. While we have no reason to doubt its accuracy, we do not guarantee to and assume any liability for any inaccuracies and/or omissions. Terms and conditions are subject to change. PDF License #03178664