

for lease > office space

150

S. ARROYO PARKWAY
PASADENA, CA 91105



AVAILABILITY

AVAILABLE SPACE Suite 200: 11,889 SF

ASKING RATE \$2.75 PSF FSG

PARKING RATIO 2.52 / 1,000 SF

PROPERTY HIGHLIGHTS

- › 2 story office building
- › Plug and play creative offices
- › Free surface parking
- › Exterior signage available
- › Furnished built out suites
- › Full floor opportunity in Suite 200

AREA HIGHLIGHTS

- › Close proximity to Del Mar Gold Line Station
- › Easy access to 110 and 210 Freeways
- › Walking distance to an abundance of amenities
- › Old Town Pasadena adjacent
- › Walk Score - 95 (Walker's Paradise)

SHADD WALKER

Senior Executive Vice President
Lic. 01253297
213 532 3242
shadd.walker@colliers.com

NICO VILGIATE

Executive Vice President
Lic. 01180340
213 532 3236
nico.vilgiate@colliers.com

MATT MAZUR

Associate
Lic. 01983729
213 532 3203
matt.mazur@colliers.com

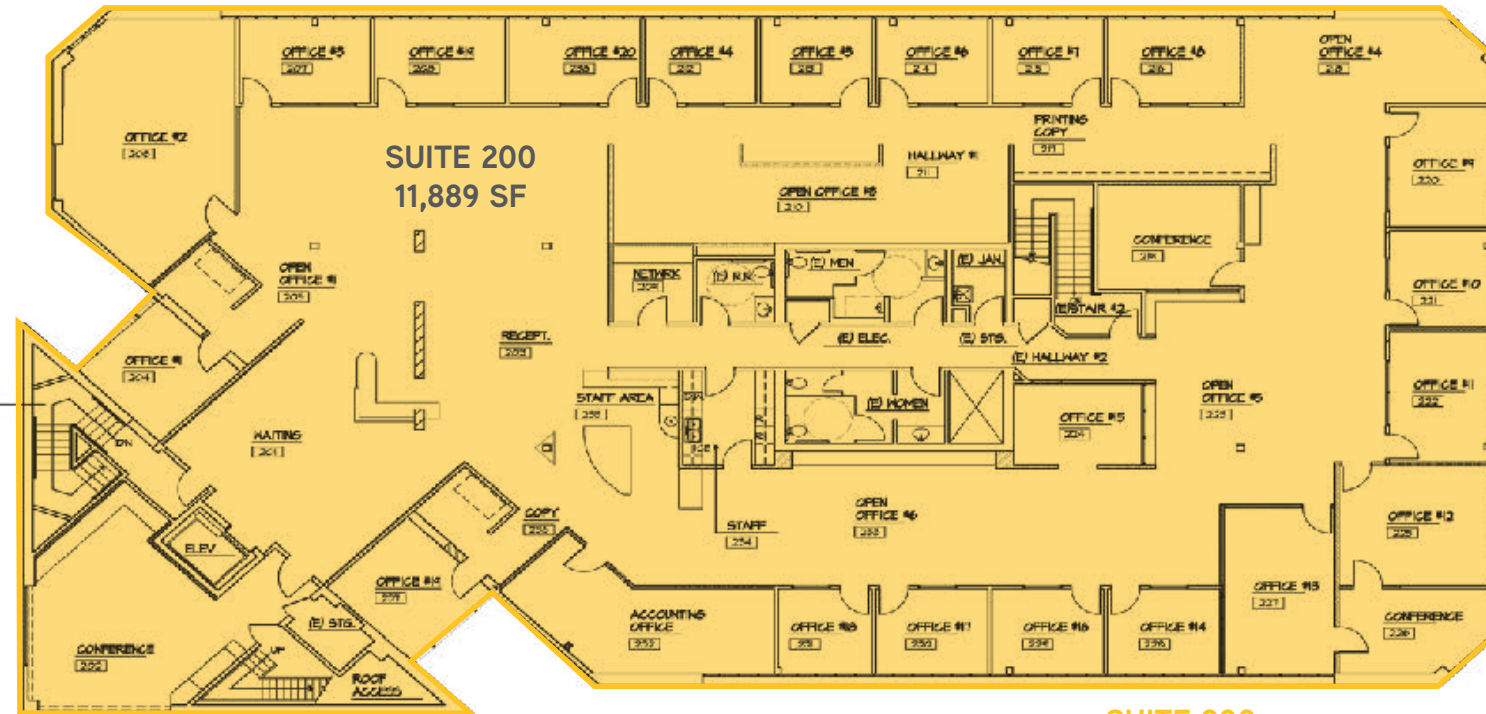
COLLIERS INTERNATIONAL

865 S. Figueroa Street Suite 3500
Los Angeles, CA 90017
213 627 1214
www.colliers.com

FOR LEASE > OFFICE SPACE
TAMARAN PLAZA
 150 S. ARROYO PARKWAY PASADENA, CA 91105



FLOOR PLAN - 2ND FLOOR



SUITE 200:

- > 22 offices
- > 3 conference rooms
- > 6 open office areas
- > Men's and women's restrooms
- > Server and copy room
- > Reception
- > Full kitchen and seating area



SHADD WALKER

Senior Executive Vice President
 Lic. 01253297
 213 532 3242
 shadd.walker@colliers.com

NICO VILGIATE

Executive Vice President
 Lic. 01180340
 213 532 3236
 nico.vilgiate@colliers.com

MATT MAZUR

Associate
 Lic. 01983729
 213 532 3203
 matt.mazur@colliers.com

COLLIERS INTERNATIONAL

865 S. Figueroa Street Suite 3500
 Los Angeles, CA 90017
 213 627 1214
 www.colliers.com

FOR LEASE > OFFICE SPACE
TAMARAN PLAZA
 150 S. ARROYO PARKWAY PASADENA, CA 91105



AMENITIES MAP



SHADD WALKER

Senior Executive Vice President
 Lic. 01253297
 213 532 3242
shadd.walker@colliers.com

NICO VILGIATE

Executive Vice President
 Lic. 01180340
 213 532 3236
nico.vilgiate@colliers.com

MATT MAZUR

Associate
 Lic. 01983729
 213 532 3203
matt.mazur@colliers.com

COLLIERS INTERNATIONAL

865 S. Figueroa Street Suite 3500
 Los Angeles, CA 90017
 213 627 1214
www.colliers.com

FOR LEASE > OFFICE SPACE
TAMARAN PLAZA
 150 S. ARROYO PARKWAY PASADENA, CA 91105



MARKET OVERVIEW

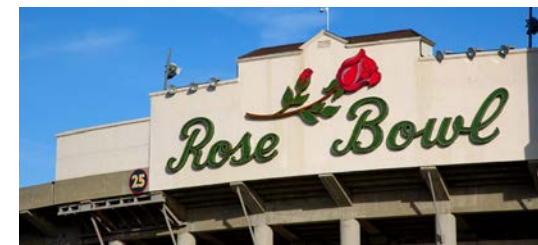


PASADENA, CALIFORNIA

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. 150 S. Arroyo Parkway is unique as it is located blocks from Old Town, with an abundance of nearby amenities and residential housing. 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 |



SHADD WALKER

Senior Executive Vice President
 Lic. 01253297
 213 532 3242
shadd.walker@colliers.com

NICO VILGIATE

Executive Vice President
 Lic. 01180340
 213 532 3236
nico.vilgiate@colliers.com

MATT MAZUR

Associate
 Lic. 01983729
 213 532 3203
matt.mazur@colliers.com

COLLIERS INTERNATIONAL

865 S. Figueroa Street Suite 3500
 Los Angeles, CA 90017
 213 627 1214
www.colliers.com