

2212–2220 E. COLORADO BLVD

PASADENA, CA 91107 | PRIME COMMERCIAL RETAIL STRIP

OFFERING MEMORANDUM



\$2,000,000
OFFERING PRICE

3,930 SF
BUILDING AREA

5.33%
CURRENT CAP RATE

6.71%
PRO FORMA CAP RATE

EXECUTIVE SUMMARY

Exceptional commercial real estate investment and owner-user opportunity situated along one of Pasadena’s most iconic thoroughfares. Offered at **\$2,000,000**, this multi-tenant commercial property encompasses a **3,930-square-foot building** positioned on a **4,022-square-foot lot** (\$508.91/SF). Spanning five contiguous street addresses, the building is structured into four active retail storefronts with commanding street frontage along the historic Route 66 corridor.

The property delivers immediate cash flow with a current gross Cap Rate of **5.33%** based on the three active leases (\$8,875/month collected). With Unit 2218 currently owner-occupied, a buyer can either occupy the space for their own enterprise or project a **6.71% Pro Forma Cap Rate** upon leasing Unit 2218 at prevailing market rates (~\$2,300/mo).

INVESTMENT & OCCUPANCY PROFILE

The property is currently configured with four distinct commercial suites. Three storefronts (Units 2212, 2214, and 2220) generate consistent monthly rental revenue totaling \$6,575. Unit 2216 contributes \$2,300 per month, bringing active collected rents to \$8,875 per month (\$106,500 annually). Unit 2218 is currently owner-occupied, offering an ideal turn-key scenario for a business owner looking to operate along Colorado Boulevard while offsetting mortgage expenses with existing rental income, or for an investor to achieve an estimated \$134,100 gross annual revenue.

CURRENT RENT ROLL & PRICING METRICS

Suite Address	Status / Tenant	Monthly Rent	Annual Rent
2212 E. Colorado Blvd	Leased Active Retail Tenant	\$2,100.00	\$25,200.00
2214 E. Colorado Blvd	Leased Active Retail Tenant	\$2,175.00	\$26,100.00
2216 E. Colorado Blvd	Leased Active Retail Tenant	\$2,300.00	\$27,600.00
2218 E. Colorado Blvd	Owner Occupied Est. Market Rent ~\$2,300/mo	\$0.00*	\$0.00*
2220 E. Colorado Blvd	Leased Active Retail Tenant	\$2,300.00	\$27,600.00
Current Collected Income (5.33% Cap Rate)		\$8,875.00	\$106,500.00
Pro Forma Full Lease-Up (6.71% Cap Rate)		\$11,175.00	\$134,100.00

*Unit 2218 is currently occupied by the owner and provides immediate rental upside upon lease-up at estimated market rate (\$2,300/mo).

4,022 SF LOT SIZE

4 Units STOREFRONTS

\$8,875+ CURRENT MONTHLY RENT

EXECUTIVE SUMMARY

Exceptional commercial real estate investment and owner-user opportunity situated along one of Pasadena’s most iconic and heavily traveled thoroughfares. Located at **2212–2220 East Colorado Boulevard**, this multi-tenant commercial property encompasses a **3,930-square-foot building** positioned on a **4,022-square-foot lot**. Spanning five contiguous street addresses, the building is structured into four active retail storefronts with commanding street frontage along the historic Route 66 corridor.

The property delivers immediate, dependable cash flow backed by established tenants across three leased suites, alongside an owner-occupied unit that presents unique flexibility for an investor or end-user. With high vehicle counts, prominent signage potential, and quick connectivity to the 210 Freeway, this asset provides ideal stability and long-term upside in East Pasadena.

INVESTMENT & OCCUPANCY PROFILE

The property is currently configured with four distinct commercial suites. Three storefronts (Units 2212, 2214, and 2220) generate consistent monthly rental revenue totaling \$6,575. Unit 2216 contributes \$2,300 per month, bringing active collected rents to \$8,875 per month. Unit 2218 is currently owner-occupied, offering an ideal turn-key scenario for a business owner looking to operate along Colorado Boulevard while offsetting mortgage expenses with existing rental income. Alternatively, an investor can lease Unit 2218 at market rates to immediately enhance net cash flow.

CURRENT RENT ROLL & UNIT SCHEDULE

Suite Address	Status / Tenant	Monthly Rent	Annual Rent
2212 E. Colorado Blvd	Leased Active Retail Tenant	\$2,100.00	\$25,200.00
2214 E. Colorado Blvd	Leased Active Retail Tenant	\$2,175.00	\$26,100.00
2216 E. Colorado Blvd	Leased Active Retail Tenant	\$2,300.00	\$27,600.00
2218 E. Colorado Blvd	Owner Occupied User / Rental Upside	\$0.00*	\$0.00*
2220 E. Colorado Blvd	Leased Active Retail Tenant	\$2,300.00	\$27,600.00
Total Collected Income (Excl. Owner Unit 2218)		\$8,875.00	\$106,500.00

*Unit 2218 is currently occupied by the owner and provides immediate rental upside upon lease-up or placement of a new tenant.

PROPERTY HIGHLIGHTS

- **Prime Colorado Boulevard Frontage:** Excellent street-level visibility with high daily vehicle and pedestrian traffic counts along Route 66.
- **Flexible Owner-Operator Setup:** Occupy Unit 2218 for your own enterprise while enjoying stable income from three neighboring storefronts.
- **Diversified Income Stream:** Multi-tenant design reduces vacancy risk and spreads operational costs across four distinct suites.
- **Strategic Pasadena Location:** Convenient proximity to the 210 Freeway, Sierra Madre Boulevard, Pasadena City College, and East Pasadena commercial centers.

Commercial Real Estate Services

For additional details, financial statements, or private showing scheduling, please contact listing agent.

**Inquire
Today**

