

# RETAIL SPACE FOR LEASE



1260 E. COLORADO BLVD., PASADENA, CALIFORNIA

FOR LEASE

- Space:** Store-front consisting of approximately 1,387 SF.
- Occupancy:** Immediately
- Layout:** Open retail showroom with one office and two restrooms (one with a shower).
- Lease Rate:** \$2.10 per sq. ft., Modified Gross. Tenant to pay own utilities, janitorial and liability insurance.
- Parking:** Tenant will receive four (4) free unreserved parking in lot. Ample street parking available as well.
- Amenities:**
- \* High ceilings and exposed ducting
  - \* Excellent signage
  - \* Prominent retail unit facing Colorado Blvd.
  - \* Easy access to 210 freeway.
  - \* Close to Pasadena City College and California Institute of Technology.



For Further Information, Contact:

**Carole Walker** **Dan Alle**  
cwalker@redstonecre.com dalle@redstonecre.com  
License No. 01525534 License No. 01017941  
**(626) 795-2255**

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