

# ONE COLORADO

41 HUGUS ALLEY | PASADENA, CA 91103

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FORMERLY SHOPCORE PROPERTIES | ROIC

## Property Details

### Owned GLA

233,576 SF

### Availability

24 Suites | 54,572 SF

### Parking Spaces

778

### Overview

- Award-winning mixed-use property spanning a full city block in the heart of Old Pasadena
- More than 11% of households within a ten-minute drive time represent "America's Wealthiest" with incomes well above the national average
- Anchored by first class retailers, including Alo, Vuori, Sephora, Allbirds, Parachute, gorjana, Salt & Straw, Nike Running, Industrious National Management, iPic Theaters, and Javier's (coming soon)

## Tenant Mix



SEPHORA



patagonia

SALT & STRAW



gorjana



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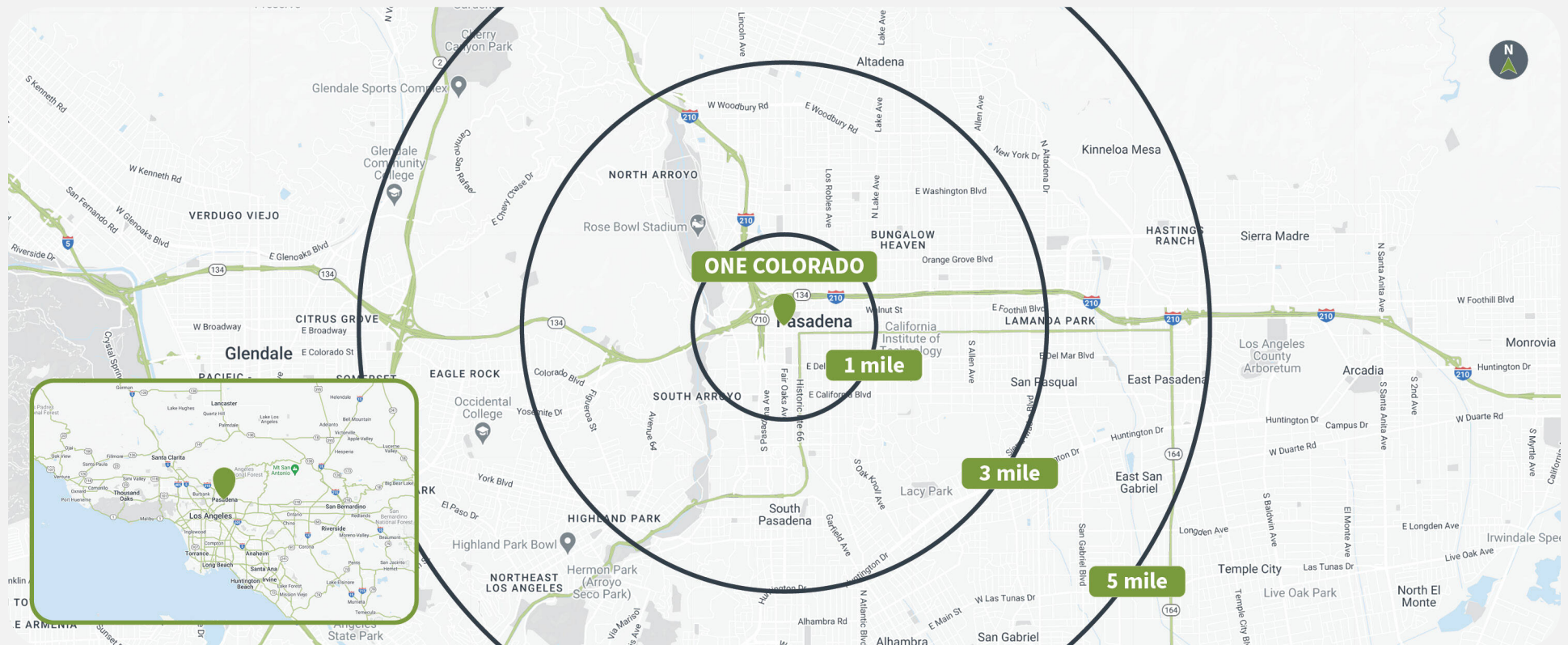
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## Demographics

Source: Advan, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	27,455	69,839	13,365	\$113,541	\$87,553
3 MILES	190,646	270,816	73,813	\$148,343	\$108,742
5 MILES	495,062	548,614	179,255	\$139,772	\$105,144





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## Market Aerial



For more information, contact: Mark Ross | [626-998-3574](tel:626-998-3574)

Updated September 2025

[illegible]

Suite	Tenant	GLA (SF)
S41	AVAILABLE	5,252
Q19	AVAILABLE	1,800
D22	AVAILABLE	1,612
Q26	AVAILABLE	1,500
G34	AVAILABLE	1,420
P16	AVAILABLE	1,294
M47B	AVAILABLE	1,192
K34	AVAILABLE	1,112
C26	AVAILABLE	1,017
D21	AVAILABLE	700
G170	AVAILABLE	682
G110	AVAILABLE	635
S42	IPIC THEATERS	33,000
U24-R	JAVIER'S	13,100
B35	ANTHROPOLOGIE	9,615
F3	ALO YOGA	6,000
L37	NIKE RUNNING	5,871
R33	SUSHI ROKU	5,820
H21	SEPHORA	5,496
Q73	VUORI	4,838
A47	PATAGONIA	4,807
N52	BOKAOS PASADENA SALON	3,635
J29	RAG & BONE	2,422
Q77	ALLBIRDS	2,245
Q29	BRIILLIANT EARTH	1,985
G30	RUSSELL'S	1,948
M48	PLACE VENDOME	1,647
L39	SALT & STRAW	1,500
Q69	ROTHY'S	1,402
G160	THAIM	1,341
J13	SHOPAHOLIC SAMPLE SALES	1,287
M47	SUNDAYS	1,286
P55	ALFRED COFFEE	1,220
N49	GORJANA	1,214
G140	TACOS 1986	1,127
Q63	AESOP	973
H20	SKIN LAUNDRY	964
E17	TOP DRAWER	761
H12	THE UNICORN STORE	759
G130	MAIN CHICK	714

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The site plan illustrates the layout of the 1000 block of W. Union Street. The block is bounded by N. Delacey Avenue to the west, Colorado Boulevard to the south, E. Union Street to the east, and Fair Oaks Avenue to the east. The plan includes several commercial units, a courtyard, and various parking areas.

**Streets:**

- W. Union Street:** The main street running horizontally across the top of the block.
- N. Delacey Avenue:** The street running vertically along the west side of the block.
- Colorado Boulevard:** The street running horizontally along the south side of the block.
- Fair Oaks Avenue:** The street running vertically along the east side of the block.
- Exchange Alley:** A narrow alleyway running horizontally between the main block and the east side.
- Miller Alley:** A narrow alleyway running vertically between the main block and the west side.
- Smith Alley:** A narrow alleyway running vertically between the main block and the east side.
- Hugus Alley:** A narrow alleyway running horizontally between the main block and the south side.
- Douglas Alley:** A narrow alleyway running vertically between the main block and the south side.
- Bonham Alley:** A narrow alleyway running horizontally between the main block and the west side.
- Kendall Alley:** A narrow alleyway running vertically along the east side of the block.

**Units and Buildings:**

- Santorini (NAP):** A large unit at the northwest corner.
- SUSHI ROKU:** A unit on the west side, adjacent to the courtyard.
- Q26, Q29, Q19:** Units on the west side, adjacent to the courtyard.
- COURTYARD:** A central open space within the block.
- S41:** A unit on the north side, adjacent to the courtyard.
- U24-R:** A large unit on the north side, adjacent to the courtyard.
- patagonia:** A unit on the north side, adjacent to the courtyard.
- B40:** A unit on the north side, adjacent to the courtyard.
- anthropologie:** A unit on the north side, adjacent to the courtyard.
- C26, D22, D21, D25, E17:** Units on the north side, adjacent to the courtyard.
- H20, H12:** Units on the north side, adjacent to the courtyard.
- alo yoga:** A unit on the north side, adjacent to the courtyard.
- SEPHORA:** A unit on the north side, adjacent to the courtyard.
- K34, J15, J13:** Units on the north side, adjacent to the courtyard.
- P16, N52, M48, M47, SALT & STONE, NIKE:** Units on the south side, adjacent to the courtyard.
- alfred, goyana, M47, SALT & STONE, NIKE:** Units on the south side, adjacent to the courtyard.
- Tag & Bone:** A unit on the south side, adjacent to the courtyard.
- allbirds, ROYALS, Aesop:** Units on the south side, adjacent to the courtyard.
- G44, G110, G120, G140, G160, G170:** Units on the east side, adjacent to the courtyard.
- CITY USE:** A unit on the east side, adjacent to the courtyard.
- PARK OFFICE:** A unit on the east side, adjacent to the courtyard.
- G34:** A unit on the east side, adjacent to the courtyard.
- NAP 2, NAP 1:** Units on the east side, adjacent to the courtyard.

**Other Features:**

- IPIC:** A unit on the north side, adjacent to the courtyard.
- Security:** A unit on the east side, adjacent to the courtyard.
- Restroom:** A unit on the east side, adjacent to the courtyard.
- Mail:** A unit on the east side, adjacent to the courtyard.
- Phone:** A unit on the east side, adjacent to the courtyard.
- City Use:** A unit on the east side, adjacent to the courtyard.
- Park Office:** A unit on the east side, adjacent to the courtyard.
- G34:** A unit on the east side, adjacent to the courtyard.
- NAP 2, NAP 1:** Units on the east side, adjacent to the courtyard.

Suite	Tenant	GLA (SF)
G44	21 CHOICES FROZEN YOGURT	701
G120	CHAMPION'S CURRY	671
G150	PAPER RICE	664
G44A	RUSSELL'S	650
D25	PLAY LABS BEAUTY	648
J15	M.ANDONIA	573
B40	TWIGZZ	561

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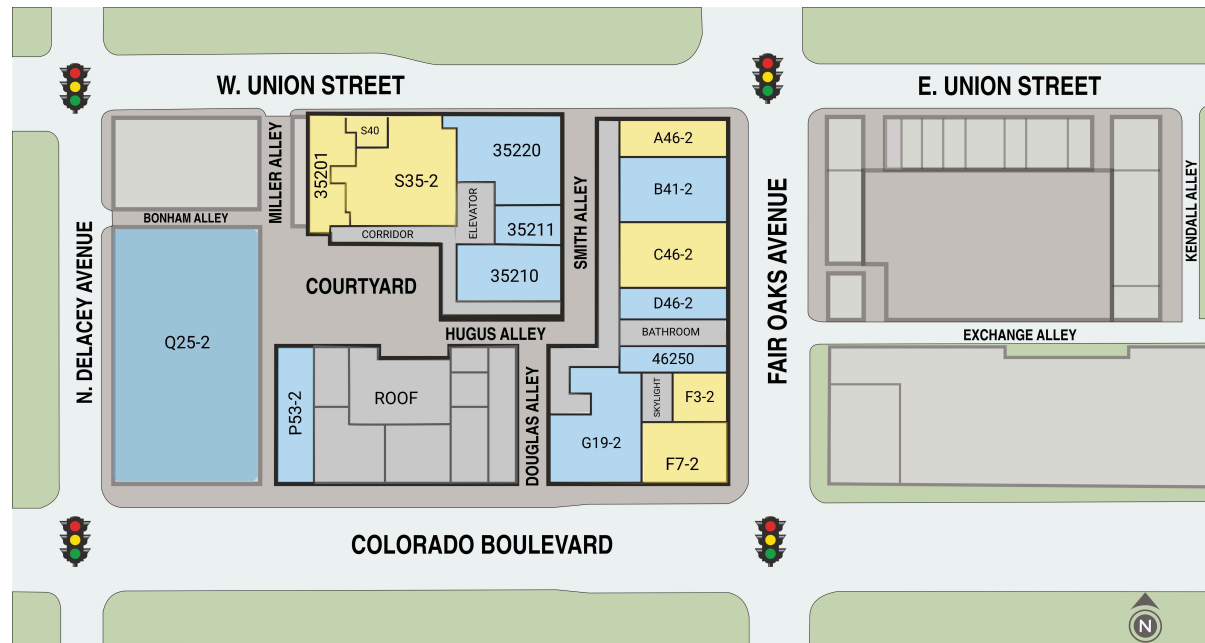
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## Second Floor



Suite	Tenant	GLA (SF)
S35-2	AVAILABLE	7,001
F7-2	AVAILABLE	3,931
C46-2	AVAILABLE	3,708
A46-2	AVAILABLE	3,195
35201	AVAILABLE	2,601
F3-2	AVAILABLE	1,633
M47B	AVAILABLE	1,192
S40	AVAILABLE	1,185
Q25-2	INDUSTRIOUS NATIONAL MGMT	27,178
G19-2	AFFILIATED ENGINEERS	7,171
B41-2	ARCHITECTURE FOR EDUCATION	3,685
35220	LIM CHANG & ASSOCIATES	3,524
35210	MANASSERIAN LAW APC	3,440
46250	ONE COLORADO MANAGEMENT	2,302
35211	JCE STRUCTURAL ENGINEERING	2,196
P53-2	PASADENA POLICE SUBSTATION	2,000
D46-2	PASADENA LANGUAGE CENTER	1,998



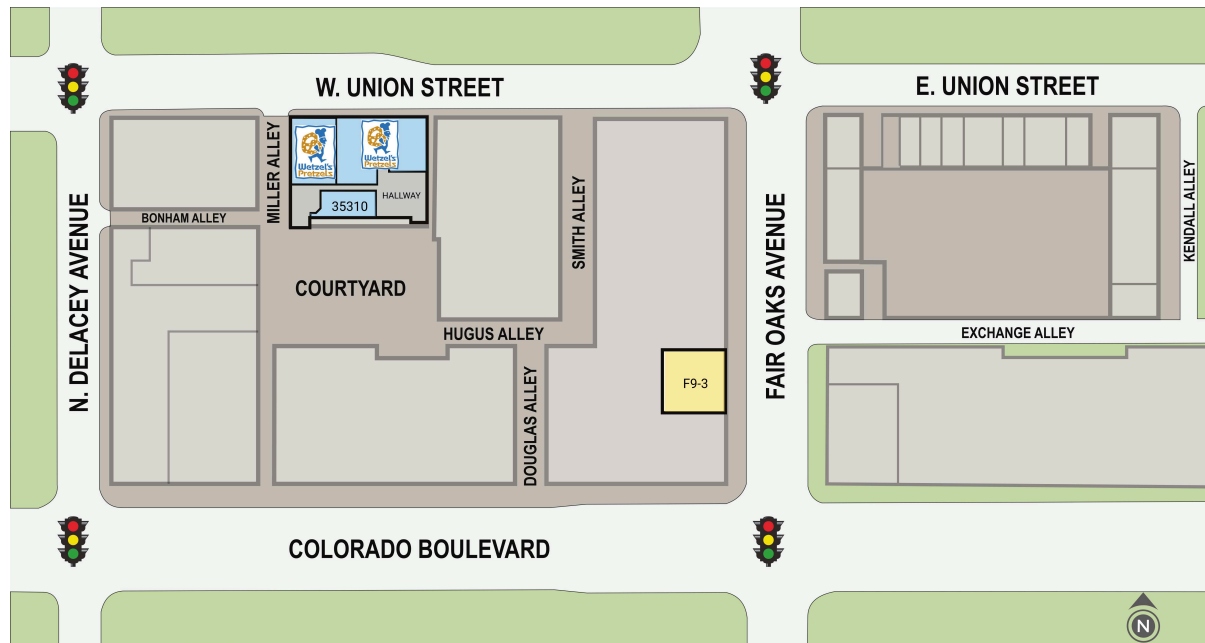
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## Third Floor



Suite	Tenant	GLA (SF)
F9-3	AVAILABLE	1,832
M47B	AVAILABLE	1,192
35300	WETZEL'S PRETZELS	5,033
35320	WETZEL'S PRETZELS	1,312
35310	JURIS PRODUCTIONS	1,142

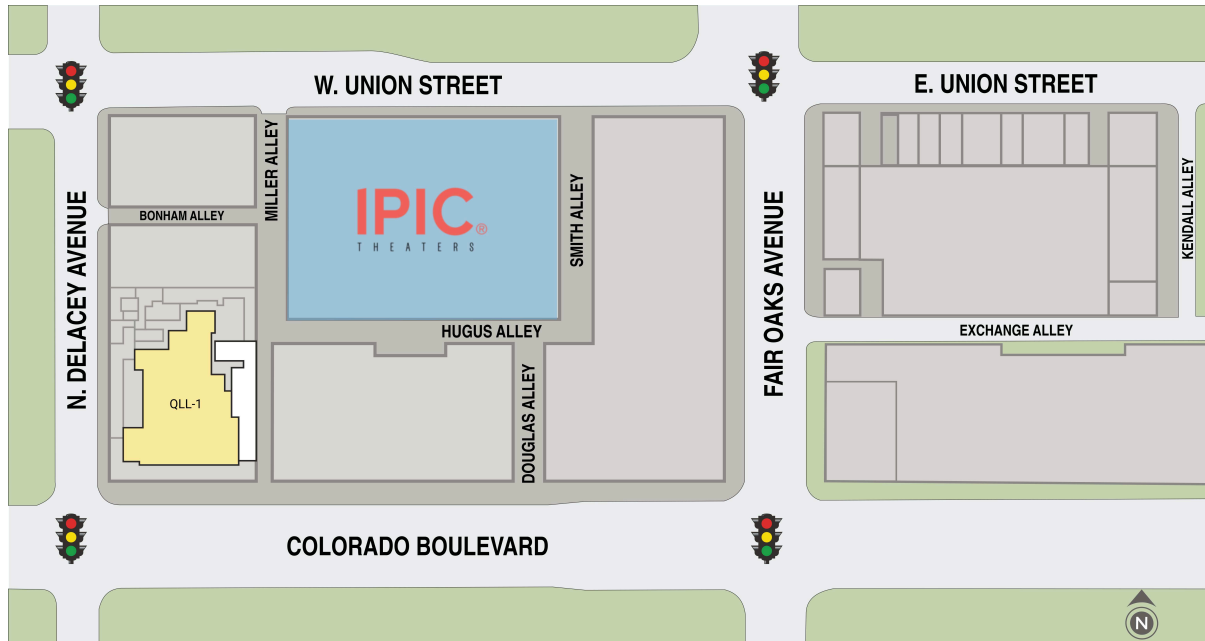
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## Basement



Suite	Tenant	GLA (SF)
QLL-1	AVAILABLE	7,694
M47B	AVAILABLE	1,192



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## Get in Touch with Us

### Leasing

Mark Ross

**626-998-3574**

### Pop-up & Short-term Leasing

Specialty Leasing Team

**626-772-6832**

**specialtyleasing@performproperties.com**

### Property Management

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