

ONE COLORADO

41 HUGUS ALLEY | PASADENA, CA 91103

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Property Details

Owned GLA Availability

233,576 SF 23 Suites | 46,649 SF

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, rag & bone, gorjana, Salt & Straw, Nike Running, Industrious National Management, and Javier's

Tenant Mix



SEPHORA



patagonia

SALT & STRAW



gorjana



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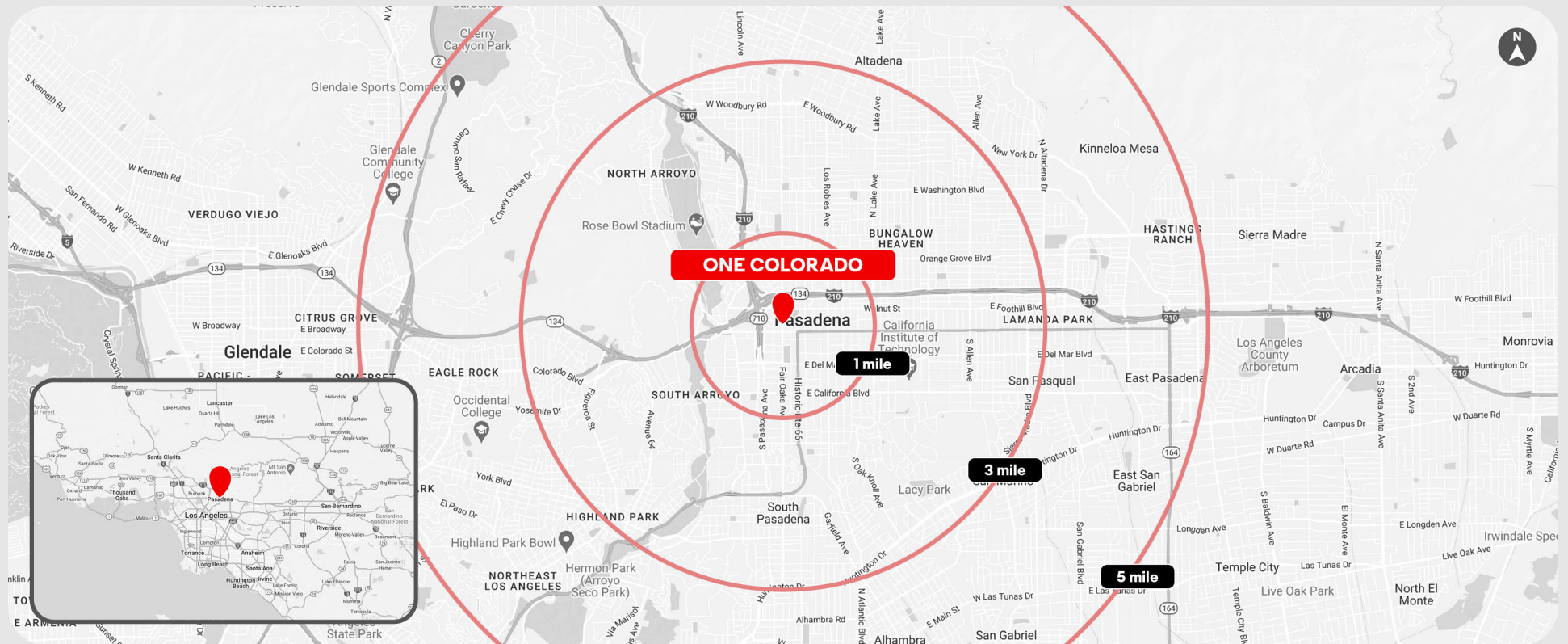
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Demographics

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



For more information, contact: Mark Ross | mross@performproperties.com

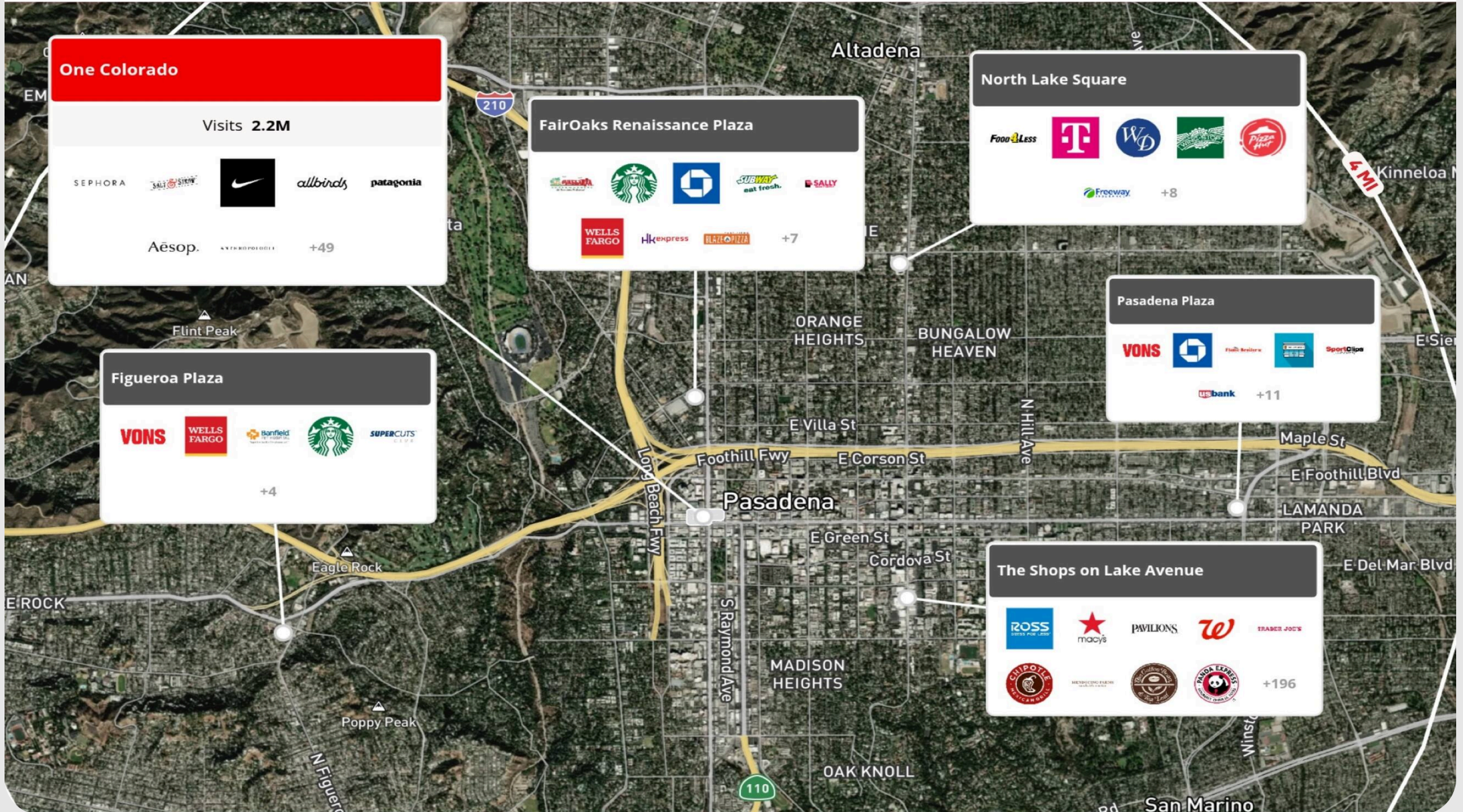
Updated April 2026

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Market Aerial

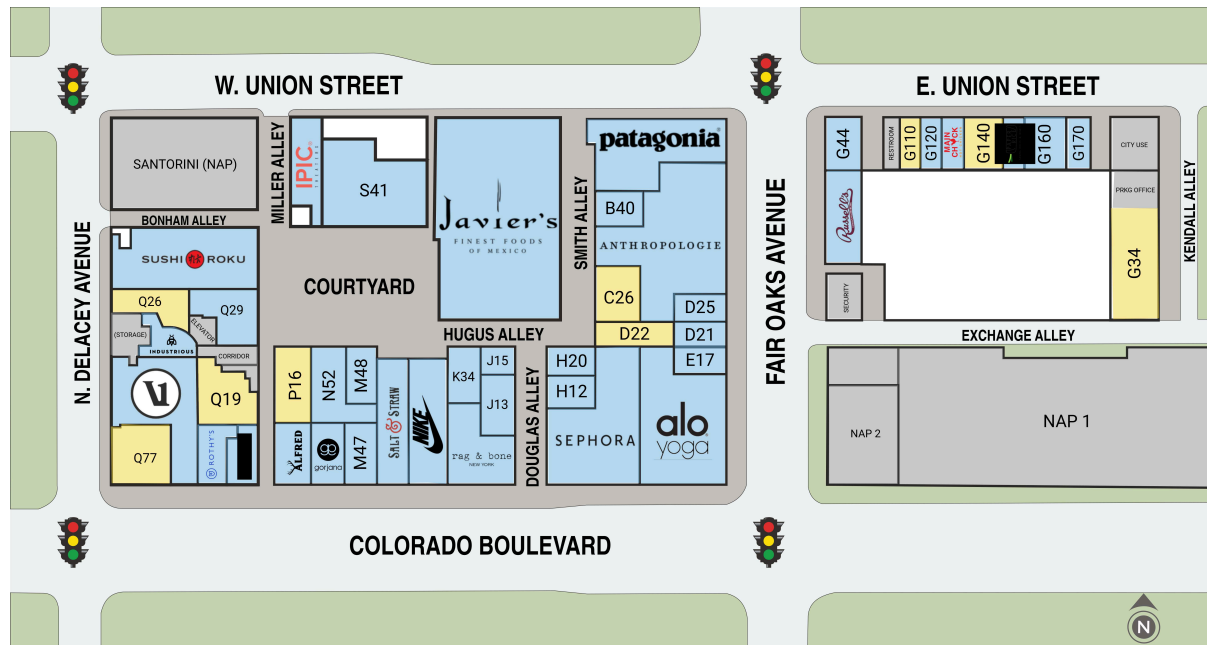


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First Floor



Suite	Tenant	GLA (SF)
Q77	AVAILABLE	2,343
Q19	AVAILABLE	1,769
D22	AVAILABLE	1,697
Q26	AVAILABLE	1,621
G34	AVAILABLE	1,500
G140	AVAILABLE	1,246
P16	AVAILABLE	1,213
C26	AVAILABLE	1,033
M47B	AVAILABLE	721
G110	AVAILABLE	600
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
S41	BACARI	5,006
Q73	VUORI	4,838
A47	PATAGONIA	4,807
N52	BOKAOS PASADENA SALON	3,635
J29	RAG & BONE	2,422
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
G160	THAIM	1,341
J13	SHOPAHOLIC SAMPLE SALES	1,287
M47	SUNDAYS	1,286
P55	ALFRED COFFEE	1,220
N49	GORJANA	1,214
K34	THE DRESS SHOP	1,154
Q63	AESOP	973
H20	SKIN LAUNDRY	964
E17	TOP DRAWER	761
H12	THE UNICORN STORE	759
D21	SOCKERBIT	740
G170	MILLI MATCHA	739
G130	MAIN CHICK	714

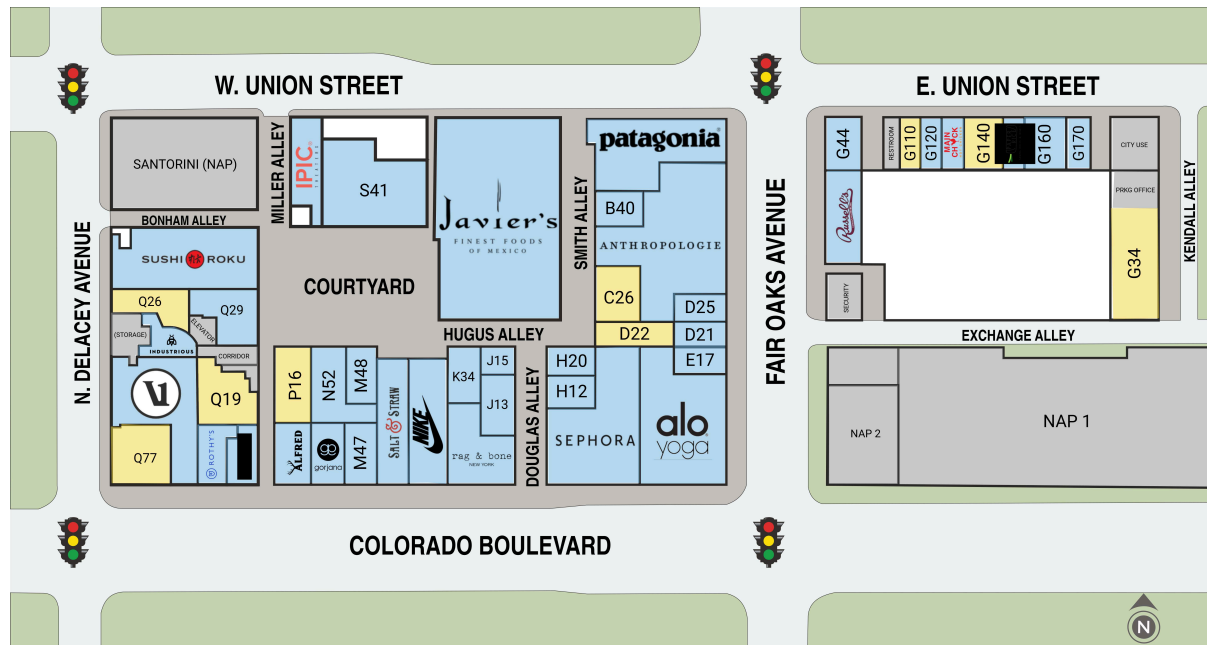
Tenant Listing | Page 1 of 2

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First Floor



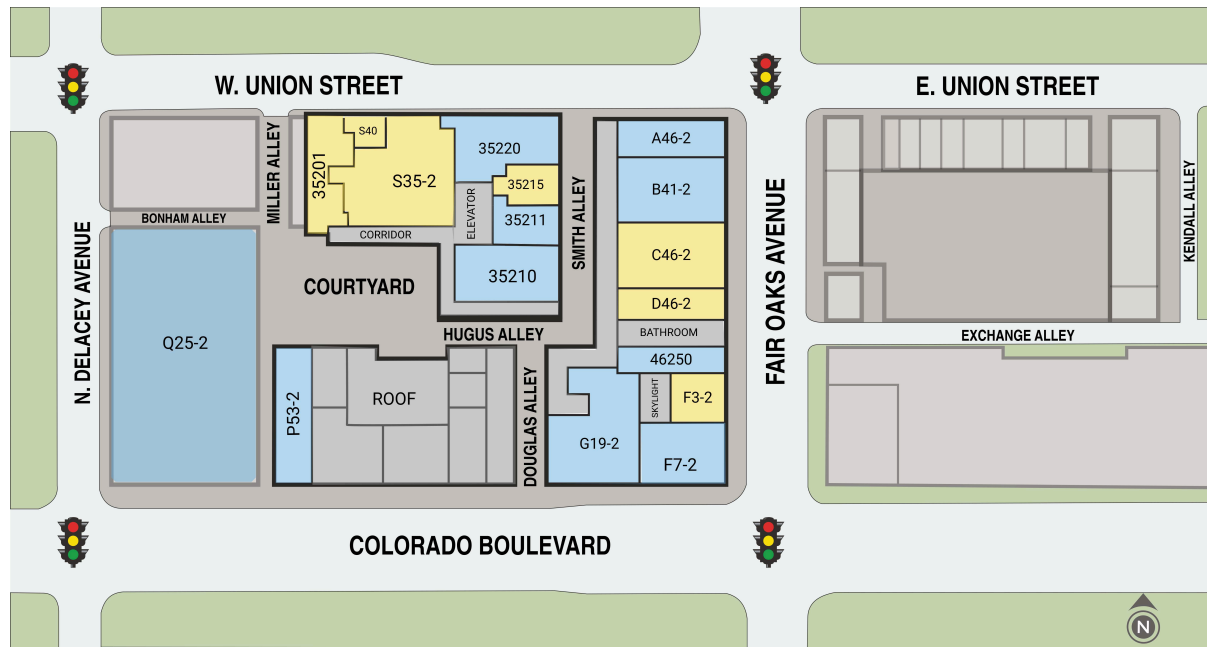
Suite	Tenant	GLA (SF)
G44	21 CHOICES FROZEN YOGURT	701
G120	CHAMPION'S CURRY	671
G150	PAPER RICE	664
G44A	RUSSELL'S	650
D25	PLAY LABS BEAUTY	648
J15	M.ANDONIA	573
B40	TWIGZZ	561

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Second Floor



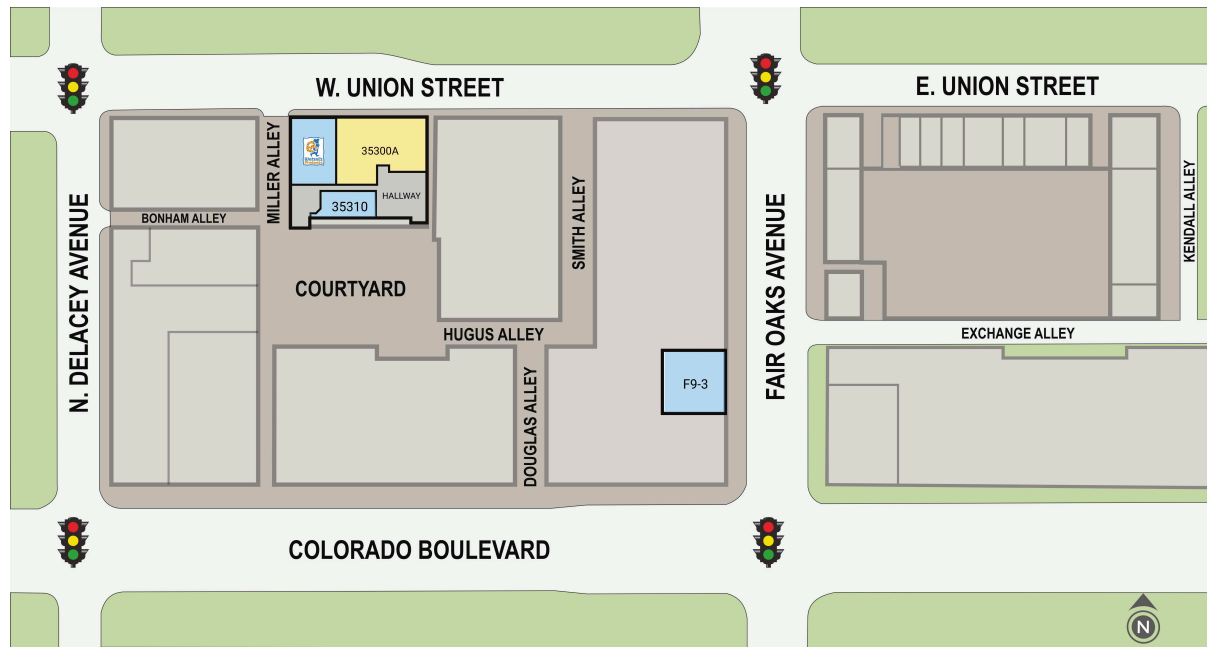
Suite	Tenant	GLA (SF)
S35-2	AVAILABLE	8,021
C46-2	AVAILABLE	4,098
35201	AVAILABLE	2,746
D46-2	AVAILABLE	2,255
F3-2	AVAILABLE	1,995
S40	AVAILABLE	1,766
35215	AVAILABLE	1,220
M47B	AVAILABLE	721
Q25-2	INDUSTRIOUS NATIONAL MGMT	27,178
G19-2	AFFILIATED ENGINEERS	7,171
F7-2	EPTDESIGN	4,228
B41-2	ARCHITECTURE FOR EDUCATION	3,685
35210	MANASSERIAN LAW APC	3,440
A46-2	LANDING INTERNATIONAL INC	3,374
35220	LIM CHANG & ASSOCIATES	2,932
46250	ONE COLORADO MANAGEMENT	2,302
35211	JCE STRUCTURAL ENGINEERING	2,196
P53-2	PASADENA POLICE SUBSTATION	2,000

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Third Floor



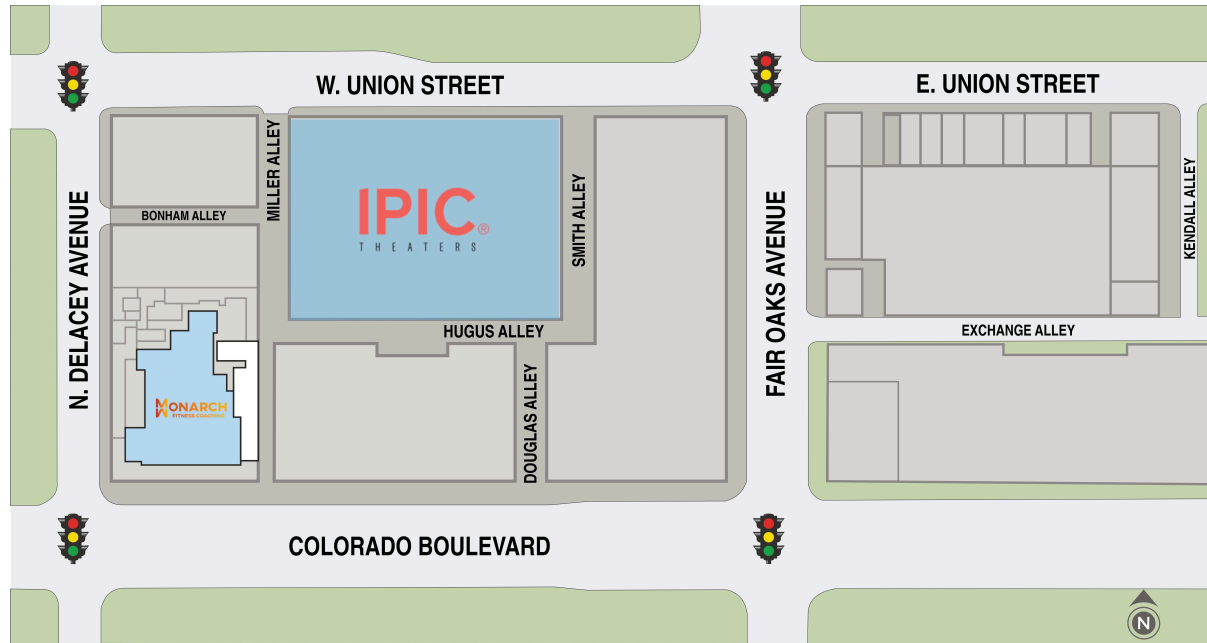
Suite	Tenant	GLA (SF)
35300	AVAILABLE	5,033
35300A	AVAILABLE	2,297
35320	AVAILABLE	1,312
M47B	AVAILABLE	721
35300B	WETZEL'S PRETZELS	4,607
F9-3	EPTDESIGN	2,190
35310	JURIS PRODUCTIONS	1,142

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Basement



Suite	Tenant	GLA (SF)
M47B	AVAILABLE	721
QLL-1	MONARCH ATHLETIC CLUB	7,694

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Get in Touch with Us

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