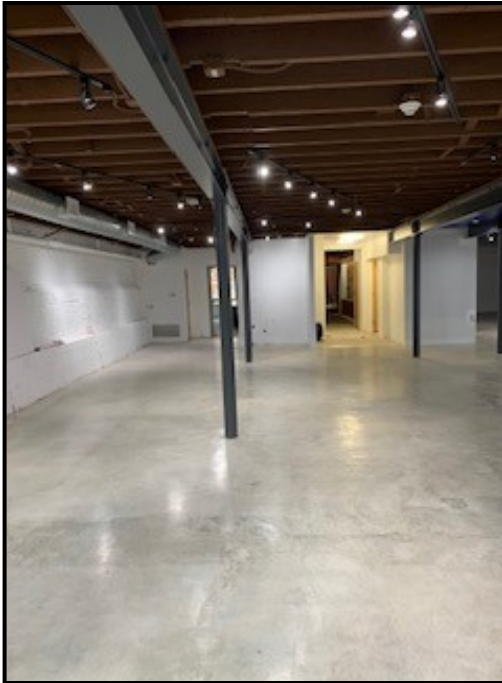


Office or Retail Space Available in Old Pasadena

42 East Colorado Boulevard

**Sauvé & Associates**  
Commercial Real Estate



### **Property Features**

- *Atrium, lower level , formerly a book store.*
- *Approximately 4,200 Rentable Square Feet*
- *Newly improved to include track lighting, sealed concrete floor, restrooms, wooden staircase to lower level from Colorado Boulevard.*
- *Great window display area offering outside light from sidewalk on Colorado Boulevard*
- *Back entry off Mercantile Alley with additional windows*
- *Signage: Front awning, blade (east/west visibility), entry display area, plus available graphics my be used in back area.*
- *Parking in city structure with first 90 minutes free just out the back door of premises, across Mercantile Alley.*
- *Suggested uses: Office, retail, personal trainer*



**626.585.4321**

**Sauvé & Associates**  
Commercial Real Estate

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