

RETAIL & RESTAURANT
SPACE AVAILABLE NOW

THE SHOPS AT WESTGATE

231 SOUTH DELACEY & 168 WEST GREEN STREET | PASADENA, CA 91105
mixed-use retail/restaurant space available



For more information, please contact:

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executive summary



RESIDENCES AT WESTGATE APARTMENTS, PASADENA

Residences at Westgate Apartments in Pasadena is a high end large mixed use project built by Equity Residential.

Located at the former east campus of the Ambassador College, Westgate Pasadena project consists of three city blocks spanning 12 acres bounded by Del Mar Boulevard to the south, Green Street to the north, Pasadena Avenue to the west and De Lacey Avenue to the east. Westgate Pasadena is an urban village designed as a three block community consisting of residential and commercial/retail spaces. It will act as an important gateway into the Central District.

Residences at Westgate Apartments is a Silver LEED certified community that has been developed in three phases:

- **Phase I:** consists of 480 rental units and a two-level parking garage (which was completed 2010) located between Del Mar and Valley off of De Lacey.
- **Phase II:** consists of 252 rental units with high-end finishes and unique floor plans, 2 subterranean parking garages and approximately 6,540 square feet of commercial/retail space (which has just been completed) with 28 parking spaces dedicated to retail.
- **Phase III:** consists of 88 rental units with high-end finishes, 1 subterranean parking garage and 13,400 feet of commercial/retail space with 89 parking spaces dedicated to retail.



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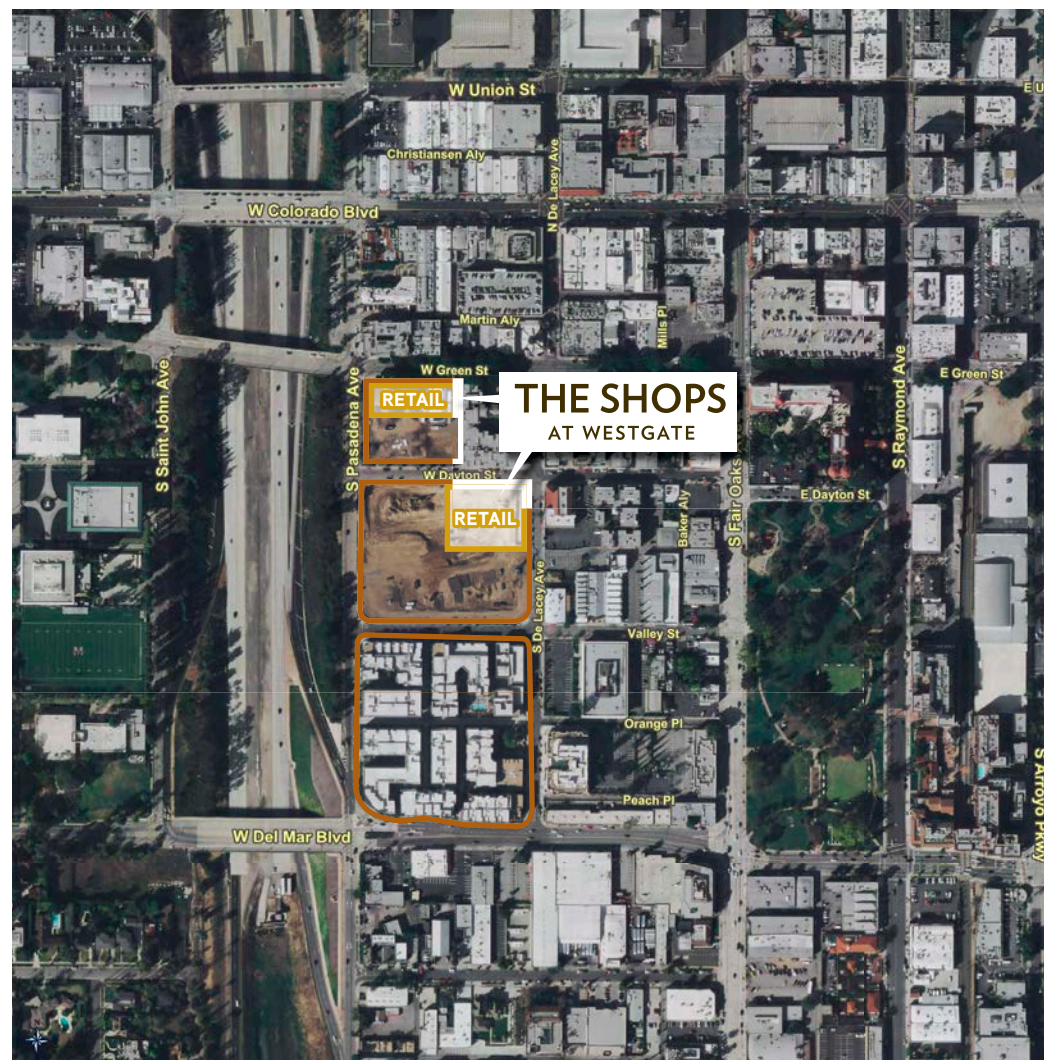
about the property

PROPERTY HIGHLIGHTS

Residences at Westgate Apartments includes both retail on Green Street and South De Lacey.

On Green Street, there is approximately 9,523 square feet of retail. On South De Lacey, there is approximately 6,375 square feet. Both retail portions have abundant dedicated parking located under the premises.

AVAILABILITES				
	SIZE	TYPE	RATE (+NNN)	AVAILABLE
168 WEST GREEN				
Suite A	3,589 SF	Restaurant	\$2.95	Immediate
Suite B	1,416 SF	Retail	\$3.25	Immediate
Suite C	LEASED			
Suite D	LEASED			
Suite E	LEASED			
Suite F	LEASED			
Suite G	LEASED			
231 SOUTH DELACEY				
Suite H	LEASED			
Suite I	LEASED			
Suite J	LEASED			
Suite K	1,843 SF	Retail	\$2.95	Immediate



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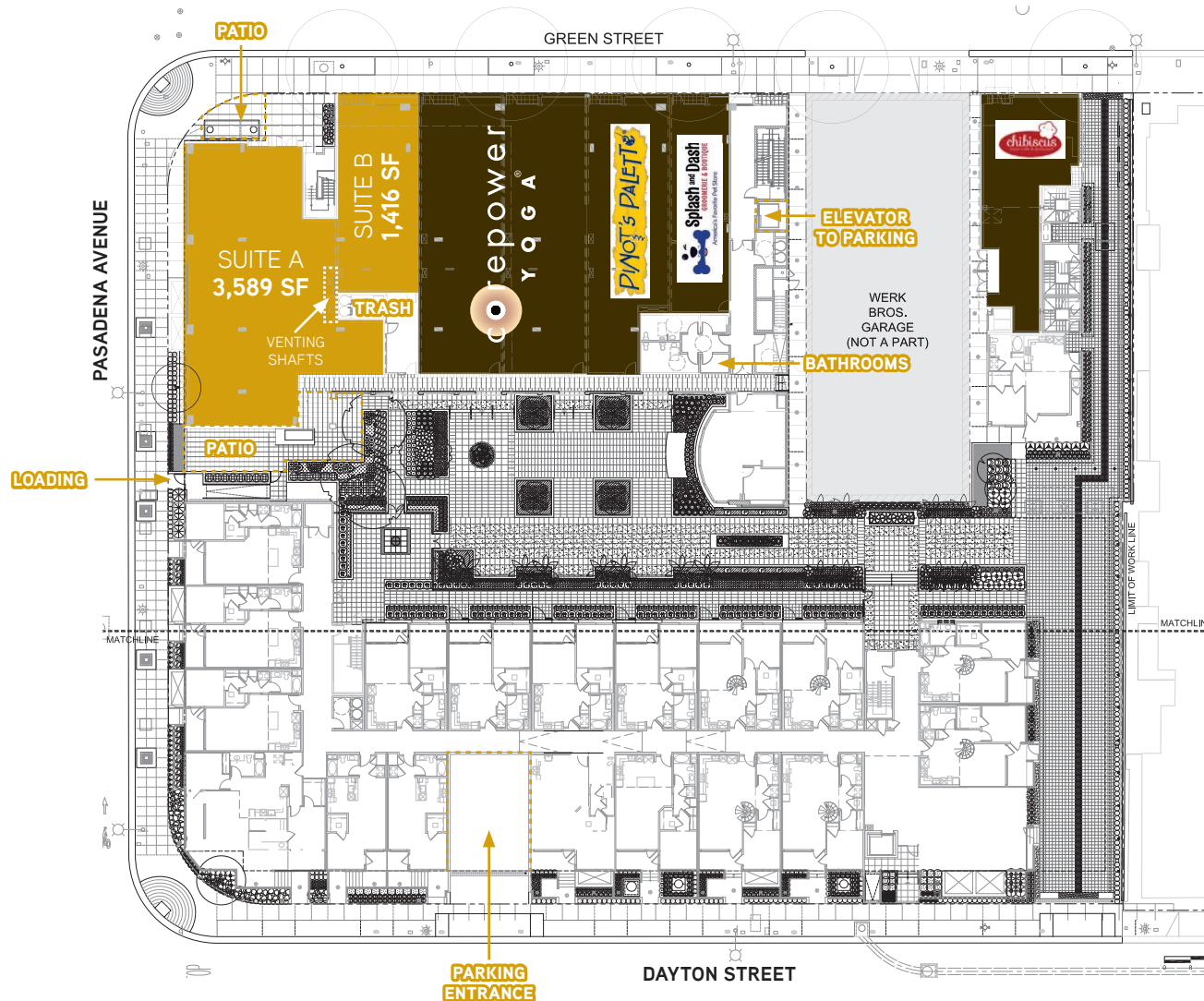
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the shops at westgate - site plan



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the shops at westgate - renderings



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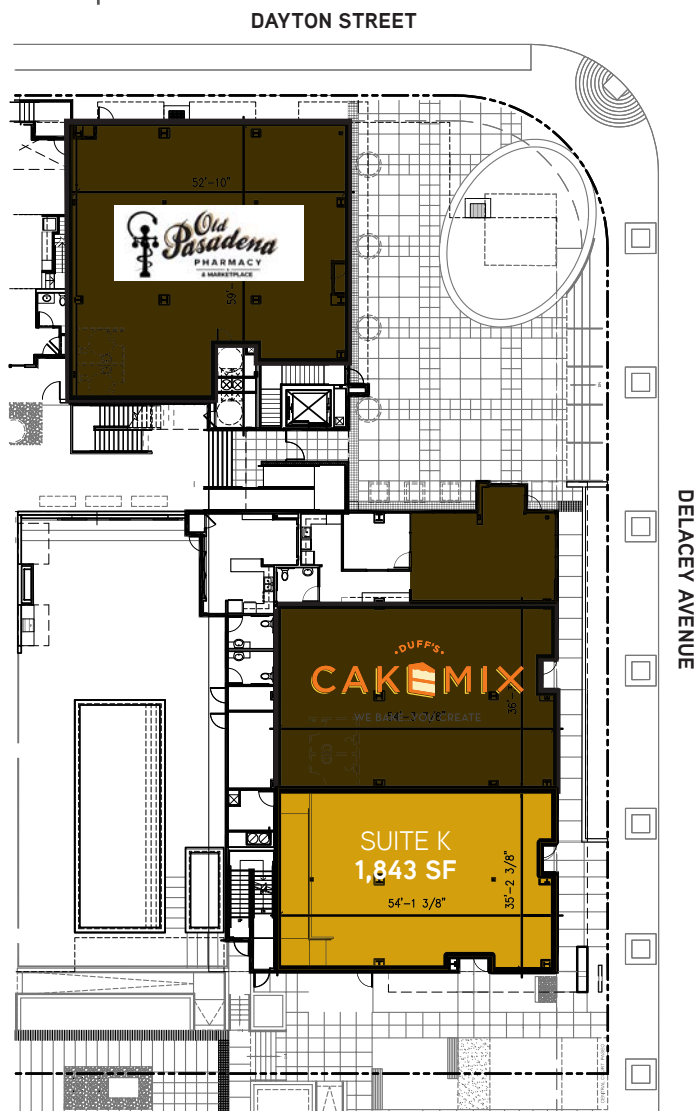
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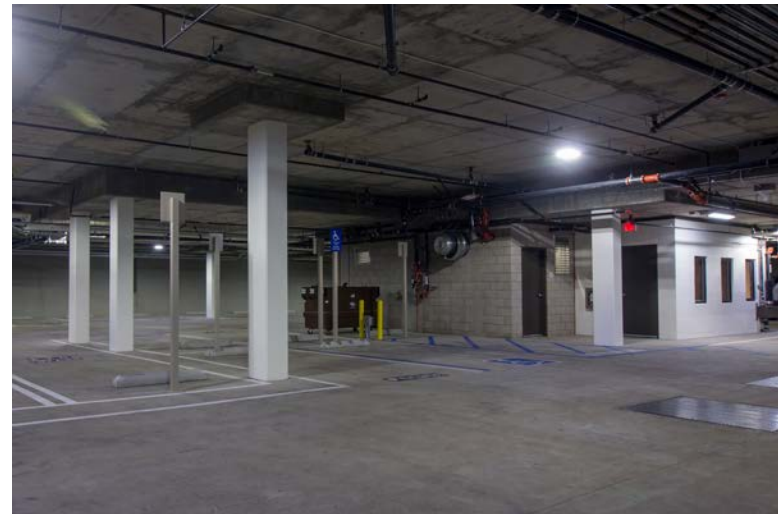
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the shops at westgate - photos



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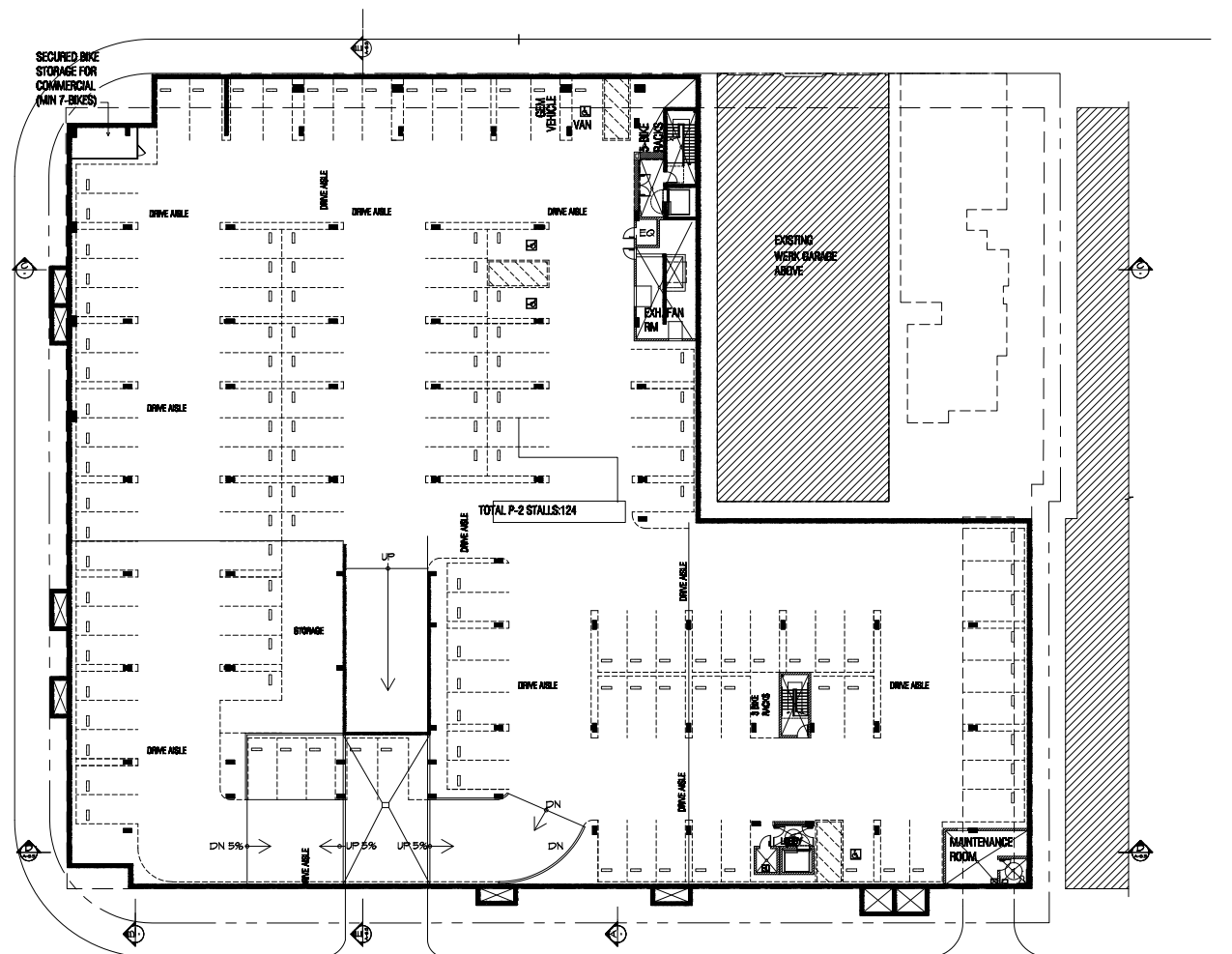
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parking garage: level 2 plan



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area amenities map



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market overview

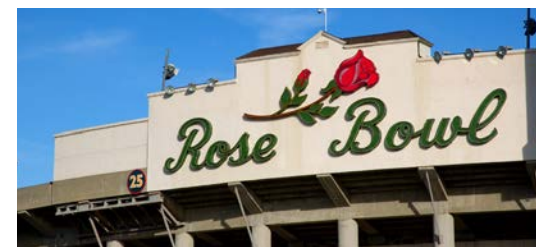


PASADENA, CALIFORNIA

Pasadena is bordered on the north by La Cañada Flintridge, on the east by San Gabriel, on the south by Alhambra, and on the West by Eagle Rock, Glendale and Burbank. Pasadena is a vibrant and exciting city with many traditions. It hosts the annual Tournament of Roses Parade and Rose Bowl college football tournament. It is home to the California Institute of Technology. This project is unique as it is located on the outskirts of Old Town, it may even be considered an extension of Old Town Pasadena as it expands on the urban fabric of Pasadena. Old Town Pasadena is saturated with shopping, restaurants, nightclubs, offices and apartments. The Metro Gold Line intersects Old Town Pasadena connecting it to Downtown Los Angeles. Major intersecting streets nearby the property provide amenities within walking distance.

DEMOGRAPHICS *(source: Nielsen)*

	1-mile	3-mile	5-mile
POPULATION			
2019 Projection	25,360	205,122	553,211
2014 Estimate	23,841	198,277	535,844
2010 Census	22,623	193,708	524,538
2000 Census	19,545	190,717	526,069
Growth 2000-2010	15.75%	1.57%	-0.29%
Growth 2000-2010	5.38%	2.36%	2.16%
Growth 2000-2010	6.37%	3.45%	3.24%
POPULATION BY RACE			
White Alone	13,272	105,524	263,349
Black or African American Alone	1,979	15,682	29,482
American Indian and Alaska Native Alone	133	1,383	3,890
Asian Alone	4,530	34,455	129,125
Native Hawaiian and Other Pacific Islander Alone	15	201	541
Some Other Race Alone	2,780	30,382	83,416
Two or More Races	1,133	10,649	26,041
HOUSEHOLD INCOME			
2014 Estimated Average Household Income	\$90,110	\$90,059	\$86,987
2014 Estimated Median Household Income	\$62,305	\$63,262	\$61,066



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