32 E COLORADO BLVD

PASADENA, CA 91105



BRIGHAM YEN
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LIC NO. 01817137

MACVAUGH&CO
Commercial Real Estate Services

Prime Historic Retail Opportunity







Property Overview

MacVaugh & Co. is pleased to exclusively present **30 E Colorado Blvd,** a rare single-story commercial retail building, situated along the world-famous **Tournament of Roses Parade route**, benefiting from exceptional year-round foot traffic, strong demographics, and limited infill supply in a highly desirable, pedestrian-oriented environment.

The property features classic architecture characteristic of Old Pasadena, with prominent **Colorado Blvd street frontage** and rear access to Mercantile Place — a historic pedestrian alley that enhances functionality and outdoor appeal. Improvements include **floor drains, a back patio**, and **two restrooms**, making the space well-suited for **diverse retail and restaurant applications.**

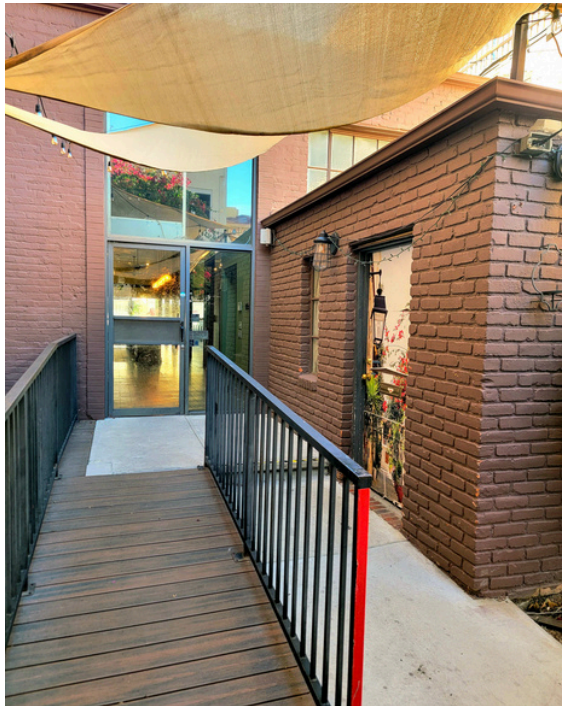
Lease Highlights

ASKING:
$8.00/SF NNN

BLDG SQFT:
1,827

TERM:
5 - 10 YEARS

YEAR BUILT:
1890











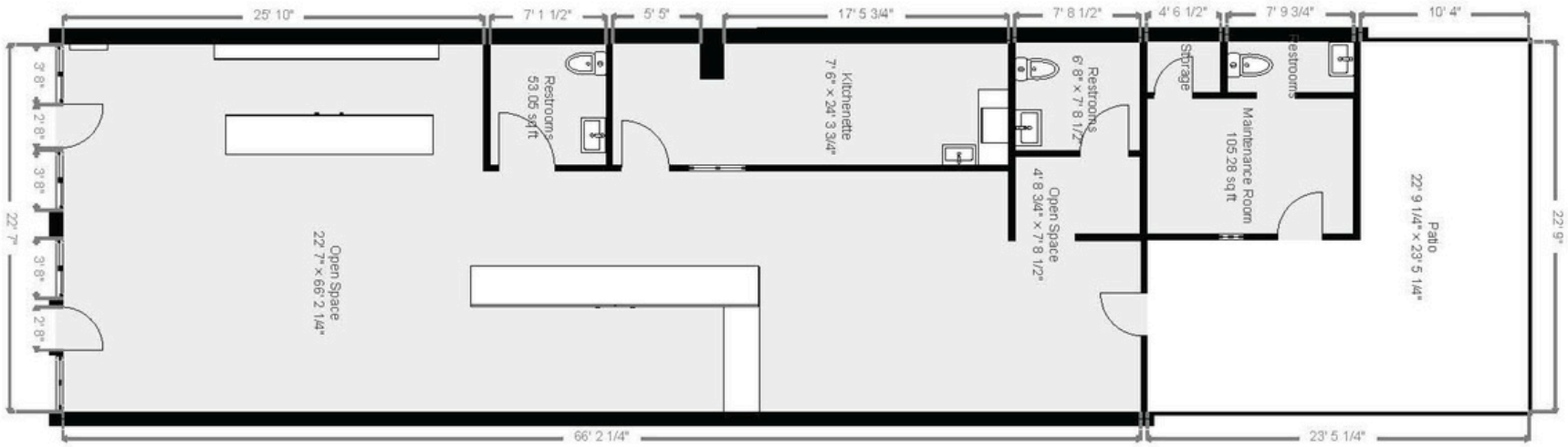


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PLANS



COLORADO BLVD

MERCANTILE PL

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NEIGHBORING TENANTS

Zoned for commercial retail and restaurant uses within one of California's largest historic mixed-use districts (Old Pasadena Historic District, CD-1 subdistrict, supporting historic preservation and active ground-floor commercial activity), the property enjoys immediate proximity to upscale shopping, a wide variety of dining experiences ranging from casual eateries and cozy cafes to upscale fine dining and chef-driven restaurants, cultural attractions, and transit options. This location provides seamless connectivity to the broader Los Angeles region via major freeways and the Metro A Line, positioning it ideally for both daily local patronage and regional/tourist draw.



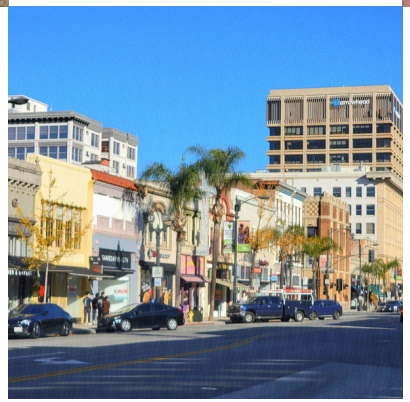
ARC'TERYX



TIFFANY & CO.



2nd STREET



Aēsop



BLUE BOTTLE COFFEE