

ONE COLORADO

old pasadena, ca

An Old Pasadena Icon,

With all of the latest trends.



Here & Now

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One Colorado's historic charm and contemporary culture brings together innovators & taste makers.

Our Brands.

One Colorado offers a unique experience with an abundant mix of high-end retail, food and entertainment brands.



JOIE



Sugarfina

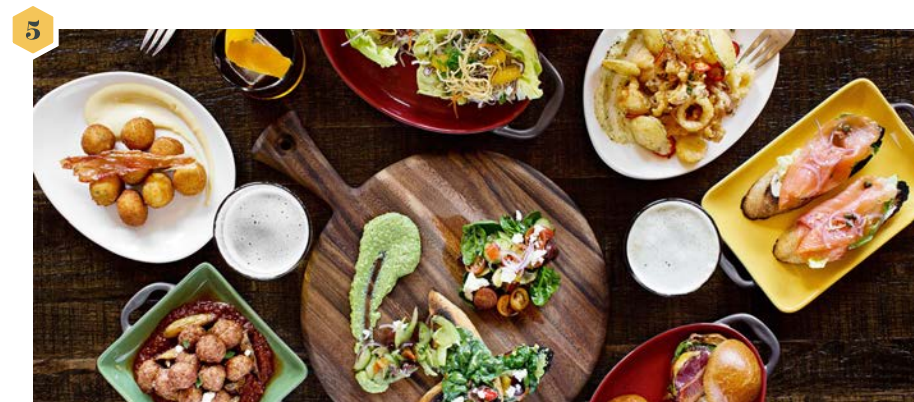
Who's Here

- Anthropologie
- Aveda
- Cop.Copine
- Crate & Barrel
- Finn + Willow
- GAP
- Gold Bug
- Goorin Bros.
- J. Crew
- JOIE
- Kate Spade
- MAC Cosmetics
- NIKE Running
- Origins
- OSKA
- Patagonia
- Place Vendome
- Sephora
- Sugarfina
- The Soap Kitchen
- Twigzz Pasadena



OC
Boutique
Integrity
Charming
Unique

Our Cuisine.



1 Food District - Opening 2018

The Food District at One Colorado is where trendsetting food operators will offer their latest food concepts.

2 Prawn By Mark Peel

Iconic California chef Mark Peel offers his latest fresh, inspired fast-casual seafood concept.

3 Dots Cupcakes

Deliciously appealing bake shop filled with artisan cupcakes made daily with love and care.

4 IL FORNAIO

Fine Italian dining that emphasizes regional cooking and a modern spin on traditional recipes.

5 iPic Theater

Luxury theater with F&B service brought right to your seat. Recline and relax with a pillow and blanket.

6 Russell's

American comfort classics plus Italian and French fare, with three meals a day in a bistro-like setting.

7 Sushi Roku

Combines the freshest fish from around the globe with the artistry that can only be provided by a mature sushi chef.

8 Sage

Vegan restaurant and brewery that has an authentic 'farm to table' mentality and one-of-a-kind dishes.

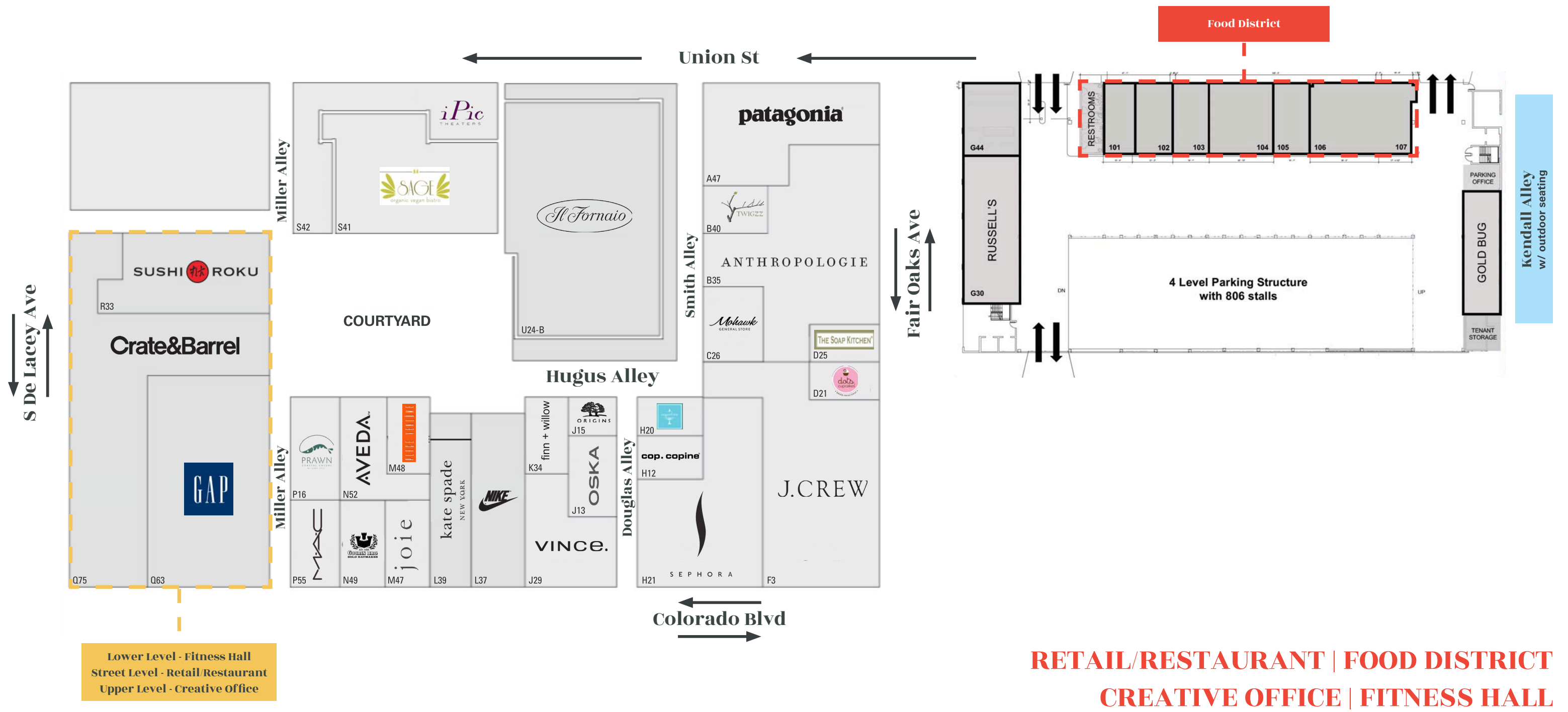
Site Plan.

One Colorado is a 3 level mixed-use project consisting of the Lower Level, Main Level and an Upper Level.

243,252 SF
TOTAL GLA

3
LEVELS

40+
STORES



Work Here.

Creative Office

Currently, One Colorado is home to 55,000 SF of office space with a variety of tenants.

The 2nd level of the current Crate & Barrel space will be a place to create, collaborate and innovate. Our design is intended to cultivate creativity and innovation.

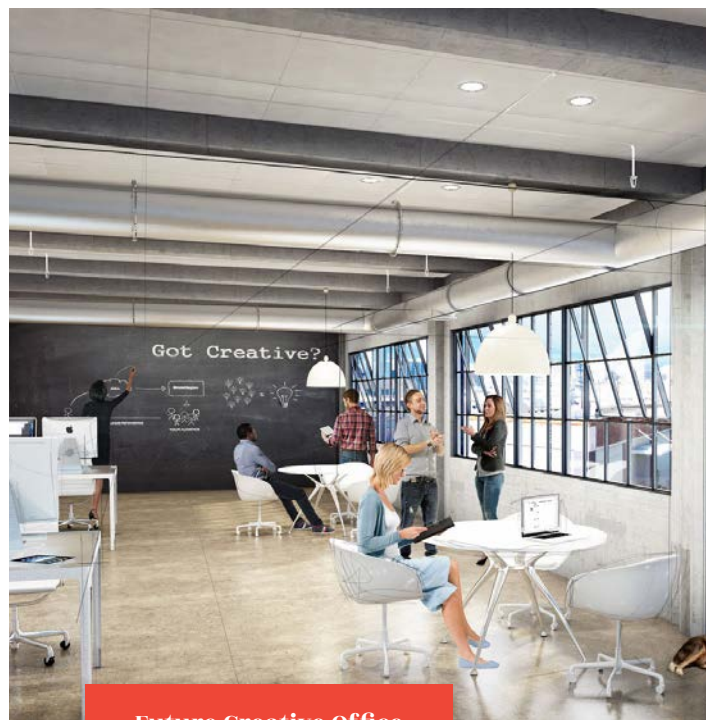
In addition to being the premier creative office location in Pasadena, you will have access to all the amenities that make One Colorado special.

Amenities

- First Class Retailers
- Dedicated Parking
- Integrated Design
- On-site Restaurants
- Collaborative Common Areas
- Outdoor Event Space
- iPic Theater
- Social Media Platform
- Activated Common Areas

Current Office Users

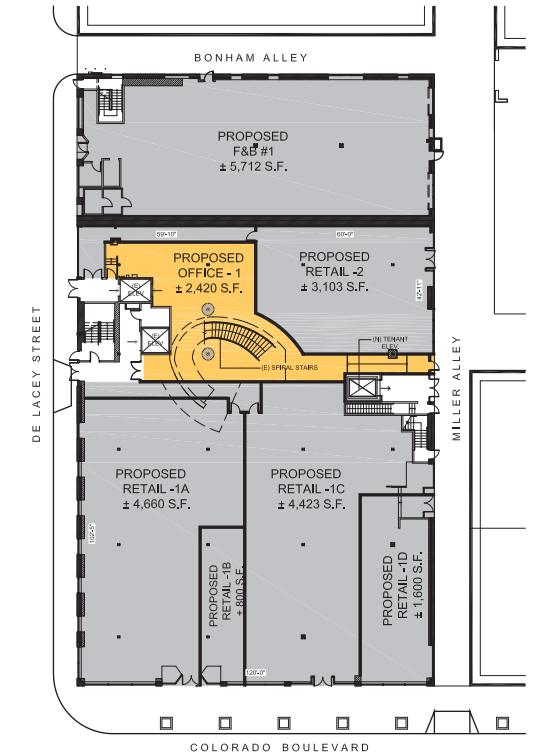
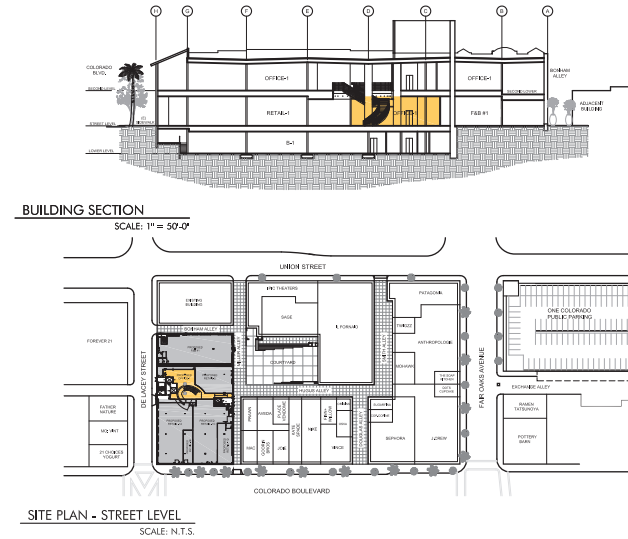
- Affiliated Engineers
- Architecture for Education
- Corporate Counsel Partners
- Cotman IP Law Group
- Devenney Group
- JCE Structural Engineering
- Lim Chang & Associates
- McKently Malak Architects
- Pasadena Financial Services
- Pasadena Language Center
- Pebble Kick
- The Odd Gentlemen
- Thirsty Agency
- Wetzel's Pretzels



Future Creative Office

Creative Office Street Level

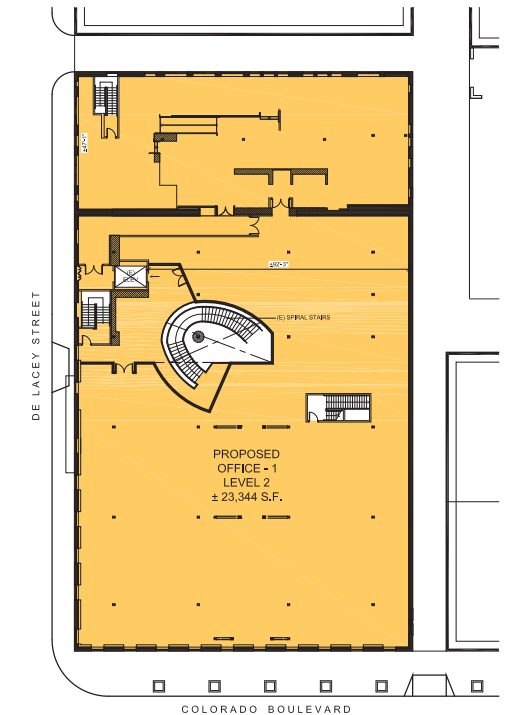
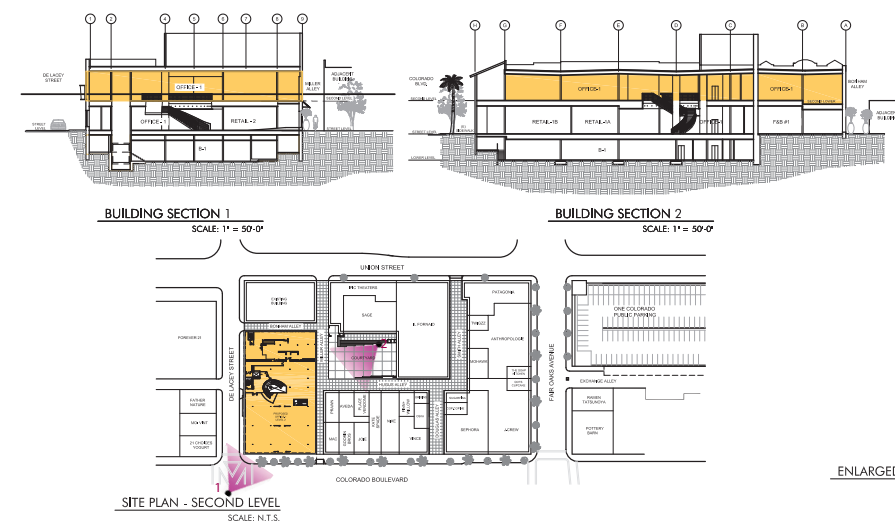
Leaseable Area = 2,420 SF



DIMENSIONS ARE TO LEASE LINE AND ARE ROUNDED UP TO THE NEAREST INCH. AREA CALCULATIONS ARE BASED UPON LEASE LINE.
THIS DOCUMENT IDENTIFIES THE PERIMETER CONFIGURATION OF THE LEASE SPACE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE TENANT TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF DESIGN DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MALL MANAGEMENT.

Creative Office Second Level

Leaseable Area = 23,344 SF



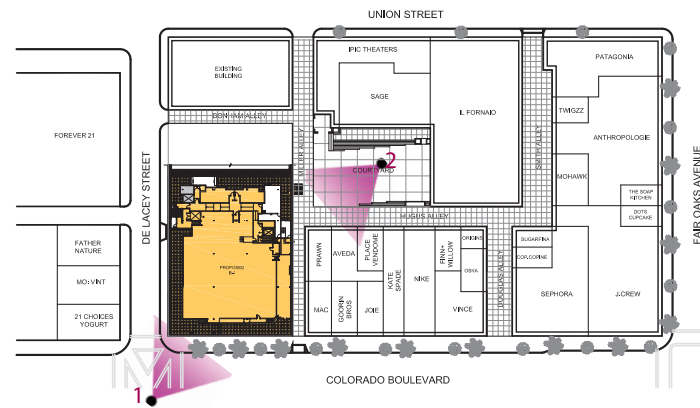
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Fitness Hall.

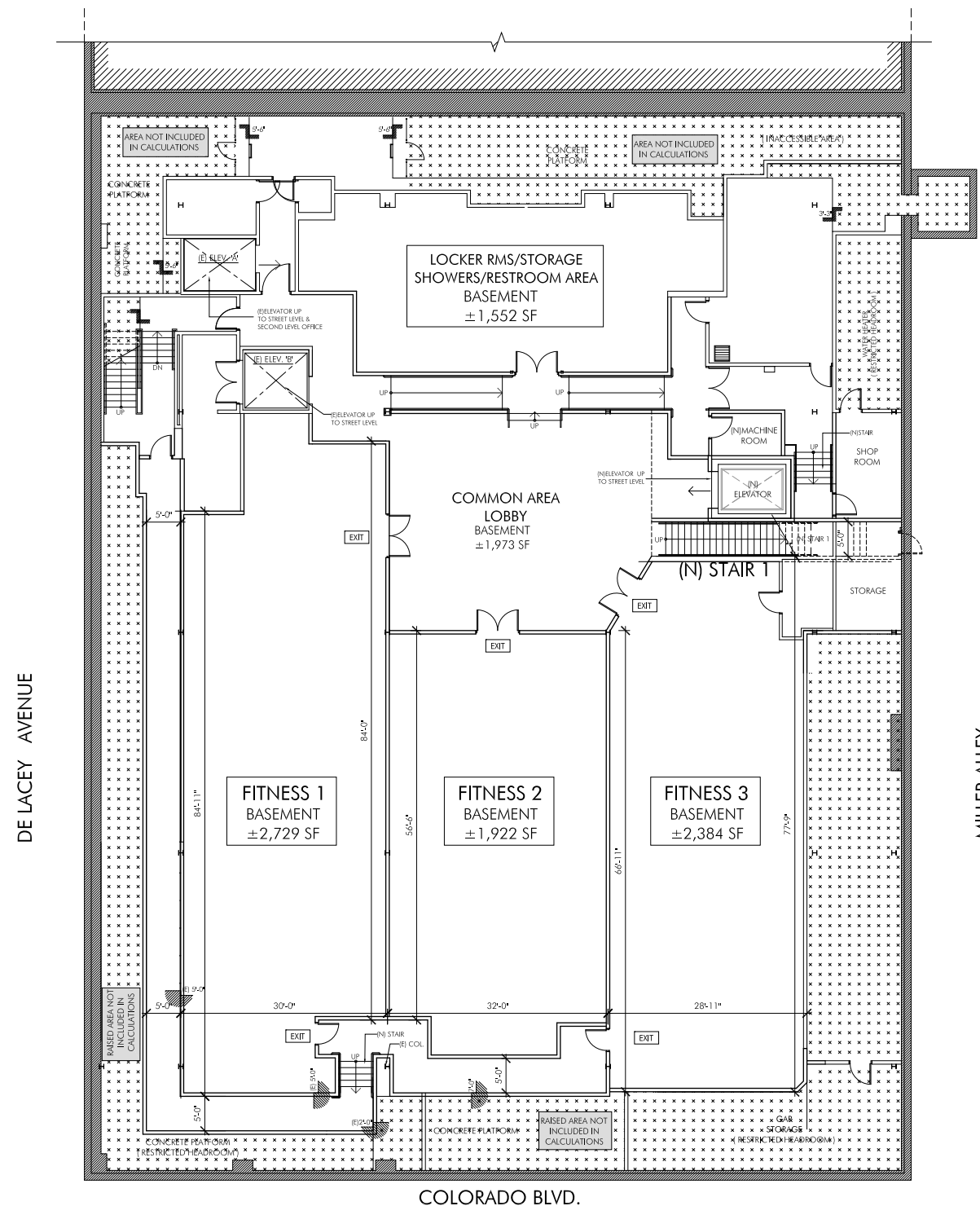
First of its kind

Entering the lower level into a unique lobby where you find yourself wondering, what class do I want to take today?

The lower level fitness hall will feature three different boutique fitness operators allowing patrons the freedom to choose their workout or mix it up.



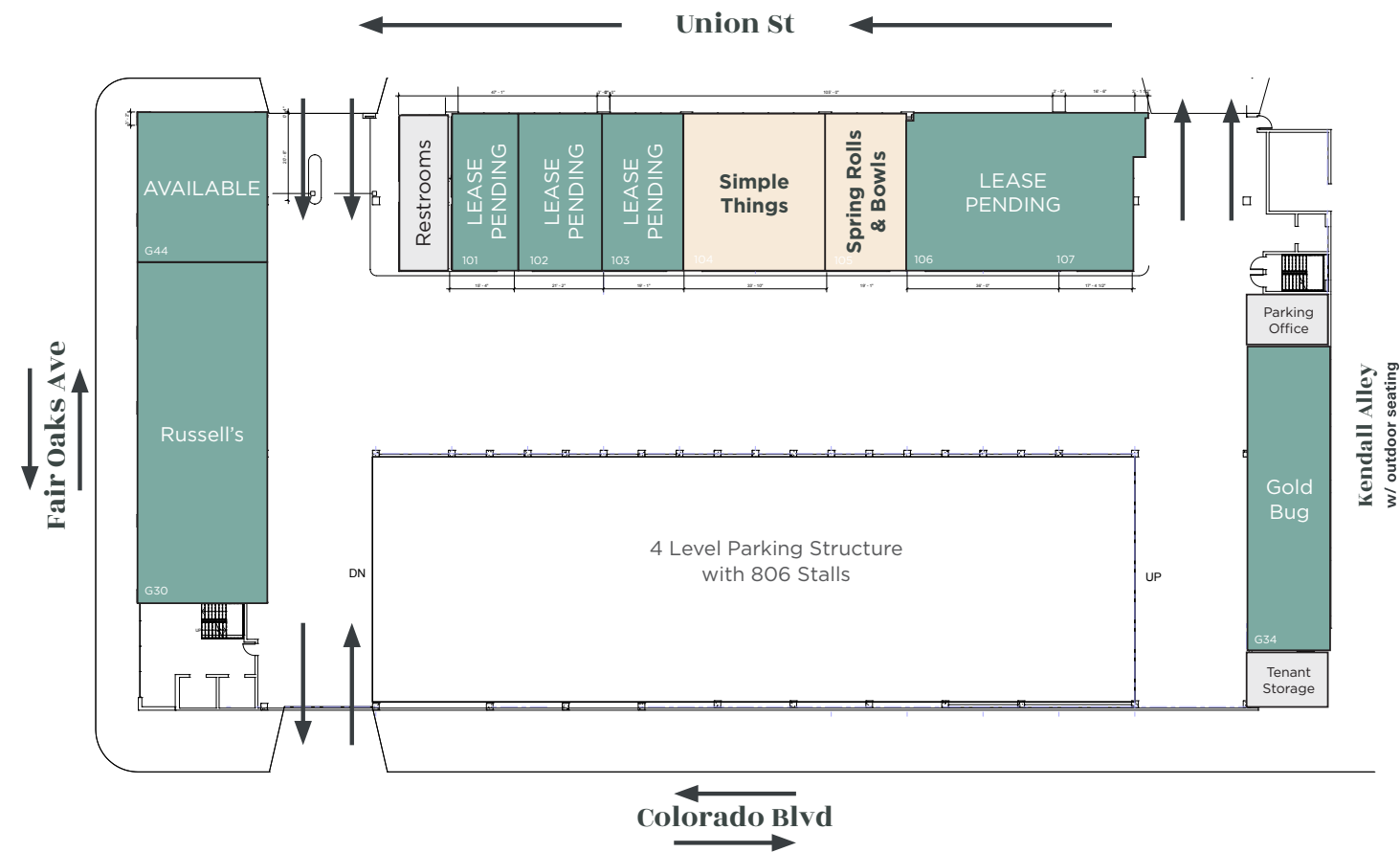
Lower level below future creative office.



Food District.

Opening 2018

The Food District at One Colorado is where trendsetting food operators will offer their latest food concepts.



Amenities Map.

Demographics.	1 Mile	2 Miles	3 Miles
Population	32,008	198,432	526,220
Avg. Household Income	\$94,095	\$121,787	\$113,009
Total Household Expenditure	\$1.07B	\$6.36B	\$14.8B

Fitness

1. Corepower Yoga
2. Pasadena Elite Fitness
3. Hot 8 Yoga
4. Classic Kick Boxing
5. Equinox

Full Service Restaurants

6. Gyu Kaku
7. Buca Di Peppo
8. True Food Kitchen
9. Kabuki Japanese Restaurant
10. Umami Burger
11. BJ's Brewery
12. Flemings
13. Yard House
14. PF Changs
15. Ruth's Chris Steakhouse
16. Maestro Restaurant

Quick Service Restaurants

17. 85 Degrees
18. Pressed Juicery
19. King Taco
20. Jimmy Johns
21. Coffee Bean
22. Intelligentsia
23. Barney's Beanery

Retail

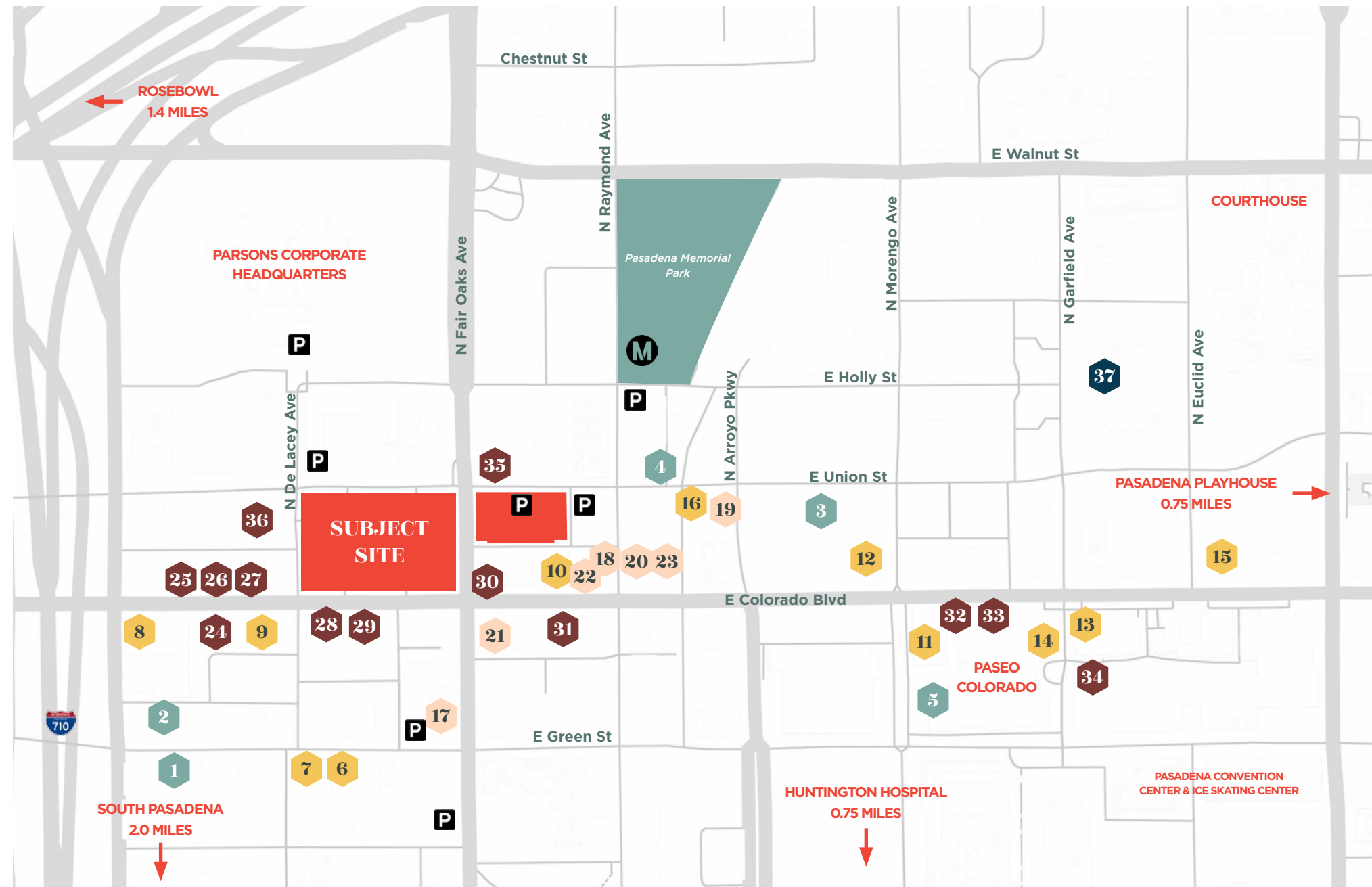
24. Zara
25. Urban Outfitters
26. Restoration Hardware
27. Lululemon
28. Tiffany & Co.
29. Apple
30. Pottery Barn
31. Vans
32. West Elm
33. Victoria's Secret
34. Arclight Cinemas
35. Container Store
36. Forever 21

Landmark

37. City Hall

M Metro Gold Line

P Parking



Competitive Overview.



Westfield Santa Anita



Glendale Galleria



Paseo Colorado



The Americana at Brand



ONE COLORADO old pasadena, ca

**41 Hugus Alley,
Pasadena, CA 91103**