

# ONE COLORADO



A NEW PERSPECTIVE  
IN OLD PASADENA.

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

With 4 unique parcels and ~240,000 SF of elevated retail, trending restaurant, and office space surrounding an idyllic and recently 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.



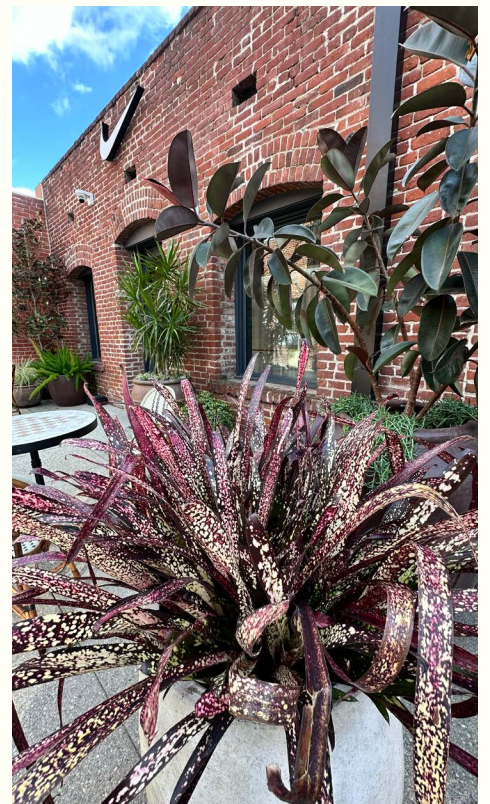
TRUCK ROUTE  
DO NOT BLOCK INTERSECTION  
Fair Oaks Av

alo

alo

DIAGONAL CROSSING OK

Map of the area showing landmarks like Courtyard Marriott Park, Alo Center, and Paseo Colorado.



# 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

**\$1.3M** median 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 (2025)

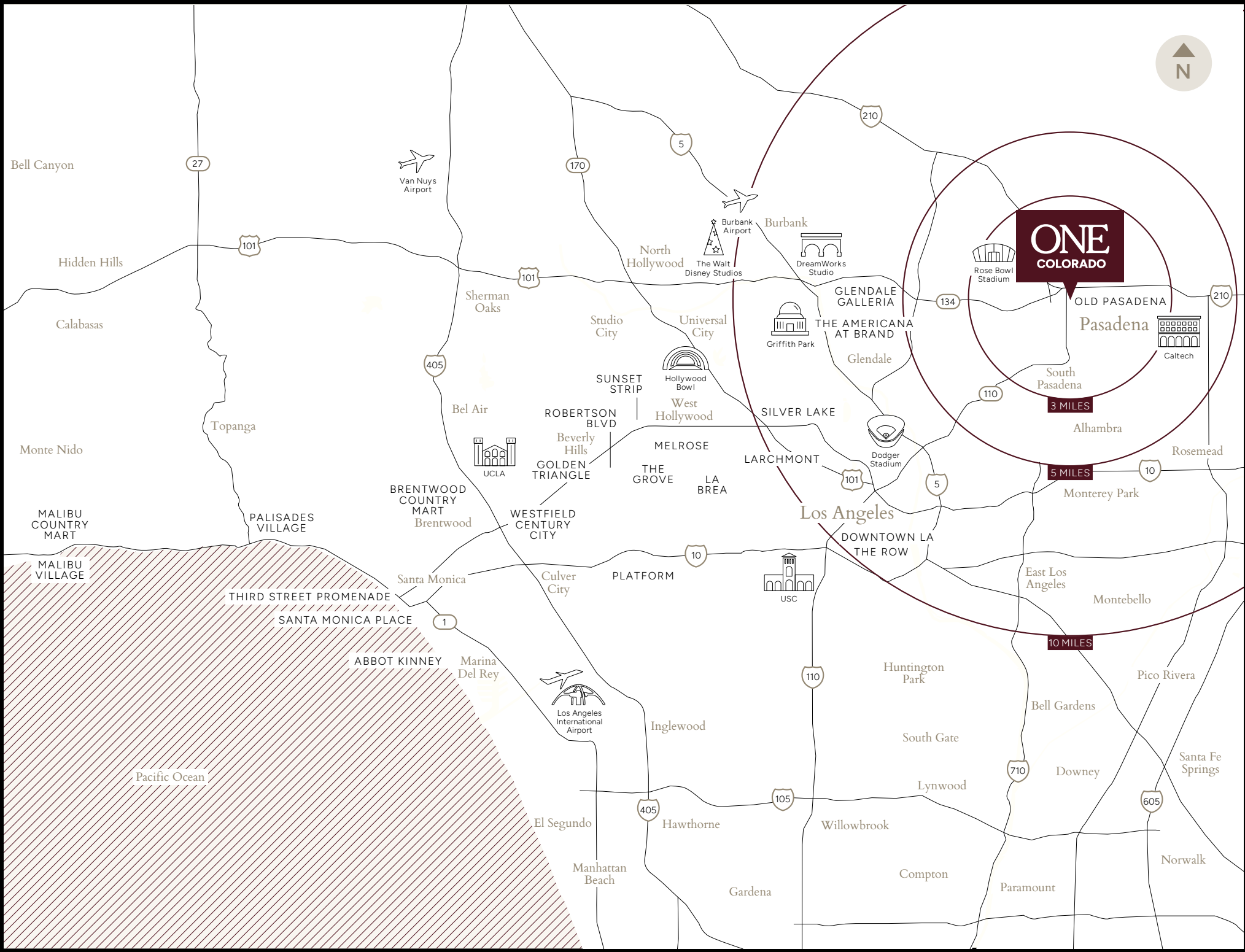
## UNIVERSITIES

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

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	185,890	469,764	1.9M
AVERAGE HH INCOME	\$175,853	\$166,055	\$133,672
TOTAL HOUSEHOLDS	75,506	177,462	688,567
MEDIAN HOME VALUE	\$1.30M	\$1.26M	\$1.15M
DAYTIME POPULATION	276,300	564,300	2.2M
MEDIAN AGE	42	43	42

Data Sources: Placer.ai | RetailStat | Jan'25 - Dec'25





**ONE**  
COLORADO

3 MILES

5 MILES

10 MILES

Bell Canyon

Hidden Hills

Calabasas

Monte Nido

MALIBU  
COUNTRY  
MART

MALIBU  
VILLAGE

Pacific Ocean



Van Nuys  
Airport



Burbank  
Airport



Los Angeles  
International  
Airport



Rose Bowl  
Stadium



Dodger  
Stadium



Griffith  
Park



USC



UCLA



The Walt  
Disney Studios



DreamWorks  
Studio

**ONE**  
COLORADO

OLD PASADENA

Pasadena

3 MILES

5 MILES

10 MILES

N

27

101

101

405

5

170

210

134

210

110

10

101

5

10

1

110

710

605

105

405

Norwalk

Santa Fe  
Springs

Downey

Bell Gardens

Pico Rivera

Huntington  
Park

South Gate

Lynwood

Willowbrook

Gardena

Manhattan  
Beach

Hawthorne

Inglewood

El Segundo

Marina  
Del Rey

ABBOT KINNEY

SANTA MONICA PLACE

THIRD STREET PROMENADE

Santa Monica

BRENTWOOD  
COUNTRY  
MART  
Brentwood

GOLDEN  
TRIANGLE

ROBERTSON  
BLVD

Bel Air

Topanga

Monte Nido

PALISADES  
VILLAGE

MALIBU  
VILLAGE

MALIBU  
COUNTRY  
MART

Monte Nido

Calabasas

Hidden Hills

Bell Canyon

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks

Studio  
City

Universal  
City

North  
Hollywood

Griffith  
Park

THE AMERICANA  
AT BRAND

Glendale

GLENDALE  
GALLERIA

Burbank

The Walt  
Disney Studios

Burbank  
Airport

Sherman  
Oaks



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  
**EREWHON**

SOUTH ARROYO  
PARKWAY

**WHOLE**  
**FOODS**  
MARKET   
**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

South  
Arroyo

# A CENTER ON CENTER LOCATION.

**ONE**  
COLORADO

3

LEVELS

35+

RETAILERS

~240K

TOTAL SF  
(RETAIL & OFFICE)

745

SPACE PARKING  
STRUCTURE

1.7M

people in the primary trade area with **48%** 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

42.1%

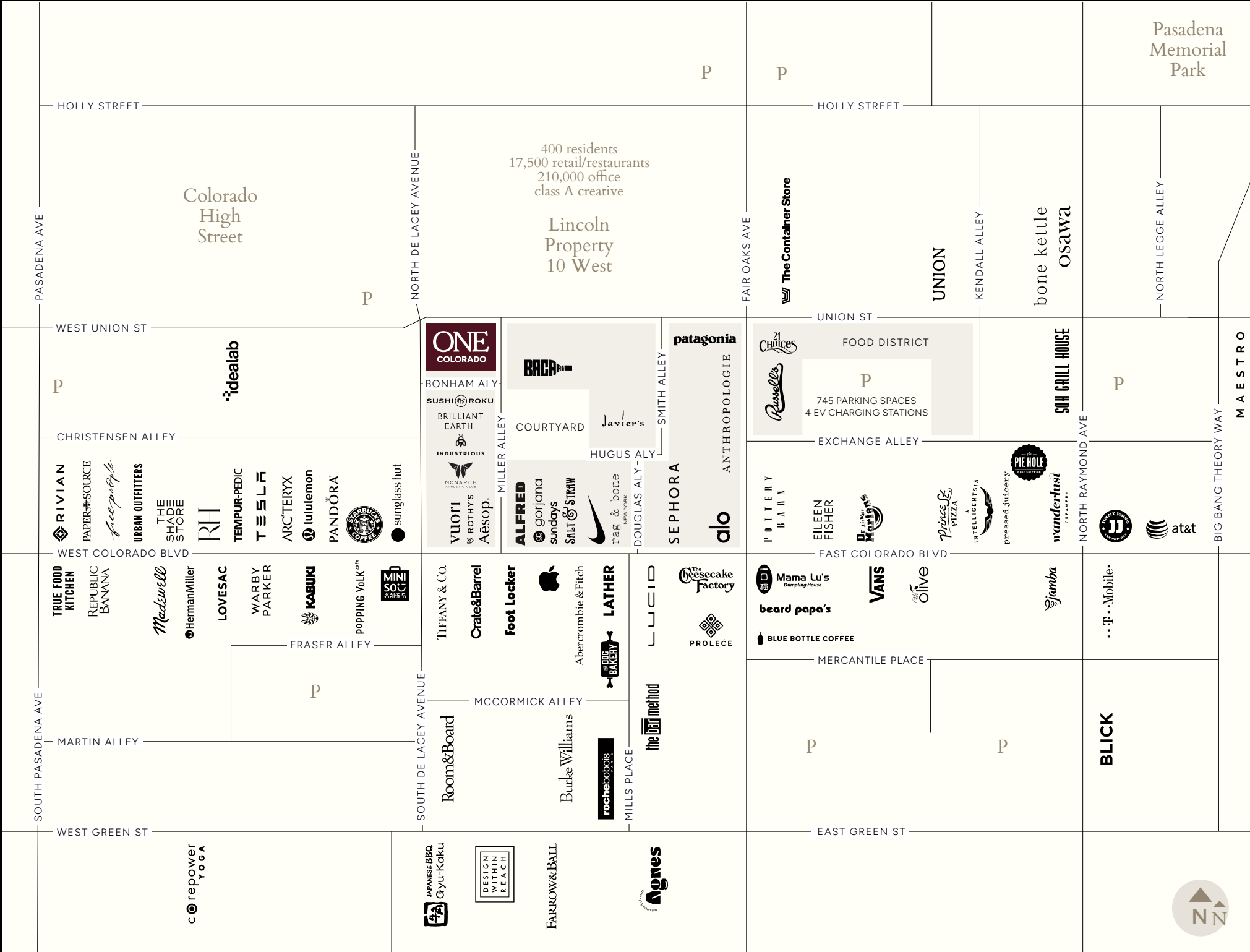
of the population in the immediate trade area has earned a Bachelor's degree or higher

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

Pasadena  
Memorial  
Park

ONE  
COLORADO

BEER

patagonia

24 CHOICES

FOOD DISTRICT

P  
745 PARKING SPACES  
4 EV CHARGING STATIONS

SON GRILL HOUSE

P

MAESTRO

RIVIAN  
PAPER SOURCE  
free people  
URBAN OUTFITTERS  
THE SHADY STORE

RI  
TEMPUR-PEDIC  
TESLA  
ARC'TERYX  
lululemon  
PANDORA

STARBUCKS COFFEE

sunglass hut

BONHAM ALY

SUSHI ROKU

BRILLIANT EARTH

INDUSTRIOUS

MONARCH

ROTHY'S

Aesop

COURTYARD

HUGUS ALY

ALFRED

gorjana

sundays

SALT & STRAW

NIKE

rag & bone

SMITH ALLEY

Javier's

DOUGLAS ALY

SEPHORA

dlo

ANTHROPOLOGIE

POTTERY BARN

EILEEN FISHER

Dr. Martens

PIZZES & PIZZA

INTELLIGENTISTIA

pressed juicery

PIE HOLE

wanderlust CREAMERY

JJ

at&t

TRUE FOOD KITCHEN  
REPUBLIC BANANA

Madewell  
Herman Miller

LOVESAC  
WARBY PARKER

KABUKI

popping YoLK

SOBEY'S

TIFFANY & Co.

Crate&Barrel

Foot Locker

Apple

Abercrombie & Fitch

LATHER

the bread method

the cake factory

PROLECE

Mama Lu's Dumpling House

beard papa's

BLUE BOTTLE COFFEE

VANS

olive

Gamba

Mobile

repower YOGA

JAPANESE BBQ Gyu-Kaku

DESIGN WITHIN REACH

FARROW & BALL

Agnes





# BECOME PART OF THE STORY.

Aēsop®

**ALFRED**

alo

ANTHROPOLOGIE

**BAGGI**  
COMING SOON

BRILLIANT  
EARTH

gorjana

**INDUSTRIOUS**

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.

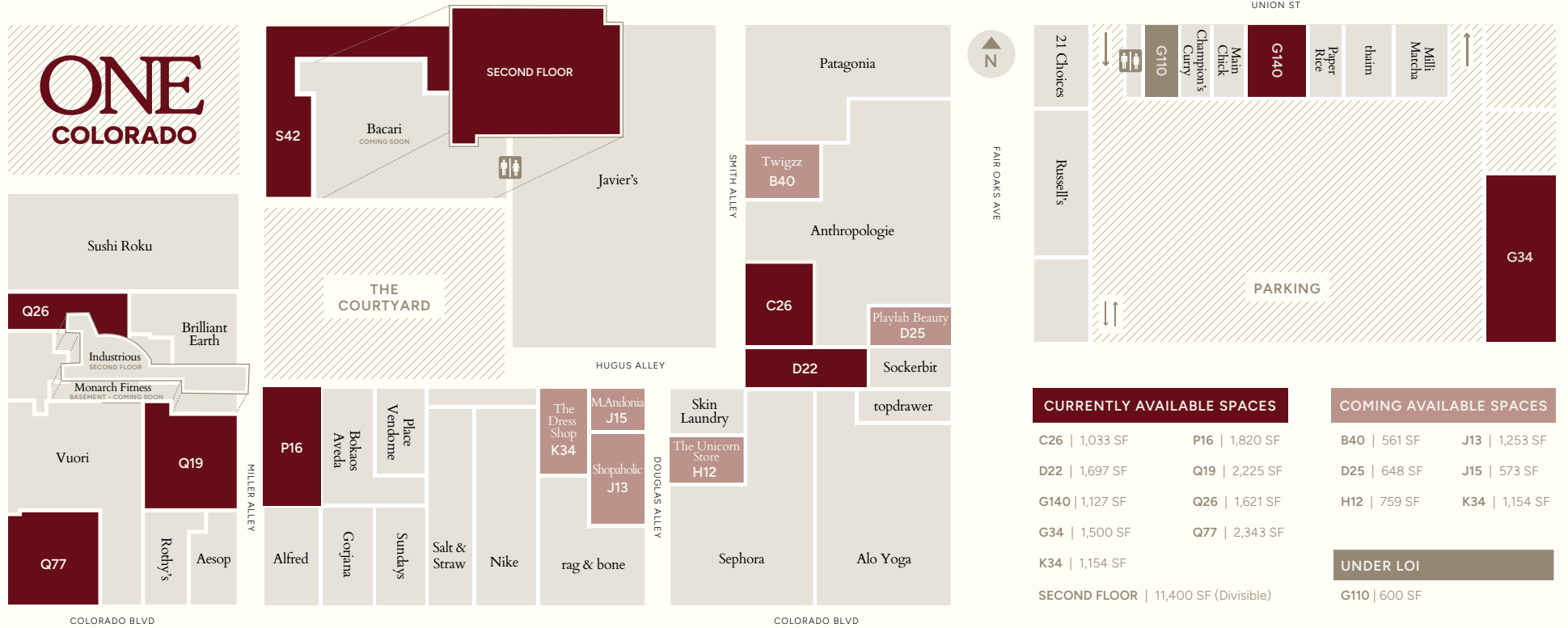


MONARCH ATHLETIC CLUB



JAVIER'S

# ONE COLORADO IS RIGHT WHERE YOU BELONG.



# THE COURTYARD.



STAY ALL DAY  
FOR ONE MORE  
MOMENT  
WORTH MAKING.



# ONE COLORADO

OLD PASADENA  
CALIFORNIA

Owned and managed by

Perform Properties

Jessica Bruner  
jess@bondrp.com  
301.466.7149

Matt Moser  
mmoser@retailinsite.net  
858.523.2096

Chris Hodgman  
chodgman@retailinsite.net  
949.284.0223

