

ONE COLORADO

41 HUGUS ALLEY | PASADENA, CA 91103



Property Details

Owned GLA

233,576 SF

Availability

22 Suites | 50,428 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



iPic THEATERS



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Demographics

Source: Creditintell, 2025.

	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

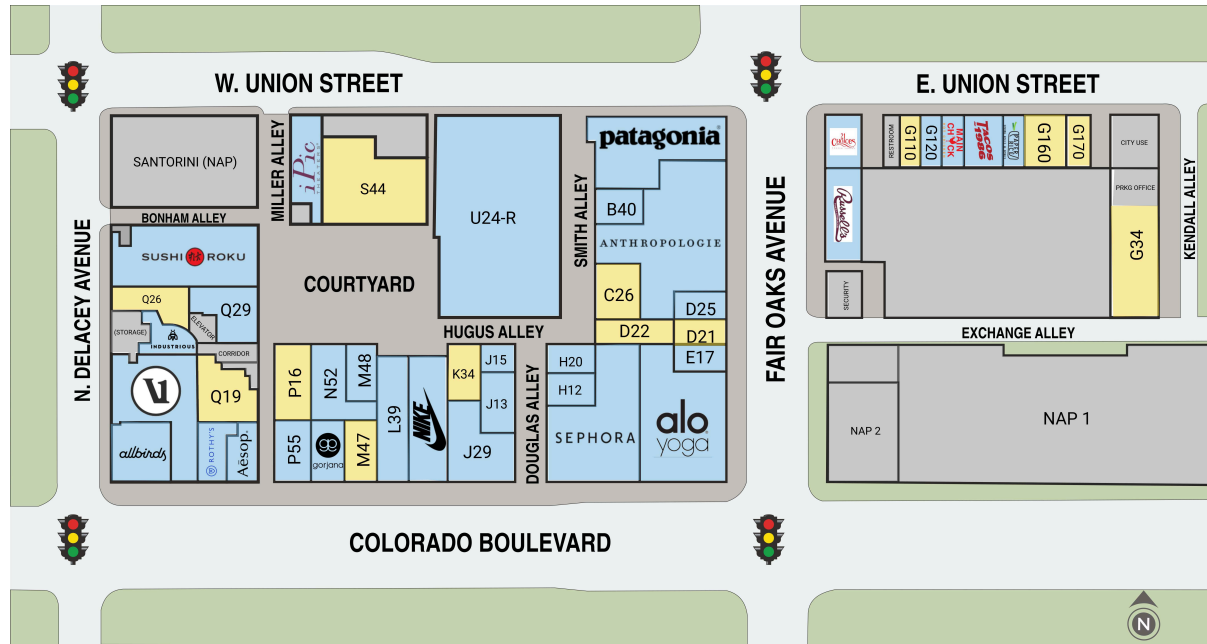


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First Floor



Suite	Tenant	GLA (SF)
S41	AVAILABLE	5,252
M47	AVAILABLE	2,478
Q19	AVAILABLE	1,800
D22	AVAILABLE	1,612
Q26	AVAILABLE	1,500
G34	AVAILABLE	1,420
G160	AVAILABLE	1,341
P16	AVAILABLE	1,294
K34	AVAILABLE	1,112
C26	AVAILABLE	1,017
D21	AVAILABLE	700
G170	AVAILABLE	682
G110	AVAILABLE	635
S44	AVAILABLE	
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 AVEDA	3,635
J29	PARACHUTE HOME	2,515
Q77	ALLBIRDS	2,245
Q29	BRILLIANT EARTH	1,985
G30	RUSSELL'S	1,948
M48	PLACE VENDOME	1,647
L39	SALT & STRAW	1,500
Q69	ROTHY'S	1,402
J13	GLEE & CO	1,287
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

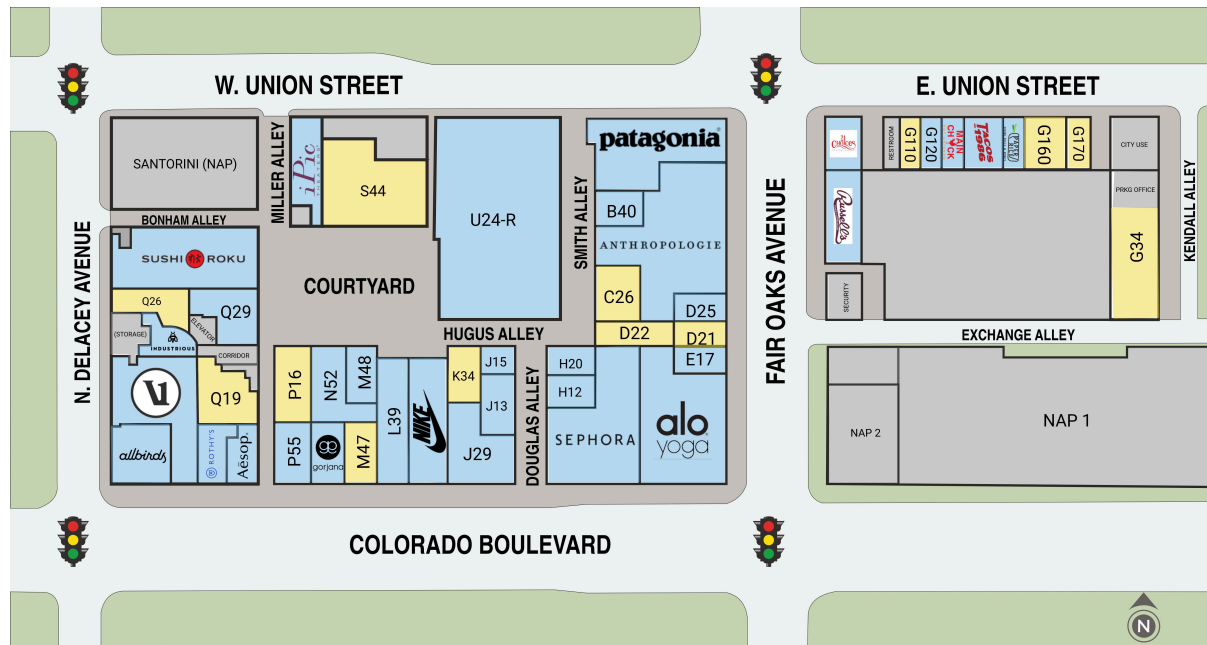
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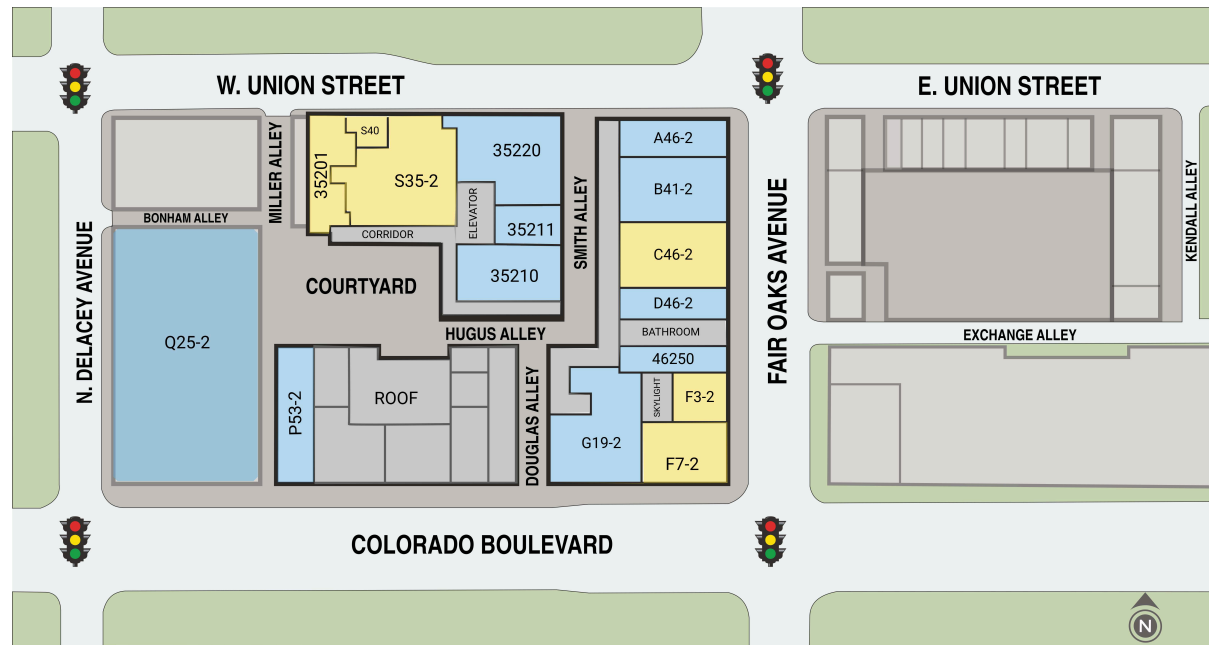
Suite	Tenant	GLA (SF)
G44	21 CHOICES LLC	701
G120	CHAMPION'S CURRY	671
G150	PAPER RICE	664
G44A	RUSSELL'S	650
D25	PLAY LABS BEAUTY	648
J15	M.ANDONIA	573
B40	TWIGZZ	561

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Second Floor



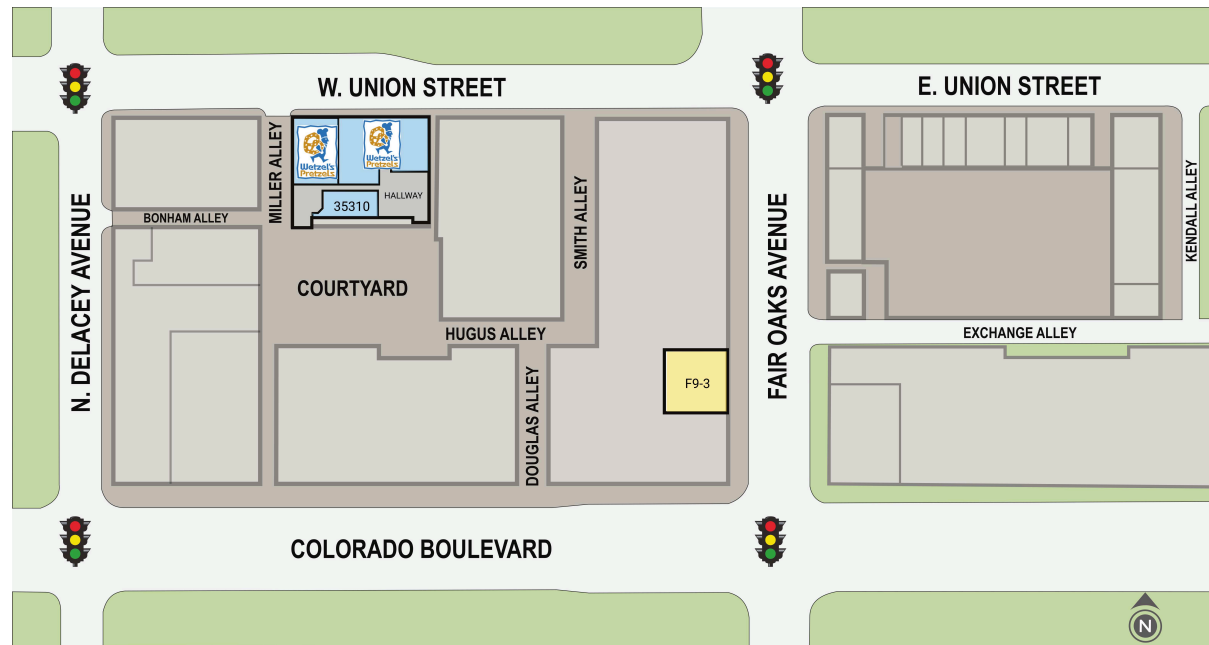
Suite	Tenant	GLA (SF)
S35-2	AVAILABLE	7,001
F7-2	AVAILABLE	3,931
C46-2	AVAILABLE	3,708
35201	AVAILABLE	2,601
F3-2	AVAILABLE	1,633
S40	AVAILABLE	1,185
Q25-2	INDUSTRIOUS NATIONAL MGMT	27,178
G19-2	AFFILIATED ENGINEERS	7,171
B41-2	ARCHITECTURE FOR EDUCATION	3,685
35220	LIM CHANG & ASSOCIATES	3,524
35210	MANASSERIAN LAW APC	3,440
A46-2	AUKEY GROUP HOLDING LTD	3,195
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



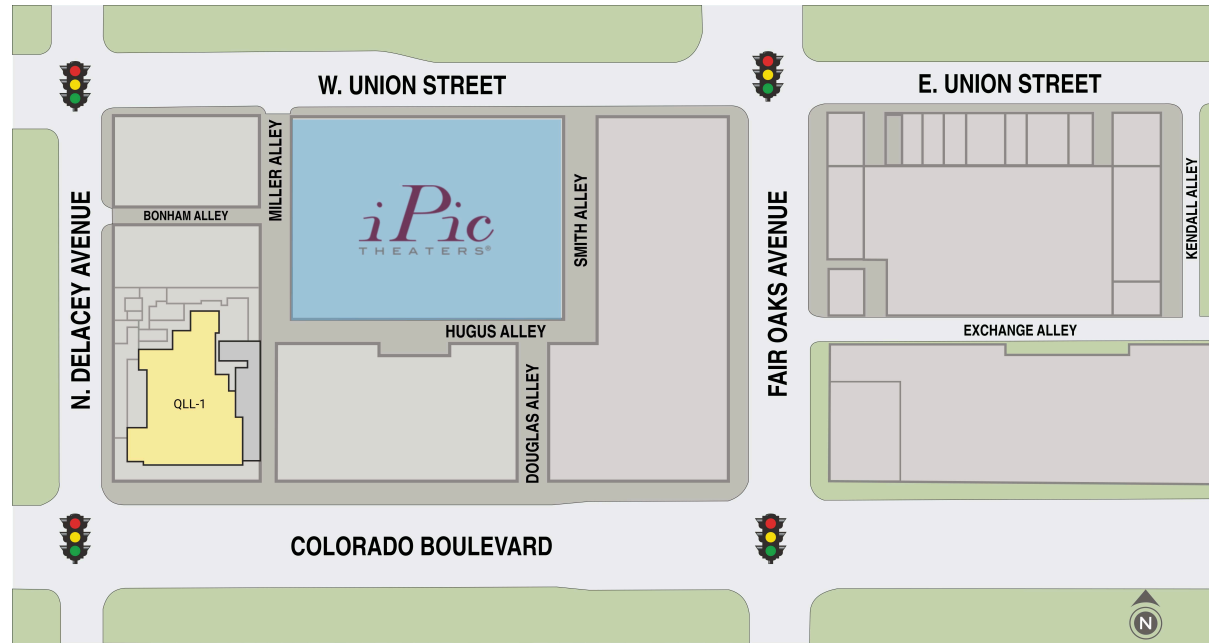
Suite	Tenant	GLA (SF)
F9-3	AVAILABLE	1,832
35300	WETZEL'S PRETZELS	5,033
35320	WETZEL'S PRETZELS	1,312
35310	JURIS PRODUCTIONS	1,142

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Basement



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

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Get in Touch with Us

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