

EDUCATIONAL SPACE FOR LEASE

1495 COLORADO BLVD

LOS ANGELES, CALIFORNIA

16,806± SF | 1.61 AC





COLORADO BLVD, LOS ANGELES, CA

property highlights

23±

EXISTING CLASSROOM/OFFICE SPACES

With 23 rooms available, the property has space to comfortably accomodate students and faculty

5 MINS

TO THE HEART OF PASADENA

Immediate access to CA-134 means that Pasadena is only a few short minutes away, convenient for families in the area

16,806 SF

WITH OPEN INTERIOR COURTYARD SPACE

Surrounded by two floors of classrooms and meeting spaces is an open courtyard

M-F

AVAILABLE WEEKDAYS

The property is available for exclusive use during weekday business hours — Some portions of the property may be shared with the landlord in off hours

PROPERTY SUMMARY

ADDRESS

1495 Colorado Blvd
Los Angeles, CA 90041

BUILDING SIZE

16,806 SF

YEAR BUILT

1965

CLASSROOMS/OFFICES

23 rooms

PARKING

68 spaces for use during school hours

SITE SIZE

1.61 AC



COLORADO BLVD, LOS ANGELES, CA

site overview

68 PARKING SPACES

AVAILABLE AREA

OUTDOOR COURTYARD INSIDE BUILDING

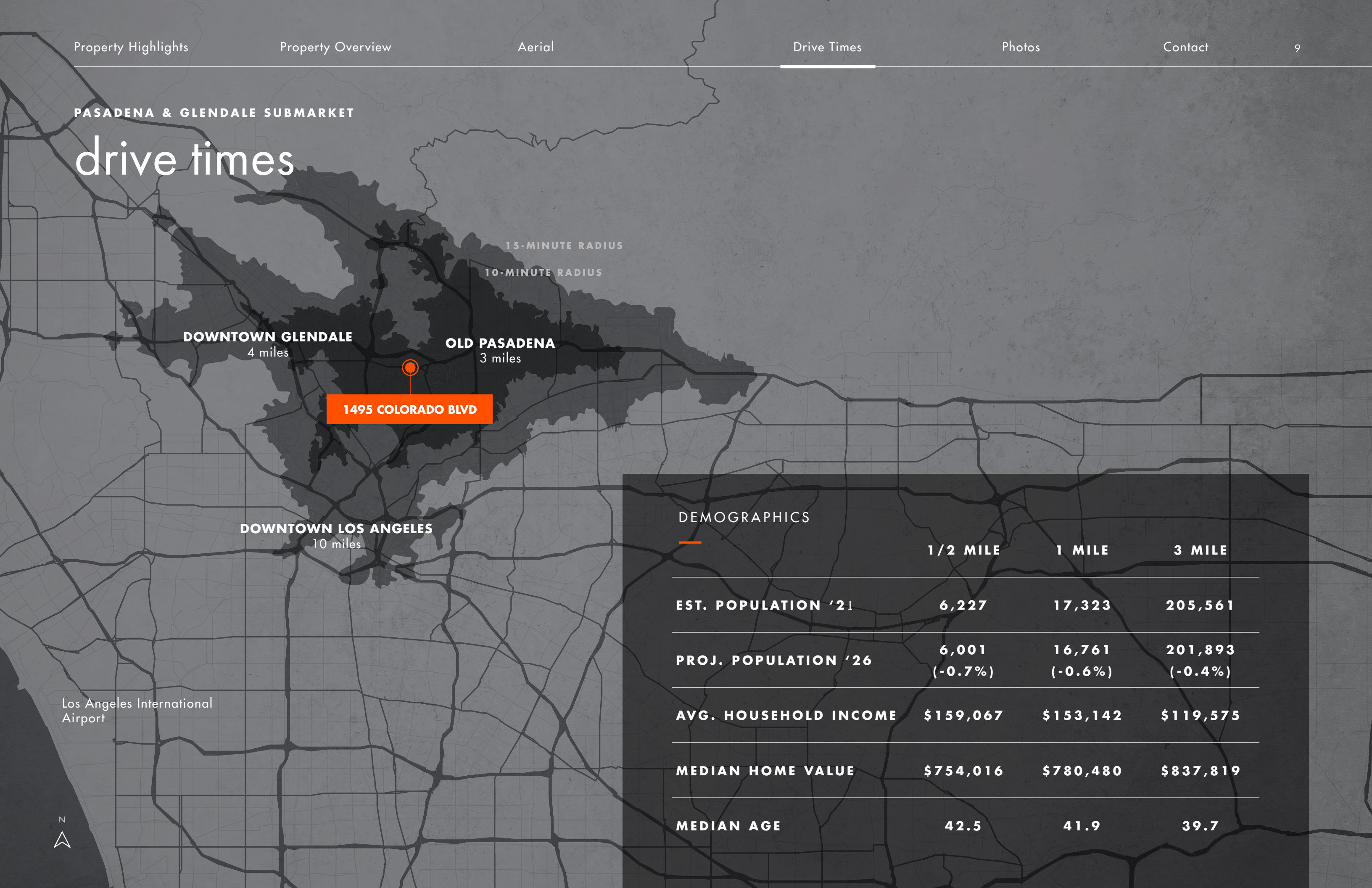
LOCATED AT LIGHTED
INTERSECTION

COLORADO BLVD



PASADENA & GLENDALE SUBMARKET

drive times



DEMOGRAPHICS

	1 / 2 MILE	1 MILE	3 MILE
EST. POPULATION '21	6,227	17,323	205,561
PROJ. POPULATION '26	6,001 (-0.7%)	16,761 (-0.6%)	201,893 (-0.4%)
AVG. HOUSEHOLD INCOME	\$159,067	\$153,142	\$119,575
MEDIAN HOME VALUE	\$754,016	\$780,480	\$837,819
MEDIAN AGE	42.5	41.9	39.7



AUDITORIUM



CLASSROOM



CLASSROOM



KITCHEN

SITE PLAN



NO USE SPACE SHARED SPACE

contact

FOUNDRY COMMERCIAL TEAM

CHRIS BURY

Partner, Senior Vice President

CHRIS.BURY@FOUNDRYCOMMERCIAL.COM

949.939.6238

CHARLIE HOWARTH

Senior Broker Associate

CHARLIE.HOWARTH@FOUNDRYCOMMERCIAL.COM

949.542.9484

INSITE EFS TEAM

DAN MORRAR

DMORRAR@INSITEEFS.COM

323.686.6539

FOUNDRY
COMMERCIAL