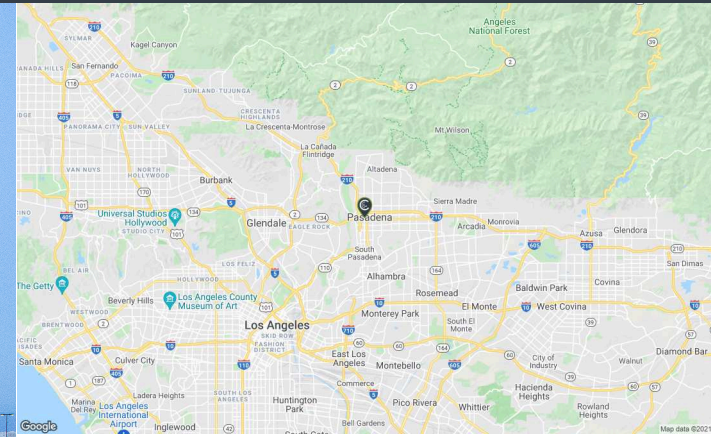


ONE COLORADO

24 E UNION ST // PASADENA, CA, 91103



iPic
THEATERS®

ANTHROPOLOGIE

NIKE

SEPHORA

patagonia®

INDUSTRIOUS

OWNED GLA
243,508 SF

LOCATION
Longitude: -118.149936
Latitude: 34.146715

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	33,219	194,225	514,512
Avg Income	\$108,166	\$124,422	\$113,554

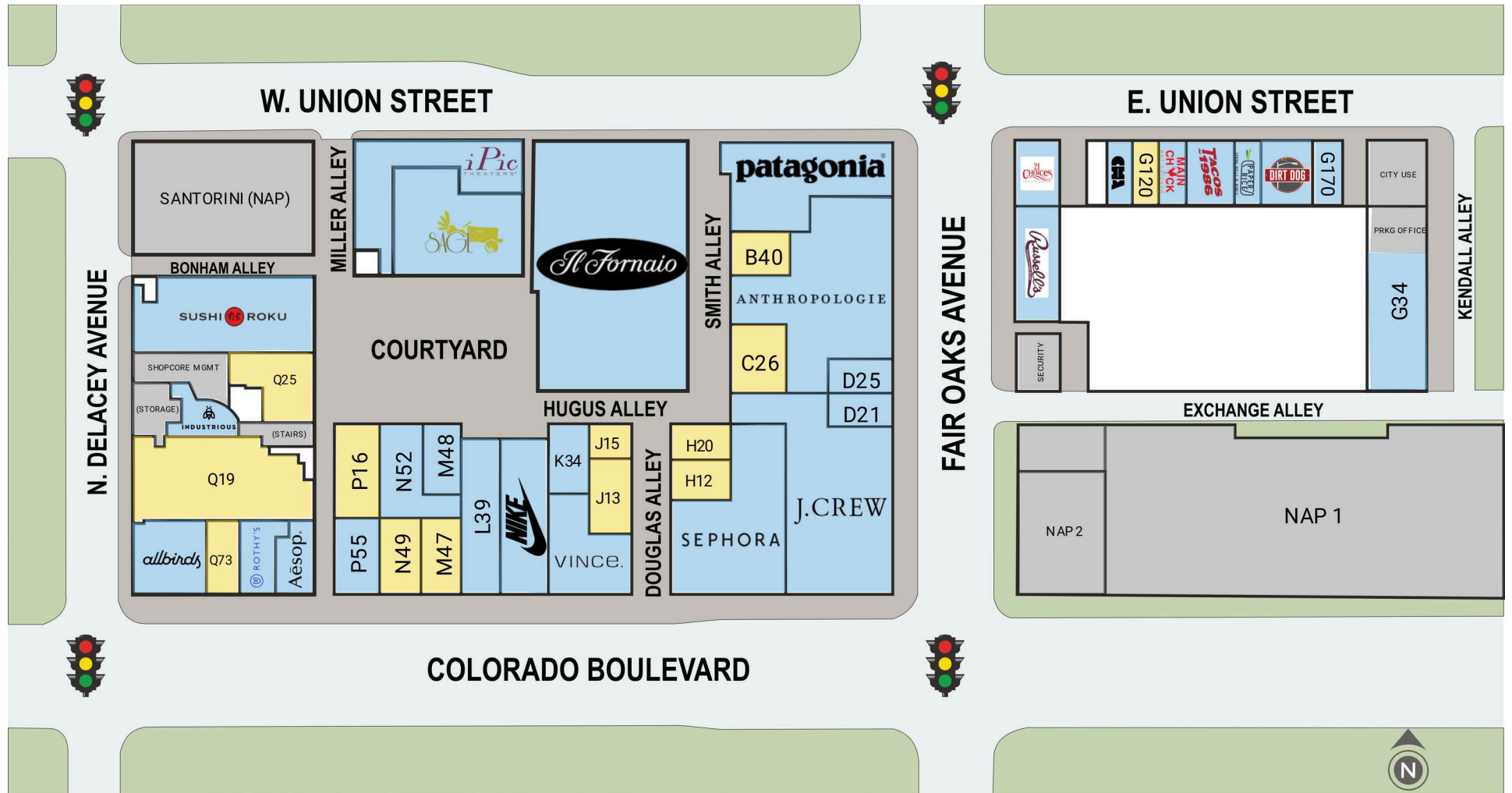
SHOPCORE
PROPERTIES

- + Award-winning mixed-use property spanning a full city block in the heart of Old Pasadena
- + More than 11% of households within a ten minute drive time represent "America's Wealthiest", with incomes well above the national average
- + Tenants include Crate & Barrel, J.Crew, Sephora, MAC Cosmetics, Anthropologie, Nike Running, and iPic Theaters

FOR LEASING INFORMATION
Mark Ross
858-798-1465
mross@shopcore.com
www.ShopCore.com

ONE COLORADO

24 E UNION ST // PASADENA, CA, 91103



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.



FOR LEASING INFORMATION

Mark Ross

858-798-1465

mross@shopcore.com

www.ShopCore.com

ONE COLORADO

24 E UNION ST // PASADENA, CA, 91103

SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)
A47	PATAGONIA	4,807 SF	G34	GOLD BUG	1,420 SF	N52	BOKAOS AVEDA	3,635 SF
B35	ANTHROPOLOGIE	9,615 SF	G44	21 CHOICES LLC	701 SF	P16	AVAILABLE	1,294 SF
B40	AVAILABLE	561 SF	G44A	RUSSELL'S	650 SF	P55	ALFRED COFFEE	1,220 SF
C26	AVAILABLE	1,017 SF	H12	AVAILABLE	759 SF	Q19	AVAILABLE	
D21	DOTS CUPCAKES	700 SF	H20	AVAILABLE	964 SF	Q25	AVAILABLE	
D25	THE SOAP KITCHEN	648 SF	H21	SEPHORA	5,496 SF	Q63	AESOP	973 SF
F3	J CREW	9,435 SF	J13	AVAILABLE	1,287 SF	Q631	AVAILABLE	13,909 SF
FLL1	J CREW	190 SF	J15	AVAILABLE	573 SF	Q69	ROTHY'S	1,402 SF
G110	CHA REDEFINE	635 SF	J29	VINCE	2,376 SF	Q73	AVAILABLE	1,200 SF
G120	SOOM SOOM FRESH	645 SF	K34	FINN & WILLOW	1,112 SF	Q77	ALLBIRDS	2,245 SF
G130	MAIN CHICK	714 SF	L37	NIKE RUNNING	5,871 SF	R33	SUSHI ROKU	5,820 SF
G140	TACOS 1986	1,127 SF	L39	SALT & STRAW	1,500 SF	S41	SAGE VEGAN BISTRO	5,252 SF
G150	PAPER RICE	664 SF	LOBBY	INDUSTRIOUS LOBBY		S42	IPIC THEATERS	33,000 SF
G160	DIRT DOG	1,341 SF	M47	AVAILABLE	2,478 SF	U24-B	IL FORNAIO	3,400 SF
G170	NAUGHTY PANDA	682 SF	M48	PLACE VENDOME	1,647 SF	U24-R	IL FORNAIO	12,575 SF
G30	RUSSELL'S	1,948 SF	N49	AVAILABLE	1,065 SF			

This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.



FOR LEASING INFORMATION

Mark Ross

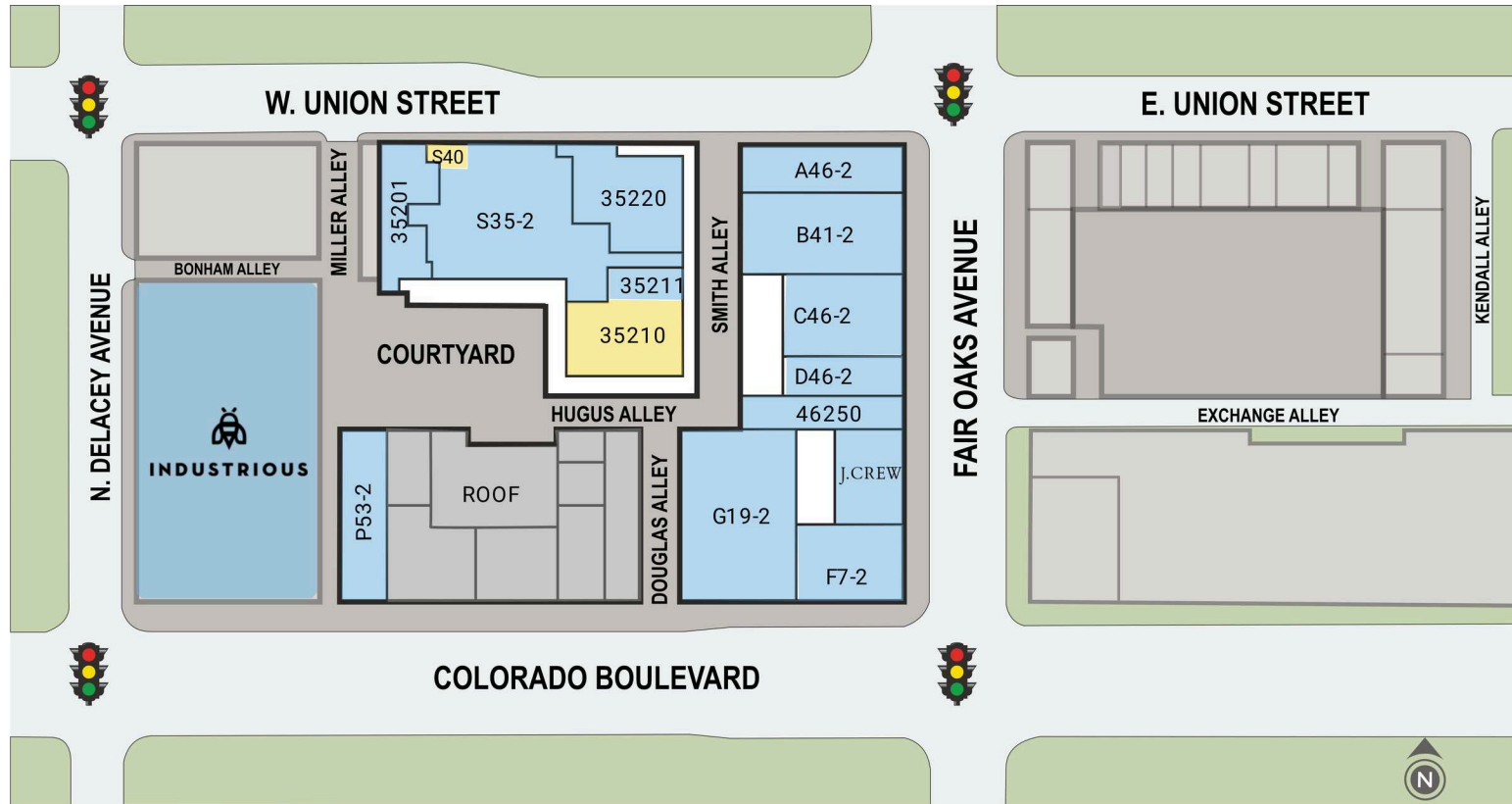
858-798-1465

mross@shopcore.com

www.ShopCore.com

ONE COLORADO

24 E UNION ST // PASADENA, CA, 91103



SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)
A46-2	AUKEY GROUP	3,195 SF	F7-2	BRPH ARCHITECTS	3,931 SF	R33	SUSHI ROKU	5,820 SF	35210	AVAILABLE	3,440 SF
B41-2	ARCHITECTURE FOR EDUCA...	3,685 SF	G19-2	AFFILIATED ENGINEERS	7,171 SF	S35-2	MCKENTLY MALAK ARCHITEC...	7,001 SF	35211	JCE STRUCTURAL ENGINEER...	2,196 SF
C46-2	RATESPECIAL INTERACTIVE ...	3,708 SF	P53-2	PASADENA POLICE SUBSTATI...	2,000 SF	S40	AVAILABLE	1,185 SF	35220	LIM CHANG & ASSOCIATES	3,524 SF
D46-2	PASADENA LANGUAGE CENT...	1,998 SF	Q25-2	INDUSTRIOUS NATIONAL MA...	27,178 SF	1B	AVAILABLE	1,500 SF	46250	ONE COLORADO MANAGEME...	2,302 SF
F3-2	J CREW	1,633 SF	Q631	AVAILABLE	13,909 SF	35201	DEVENNEY GROUP	2,601 SF			

This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.

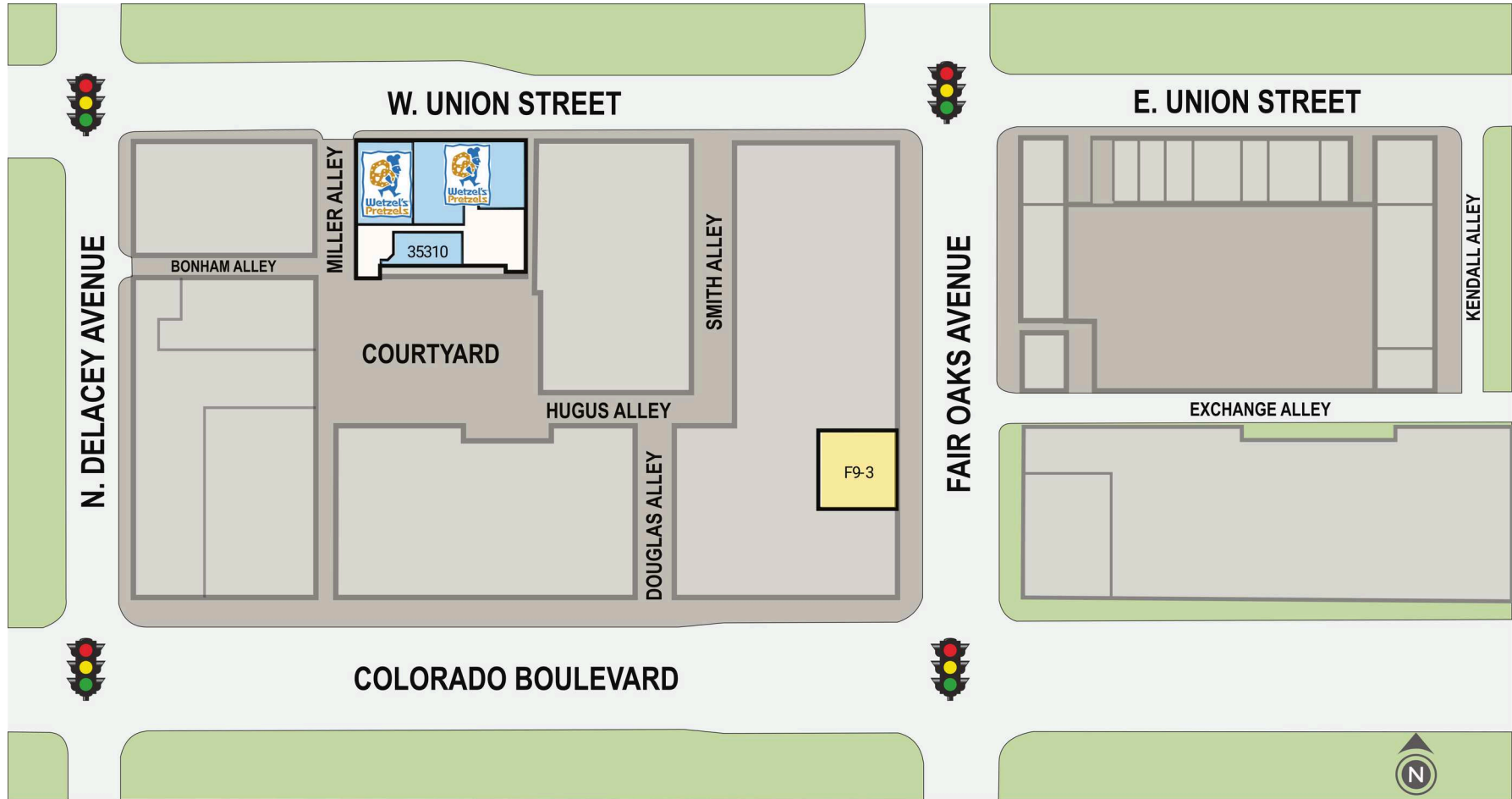


FOR LEASING INFORMATION

Mark Ross
858-798-1465
mross@shopcore.com
www.ShopCore.com

ONE COLORADO

24 E UNION ST // PASADENA, CA, 91103



SUITE#Tenant Name	GLA(SF)	SUITE#Tenant Name	GLA(SF)	SUITE#Tenant Name	GLA(SF)	SUITE#Tenant Name	GLA(SF)
F7-3 AVAILABLE	1,832 SF	Q631 AVAILABLE	13,909 SF	35300 WETZEL'S PRETZELS	5,033 SF	35320 WETZEL'S PRETZELS	1,312 SF
F9-3 AVAILABLE	1,832 SF	1B AVAILABLE	1,500 SF	35310 CORPORATE COUNSEL P...	1,142 SF		

This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.



FOR LEASING INFORMATION

Mark Ross
858-798-1465
mross@shopcore.com
www.ShopCore.com