

THE PASEO

COMPLETION IN
SUMMER 2021

OFFERING THE MOST
UNIQUE OFFICE SPACE
IN THE HEART
OF PASADENA





WORK.
STAY.
PLAY.

WHERE PASADENA GOES TO WORK

Conveniently located a few steps from the Metro Gold Line and close to many top restaurants, The Paseo's Pasadena office spaces bring a modern feel to this historic city.

Many industry leaders in technology, media, healthcare, finance, education and advertising call Old Pasadena their corporate home. Members from a mix of these industries regularly host events and there's always an exhibit or concert to attend after hours. This location is perfect for those who want the creature comforts of a corporate, Class-A building but with the design aesthetic and vibe that's uniquely Pasadena.

CREATIVE SPACE WITH ABOVE-STANDARD CEILING HEIGHTS

Most unique office space in the heart of Pasadena where one can collaborate among high end retail with mixed use residential and hotel opportunities.

Coworking shared spaces offer the best of both worlds – independence and camaraderie. Floor-to-ceiling windows, natural light and greenery abound. The same can be said for our individual office spaces. We went all out on amenities – because your office is an extension of your business, your personality and your lifestyle. We have everything you need to maximize your workspace, including on-site monthly and daily parking, as well as a choice of exceptional hotels within walking distance to accommodate out-of-town visitors.





PASEO IS... THE PLACE TO BE.

Your Destination for Shopping, Dining and Entertainment



The Paseo is the gateway to Old Town – start your morning with an energizing workout at the signature Equinox gym or end it with a nightcap at one of our 10 dining destinations and 14-theater, Archlight Cinema.



This is where work happens! Collaborative, innovative, modern spaces that are ideal for the leading tech companies, creative agencies, fashion mavens and media moguls.



Instagrammable moments – it's what The Paseo is all about. From iconic local architecture to specialty art exhibits, there's never a dull moment at The Paseo. All ready to be shared on social media.



Explore the San Gabriel Valley from rooms by Old Pasadena's museums, international restaurants, and specialty shops. Directly across the street from the Pasadena Convention Center and the Pasadena Civic Auditorium. It's just a mile from Hyatt Place Pasadena to the Caltech campus, and 12 miles to downtown Los Angeles.



We're transportation friendly. The Paseo is walkable – and bikeable – to nearly every destination in town. Jump on a Metro bike to explore the Sunday Rose Bowl flea market, visit the many local museums or walk a few blocks to grab some groceries at Whole Foods. It's freeway-close and the nearby Metro Gold Line will take you straight into Union Station – or anywhere else you want to go in L.A.



Shopping is only the beginning. We feature well-known international brands like Tommy Bahama, H&M, Victoria's Secret, J. Jill and West Elm, as well as edgy, contemporary brands that bring in new shoppers each week. The spa experience also awaits with Bath & Body Works, Happy Nails and Salon Republic.



Eat, drink and be merry! The Paseo appeals to a range of diners. Young families love Islands Fine Burgers & Drinks, Rubios, Starbuck's and Coldstone Creamery. This is also home to L.A.-originated El Cholo Cafe, The Yard House, P.F. Chang's China Bistro, Bodega Wine Bar, 14-theater, Archlight Cinema, and the Noor boutique event space.





WE HAVE A VISION TO ELEVATE RETAIL

The brands that you know and love,
and new ones to explore

The leisurely, open design of The Paseo invites visitors to window shop – and then to linger for a little bit longer inside internationally known branded stores such as H&M, DSW, Chico's, J. Jill, Tommy Bahama. West Elm and White House/Black Market.

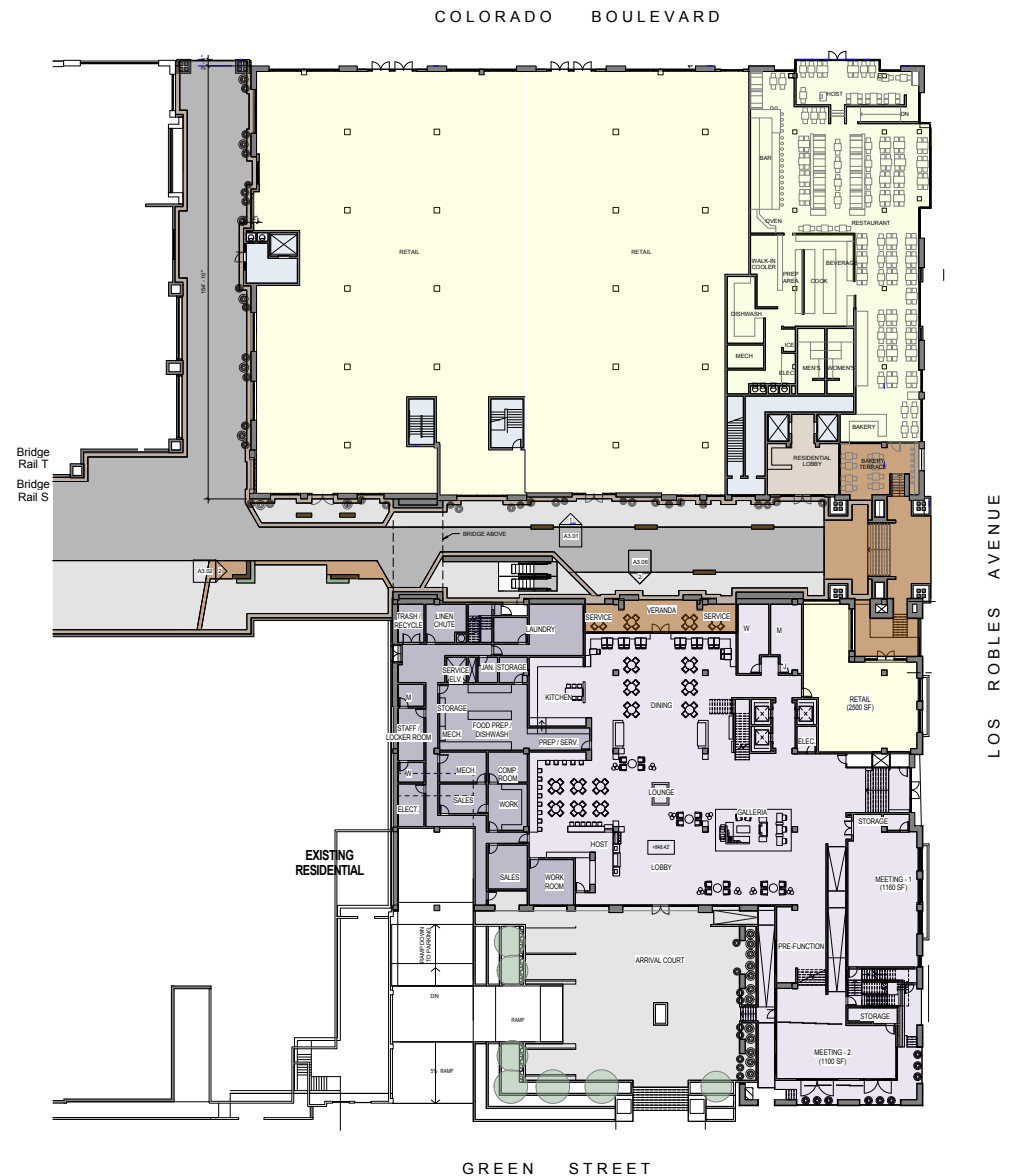
Whether someone needs a casual look, wants to do some retail therapy, accessorize their home or is searching for a stunning awards-worthy outfit, The Paseo can deliver.

TAKING THE PASEO TO A HIGHER LEVEL

A Complete Mixed-Use Vision

At the corner of Colorado Boulevard and Los Robles Avenue, the combination of new residential and retail offers the best of all worlds. A range of transportation options and superior, modern amenities make living at The Paseo a sought-after address.

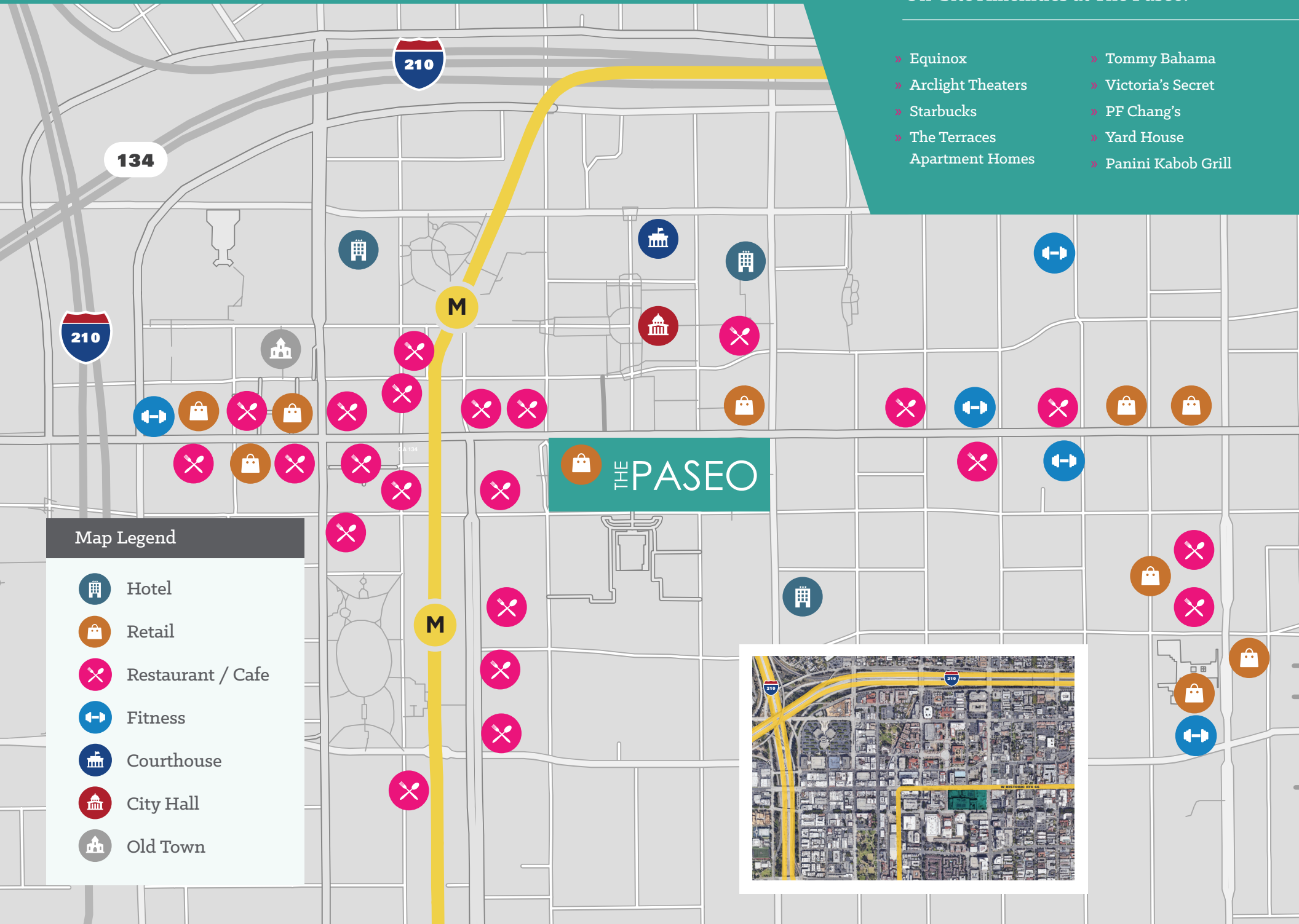
A Hyatt Place hotel adds much-needed capacity and convenience to fulfill the demands of the always-booked, next-door convention center, as well as the travel needs for local businesses such as Kaiser, JPL, Cal Tech, Green Dot and TetraTech.







ABUNDANT AMENITIES

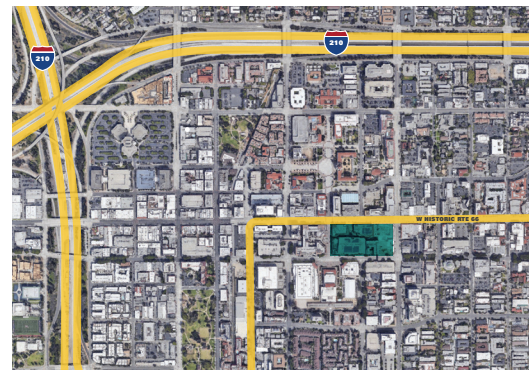
On-Site Amenities at The Paseo:

- Equinox
- Arclight Theaters
- Starbucks
- The Terraces Apartment Homes
- Tommy Bahama
- Victoria's Secret
- PF Chang's
- Yard House
- Panini Kabob Grill



Map Legend

-  Hotel
-  Retail
-  Restaurant / Cafe
-  Fitness
-  Courthouse
-  City Hall
-  Old Town



- Hyatt Place
- DSW
- West Elm
- White House Black Market
- GNC
- H&M
- Clod Stone
- Bath & Body Works

| Where Pasadena Comes to Live

The Paseo is an oasis for residents who seek contemporary style in an amenity-rich, historic location. Unit plans have been developed for diversity and flexibility, offering floor-to-ceiling windows, kitchens outfitted with the latest appliances and well-appointed bathrooms..

| A Natural Oasis in a Vibrant City

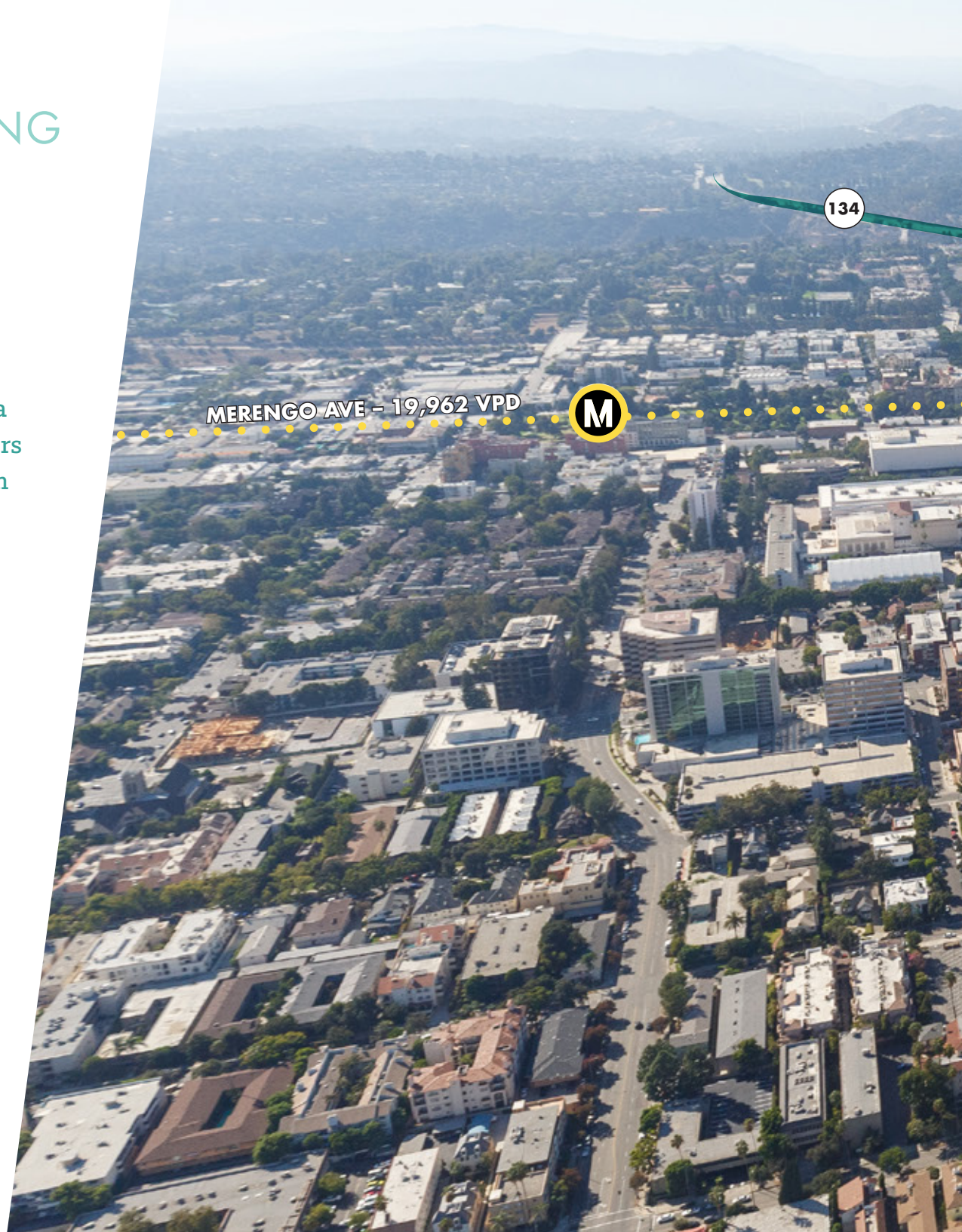
Living at The Paseo comes with many perks. Organized around a series of amenity zones, The Paseo offers residents respite from the energy of the street below, not to mention a convenient place for barbecuing, swimming, dog walking or many other outdoor activities.



PASADENA – COMBINING A STORIED LEGACY WITH TODAY'S MODERN LIFESTYLE.

Residents, visitors, and businesses enjoy a thriving, energetic Old Pasadena that offers a vibrant, curated experience – along with many rapidly expanding opportunities.

- » Steps to Metro Gold Line
- » 523,685+ residents within a 5-mile area
- » Inviting neighborhoods & reputable schools
- » 7 Metro Stations
- » Direct Metro access to DTLA—27 minutes
- » Top 5% of walk and bike scores nationally
- » I-210 connects to San Fernando (West) and San Bernardino (East)
- » SR 134 connects to the Tri-Cities, the SFV and the Burbank Airport
- » SR 110 provides access to DTLA and the ports of LA and Long Beach





297,000 VPD



THE PASEO

GREEN ST - 15,427 VPD

LOS ROBLES AVE - 17,636 VPD

COLORADO BLVD - 25,583 VPD



297,000 VPD

TRANSIT
ORIENTED
DESTINATION



THE PASEO

**SOUTH PARKING
GARAGE**



**UNDERGROUND
PARKING**





**WEST PARKING
GARAGE**

THE PASEO IS THE DEFINITION OF CORE REAL STATE



Extremely rare full city block offering
in one of Southern California's most
dynamic markets



A re-programing opportunity
involving Pasadena's most iconic asset



Ideally situated on 10.3 prime
acres in the heart of the West
San Gabriel Valley

AFFLUENT AND EDUCATED POPULATION



\$125,051

Average Household Income
within a 3-mile radius



\$1,035,707

Average Home Value



4.0%

Unemployment Rate



53%

Hold a Bachelors Degree or Higher

TERRACES PASEO COLORADO

391 Multifamily Units

THE PASEO

A SURGING HOUSING MARKET WITH EXCELLENT WALKABILITY SCORE

44 N MADISON
304 Multifamily Units

AVALON
120 Multifamily Units



97
Walk Score



65%
Increase in Home
Values Since 2012



921
Multifamily Units
Delivered Since 2016

VALUE CREATION OPPORTUNITIES

The Pasadena Convention and Visitor's Bureau Generates:



420,000
Annual Visitors



322
Annual Events



4
Major Broadcasted Events



41,144
Hotel Night Bookings

**COMMUNAL
GATHERING SPACES**

PATIO FURNITURE

THE PASEO



**SOFT LIGHTING
FOR AMBIANCE**



SHADE



LANDSCAPING

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