

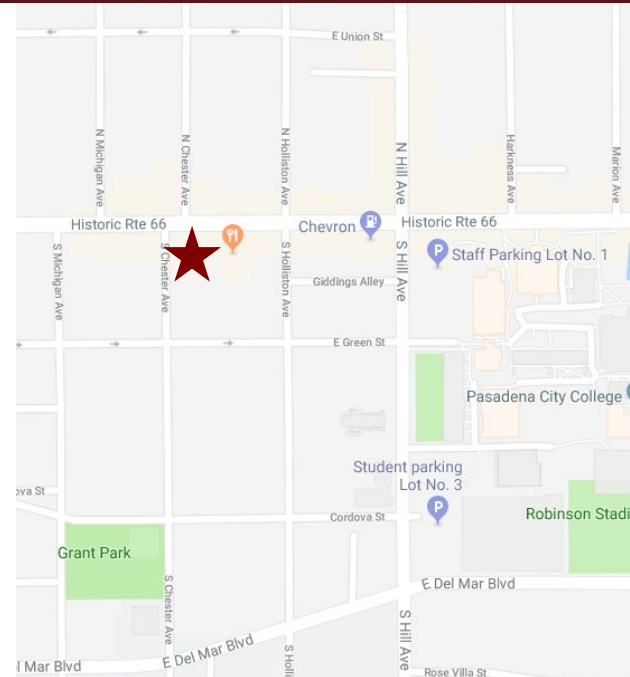
RETAIL SPACE FOR LEASE



1254 E. COLORADO BOULEVARD, PASADENA, CA

FOR LEASE

- Available Space:** Ground Floor Retail Unit – Approximately 3,179 sq. ft. with front and rear exit.
- Occupancy:** November 1, 2020.
- Lease Rate:** \$2.45 per sq. ft., Modified Gross. Tenant to pay its own utilities, janitorial and liability and plate glass insurance.
- Parking:** Tenant will have the right to eight (8) unreserved parking spaces in parking lot.
- Amenities:**
- * Ideal set up for massage, chiropractic, fitness, and/or wellness center.
 - * Close to Pasadena City College and California Institute of Technology.
 - * Prominent street-front signage and excellent visibility.
 - * Easy access to 210 freeway.
 - * Numerous therapy rooms and two (2) restrooms.



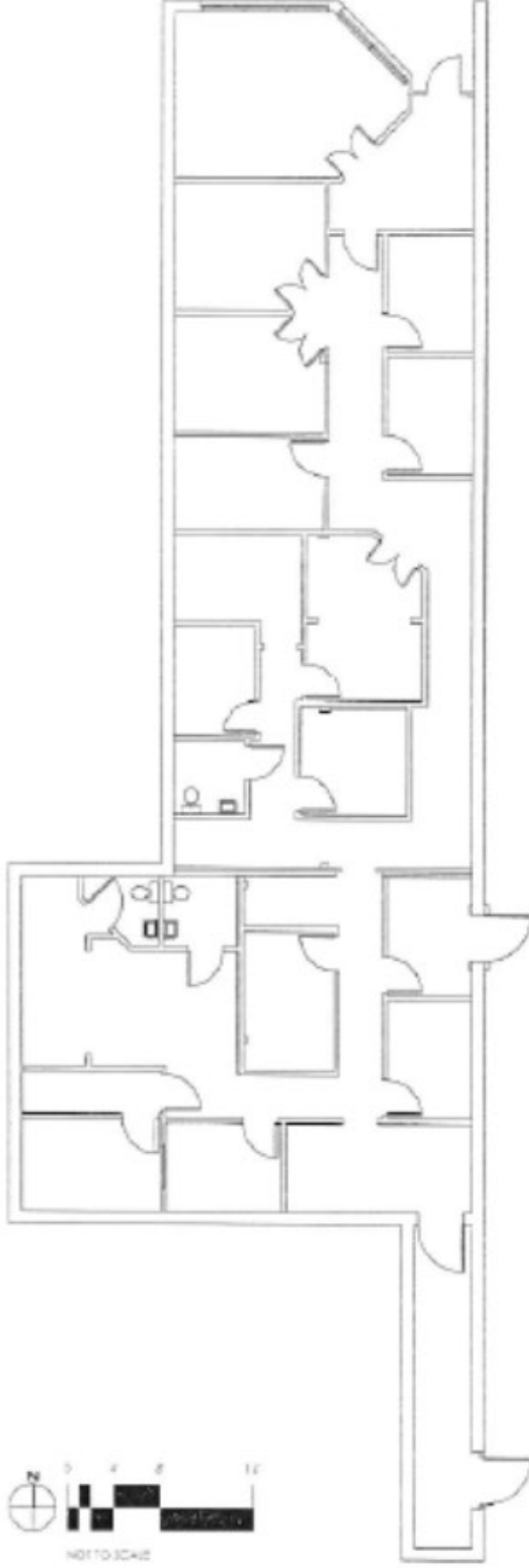
For Further Information, Contact:

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PLEASE DO NOT DISTURB TENANTS.
PLEASE MAKE APPOINTMENT WITH AGENT.



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