

ONE COLORADO

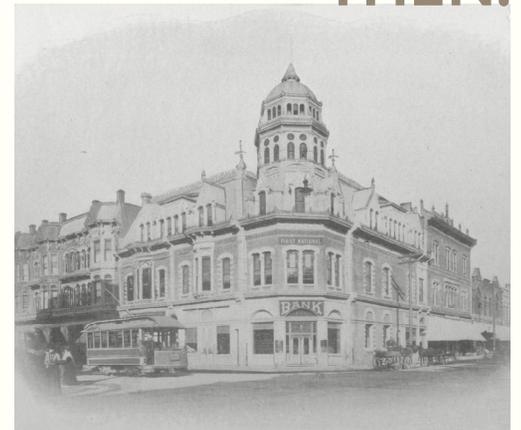


A NEW PERSPECTIVE
IN OLD PASADENA.

A DESTINATION RICH IN HISTORY AND READY FOR WHAT'S NEXT.

With 4 unique parcels and ~230,000 SF of elevated retail, trending restaurant, and office space surrounding an idyllic – and soon-to-be reimagined courtyard destination, One Colorado is becoming the center of it all in this best-in-class retail journey.

THEN.



NWQ COLORADO ST +
FAIR OAKS BLVD, CIRCA 1890



NOW.



TRUCK ROUTE
DO NOT BLOCK INTERSECTION
Fair Oaks Av

alo

alo

DIAGONAL CROSSING OK

San Francisco
Cable Car
Passage
Cable Car
Passage
Cable Car



ONE COLORADO

A ONE-OF-A-KIND
RETAIL EXPERIENCE
WITH ATTENTION
TO EVERY DETAIL.



ONE COLORADO

OLD PASADENA
CALIFORNIA

OFFICE/DAYTIME

8,555,726 SF Total
1,410,000 SF Walking distance
in Old Pasadena

HOTELS

8 Luxury resorts/modern hotels
2,100 Rooms total

RESIDENTIAL

\$1.5M average home values
adjacent to One Colorado

ROSE BOWL PARADE

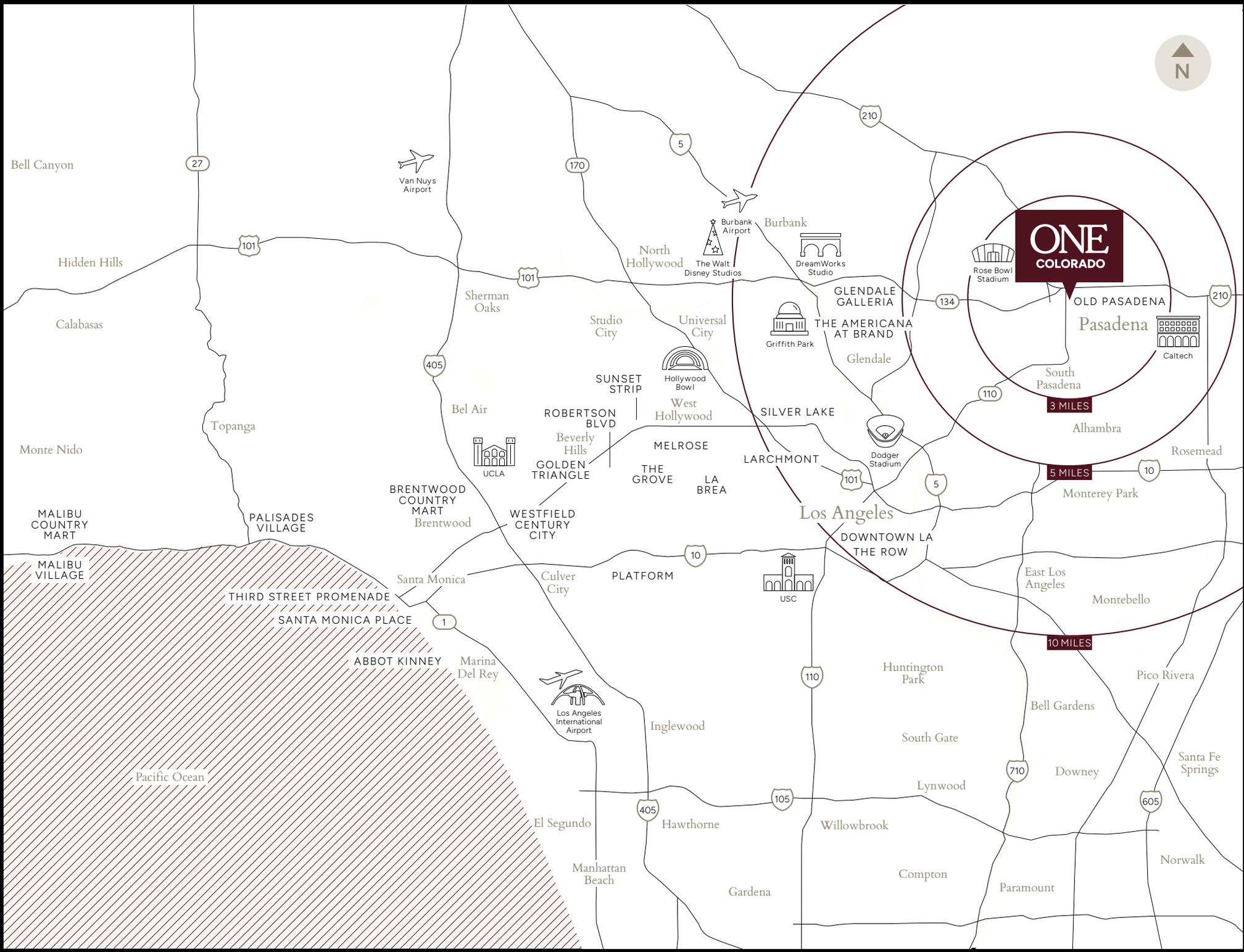
800,000 PEOPLE per year at the parade
\$245M Rose Bowl Game economic impact
on Pasadena (2024)

UNIVERSITIES

CAL TECH and four other colleges
located in Pasadena
26,285 total students

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	192,500	507,900	2M
AVERAGE HH INCOME	\$162,100	\$151,900	\$120,100
TOTAL HOUSEHOLDS	77,500	191,100	705,500
AVERAGE HOME VALUE	\$1.5M	\$1.4M	\$1.1M
DAYTIME POPULATION	276,300	564,300	2.2M
MEDIAN AGE	43	44	41

Data Sources: Placer.ai | RetailStat | Dec'23 - Nov'24



ONE
COLORADO

3 MILES

5 MILES

10 MILES

OLD PASADENA

Pasadena

South Pasadena

Alhambra

Monterey Park

East Los Angeles

Montebello

Bell Gardens

Downey

Paramount

Los Angeles

DOWNTOWN LA
THE ROW

Huntington Park

South Gate

Lynwood

Willowbrook

Compton

Rosemead

Pico Rivera

Santa Fe Springs

Norwalk

Burbank Airport

Van Nuys Airport

Los Angeles International Airport

UCLA

USC

Griffith Park

DreamWorks Studio

The Walt Disney Studios

Hollywood Bowl

Dodger Stadium

5

170

210

101

101

27

405

134

110

10

101

5

10

1

110

710

105

405

605

Bell Canyon

Hidden Hills

Calabasas

Monte Nido

MALIBU COUNTRY MART

MALIBU VILLAGE

Pacific Ocean

THIRD STREET PROMENADE

SANTA MONICA PLACE

ABBOT KINNEY

Marina Del Rey

WESTFIELD CENTURY CITY

BRENTWOOD COUNTRY MART
Brentwood

GOLDEN TRIANGLE

ROBERTSON BLVD

SUNSET STRIP

MELROSE

West Hollywood

LA BREA

LARCHMONT

SILVER LAKE

Universal City

Studio City

Sherman Oaks

Bel Air

Topanga

PALISADES VILLAGE

PLATFORM

Culver City

Santa Monica

Inglewood

El Segundo

Manhattan Beach

Gardena

Hawthorne

Willowbrook

Lynwood

South Gate

Huntington Park

Downey

Bell Gardens

Pico Rivera

Santa Fe Springs

Norwalk

Paramount

Compton

Willowbrook

Gardena

Hawthorne

El Segundo

Manhattan Beach

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710

210

134

ONE
COLORADO

THE PASEO
EQUINOX
west elm

PLAYHOUSE
DISTRICT
sweetgreen

PASADENA
COMMONS
WILLIAMS SONOMA
SOULCYCLE

SHOPS ON LAKE
CAVA 
TRADER JOE'S®

SOUTH LAKE
AVENUE
EREWON

SOUTH ARROYO
PARKWAY

 
SHAKE SHACK
superba
SNACKS - COFFEE
HOUSTON'S

1 MILE

Madison
Heights

MAPLE STREET

CORSON STREET

WALNUT STREET

Pasadena

UNION STREET

COLORADO BLVD

GREEN STREET

CORDOVA STREET

E DEL MAR BLVD

E CALIFORNIA BLVD

UNION STREET

WALNUT S

E COLORA

E CALIFOR

ORANGE GROVE BLVD

LONG BEACH FWY

S PASADENA AVENUE

S DE LACEY AVENUE

FAIR OAK AVENUE

S ARROYO PARKWAY

S MARENGO AVENUE

LOS ROBLES AVENUE

S MADISON AVENUE

S OAK KNOLL AVENUE

S LAKE AVENUE

S HOLLISTON AVENUE

S HILL AVENUE

OLD PASADENA

 **TIFFANY & CO.**

 **Crate&Barrel**

 **ARC'TERYX**

ARHAUS

South
Arroyo

A CENTER ON CENTER LOCATION.

ONE
COLORADO

3

LEVELS

40+

RETAILERS

~230K

TOTAL SF
(RETAIL & OFFICE)

745

SPACE PARKING
STRUCTURE

1.7M

people in the primary trade area
with **42%** of households making
over **\$100,000** per year

125K

daytime employees within
five minutes

1.2M SF

Parson's development with creative
office & **400 residential units**
being built is adjacent to site

41.6%

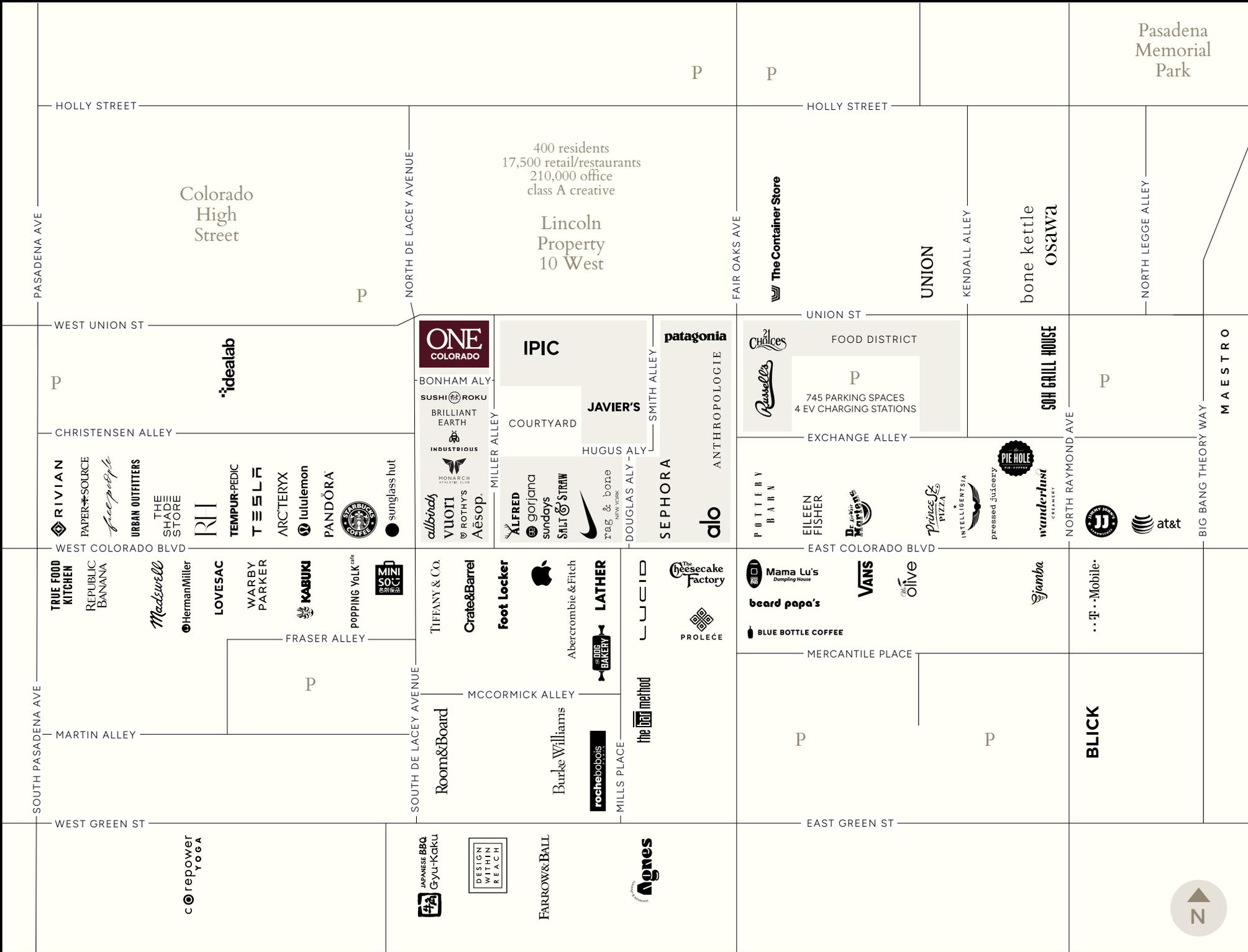
of the population in the immediate
trade area has earned a Bachelor's
degree or higher

30+

events planned with approximately
20,895 guests over the course
of a year

3.5M

visitors arrive in Pasadena
annually, generating
\$700M visitor spending



400 residents
17,500 retail/restaurants
210,000 office
class A creative

Lincoln
Property
10 West

FOOD DISTRICT
745 PARKING SPACES
4 EV CHARGING STATIONS

Pasadena
Memorial
Park

BLICK





BECOME PART OF THE STORY.

Aēsop®

ALFRED

allbirds

alo

ANTHROPOLOGIE

BRILLIANT
EARTH

gorjana

INDUSTRIOUS

IPIIC®

Javier's

MONARCH
ATHLETIC CLUB
COMING SOON

NIKE
BY PASADENA

rag & bone
NEW YORK

patagonia®

ROTHY'S

SALT & STRAW

SEPHORA

SOCKERBIT
Est. 2010
COMING SOON

sundays

topdrawer

VUORI





ALLBIRDS | VUORI | AESOP



ANTHROPOLOGIE | PATAGONIA



SALT & STRAW



GORJANA



NIKE | SEPHORA

WITH SOUGHT-AFTER
RETAILERS THAT
MAKE THIS A
DESTINATION
WORTH CONSIDERING.



SKIN LAUNDRY

CURATING FUTURE PARTNERSHIPS WITH INSPIRING BRANDS AND EXPERIENCES.



MONARCH ATHLETIC CLUB



JAVIER'S

ONE COLORADO IS RIGHT WHERE YOU BELONG.



CURRENTLY AVAILABLE SPACES

- C26 | 1,033 SF
- D22 | 1,697 SF
- G140 | 1,127 SF
- G34 | 1,500 SF
- J13 | 1,253 SF
- SECOND FLOOR | 11,400 SF (Divisible)
- K34 | 1,154 SF
- P16 | 1,820 SF
- Q19 | 2,225 SF
- Q26 | 1,621 SF
- S41 | 5,006 SF

COMING AVAILABLE SPACES

- B40 | 561 SF
- D25 | 648 SF
- H12 | 759 SF
- J15 | 573 SF

UNDER LOI

- G110 | 600 SF
- G170 | 739 SF
- S41 | 5,006 SF

THE COURTYARD.



THEATERS
VERSE HAPPY HOUR MONDAY
OR SISU 2 NOW YOU
ED FOR GOOD THE RUNNING
PPY HR MON 73 FRI 3 T

STAY ALL DAY
FOR ONE MORE
MOMENT
WORTH MAKING.



ONE COLORADO

OLD PASADENA
CALIFORNIA

Owned and managed by

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