

COMMERCIAL PROPERTY REPORT

64 W Colorado Blvd, Pasadena, CA 91105



Presented by

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Salik Real Estate & Development

64 W Colorado Blvd, Pasadena, CA 91105

 **FOR SALE**
 • Active: 3/2/2020

List Price
\$56,688,000
 List Date: 3/2/2020
 List Price / sq ft:
\$2,410

Property Facts

	Public Facts	Listing Facts
Property Type	Retail	Retail
Property Subtype	Retail Stores (Personal Services, Photography, Travel)	Retail
Number of Stories	1	–
Building Area (sq ft)	23,524	–
Lot Size	0.58 acres	–
Lot Dimensions	25276 SF	–
Year Built	1986	1986
Cooling	Yes	–

Extended Property Facts

Exterior Details

Lot Size - Square Feet	25276 sq ft
Lot Size - Acres	0.580 ac
Neighborhood Code	27/27614

Location Details

Zoning	CD-2
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Miscellaneous Details

Parking Spaces	1986
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Listing Facts and Details

Listing Details

Listing ID: 321668

Original List Date: 3/2/2020

Listing Source: CREXi

Current List Price: \$56,688,000

Details:

fontsize 10.8px CBRE nc.'s National Retail Partners West as an exclusive agent is fontsize 10.8px pleased to present a rare street front retail offering along the iconic West fontsize 10.8px Colorado Boulevard in Pasadena CA LA's only high street corridor east fontsize 10.8px of nterstate 5. Anchored by Tiffany Co. Louis Vuitton Moët ennessy fontsize 10.8px acquisition agreed upon and closing Summer 2020 Crate and Barrel fontsize 10.8px Otto Gmb and ouse of oops Foot Locker the offering is at ground fontsize 10.8px zero for all things shopping dining and entertainment within the core of fontsize 10.8px Pasadena's renowned Old Town Shopping District. fontsize 10.8px Located at the hard corner of W Colorado and S De Lacey widely considered main and main in Pasadena Tiffany and Shops features ±28421 SF of retail across 4 store fronts and supporting mezzanine positioned on ±0.57 acres of land. A truly generational opportunity to acquire an enormous assemblage with international credit tenancy in a highly affluent Los Angeles community.

Legal:

LOT:6,13-15 A F MILLS SUB OF N 1/2 OF LOT 6 BERRY AND ELLIOTT TR W 15 FT EX OF ST AND ALLEY OF LOT 13 AND EX OF ST LOT 14 AND EX OF ALLEY

Price Change History

Change Date	Description	New List Price	% Change
3/2/2020	—	\$56,688,000	—

Public Facts

Owner Information

Owner Name	64 Colorado Retail Owner Llc Vestar
Mailing Address	2425 E Camelback Rd STE 750 Phoenix AZ 85016-4261
Vesting	Company/Corporation

Legal Description

APN: 5713-007-016	Tax ID: —	Zoning: PSC-	Census Tract: 060374637.002001	Abbreviated Description: LOT:6,13-15 A F MILLS SUB OF N 1/2 OF LOT 6 BERRY AND ELLIOTT TR W 15 FT EX OF ST AND ALLEY OF LOT 13 AND EX OF ST LOT 14 AND EX OF ALLEY	City/Municipality/Township: Pasadena, CA 91105
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Assessed Values

Date	Improvements	Land	Total	Tax
2019	\$36,846,786	\$18,315,653	\$55,162,439	\$612,582
2018	\$36,124,300	\$17,956,523	\$54,080,823	\$626,563
2017	\$35,415,981	\$17,604,435	\$53,020,416	\$619,659
2016	\$34,721,550	\$17,259,250	\$51,980,800	\$607,863
2015	\$17,710,000	\$20,790,000	\$38,500,000	\$600,639
2014	\$17,710,000	\$20,790,000	\$38,500,000	\$455,220
2013	\$14,700,000	\$16,500,000	\$31,200,000	\$374,981
2012	\$14,295,300	\$16,814,700	\$31,110,000	\$377,414
2011	\$18,133,302	\$21,333,297	\$39,466,599	\$368,956
2009	\$18,040,536	\$21,224,160	\$39,264,696	—

Deed Records

Recording Date	12/8/2014	5/11/2006	7/13/2004
Document Type	Grant Deed	Grant Deed	Grant Deed
Sales Price	—	\$37,000,000	—
Sales Price Code	Document states that Price/Transfer Tax is not a matter of public record.	Full amount computed from Transfer Tax or Excise Tax	—
Buyer Name	64 COLORADO RETAIL OWNER LLC	BROOKS PROPERTIES LOS ANGELES LLC	CIM/64 W COLORADO LP
Buyer ID	Company or Corporation	Company or Corporation	Partnership
Seller Name	64 COLORADO BOULEVARD LLC	CIM/64 W COLORADO LP	CITY NATIONAL BANK, MADS B BJERRE
Seller ID	Company or Corporation	Partnership	Trustee
Document #	14-1323618	06-1045309	04-1777461
County Transfer Tax	—	\$40,700	—
Contract Date	12/5/2014	5/10/2006	5/20/2004

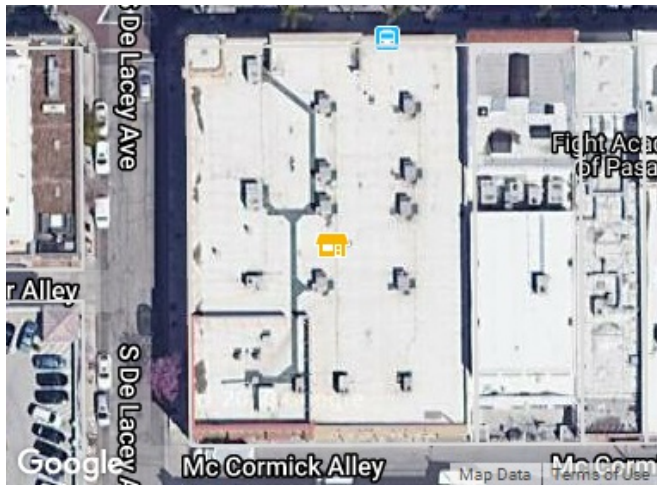
Mortgage Records

Recording Date	12/10/2013	3/19/2008	9/9/2005
Lender Name	CIT BANK	ALLIED IRISH BANKS	US BANK NA
Lender Type	Not Known	Bank	Bank
Loan Amount	\$28,500,000	\$36,000,000	\$16,000,000
Document Number	13-1742050	08-0468241	05-2173525
Loan Type	Commercial	Commercial	Building or Construction Loan
Contract Date	12/5/2013	3/13/2008	8/31/2005

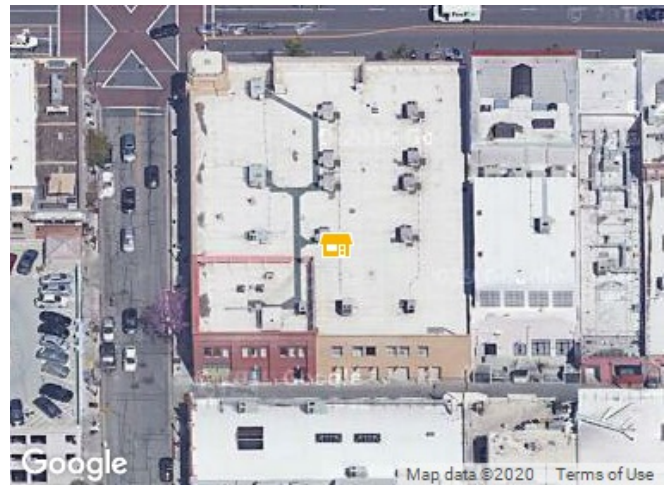
Maps



Legend: Subject Property



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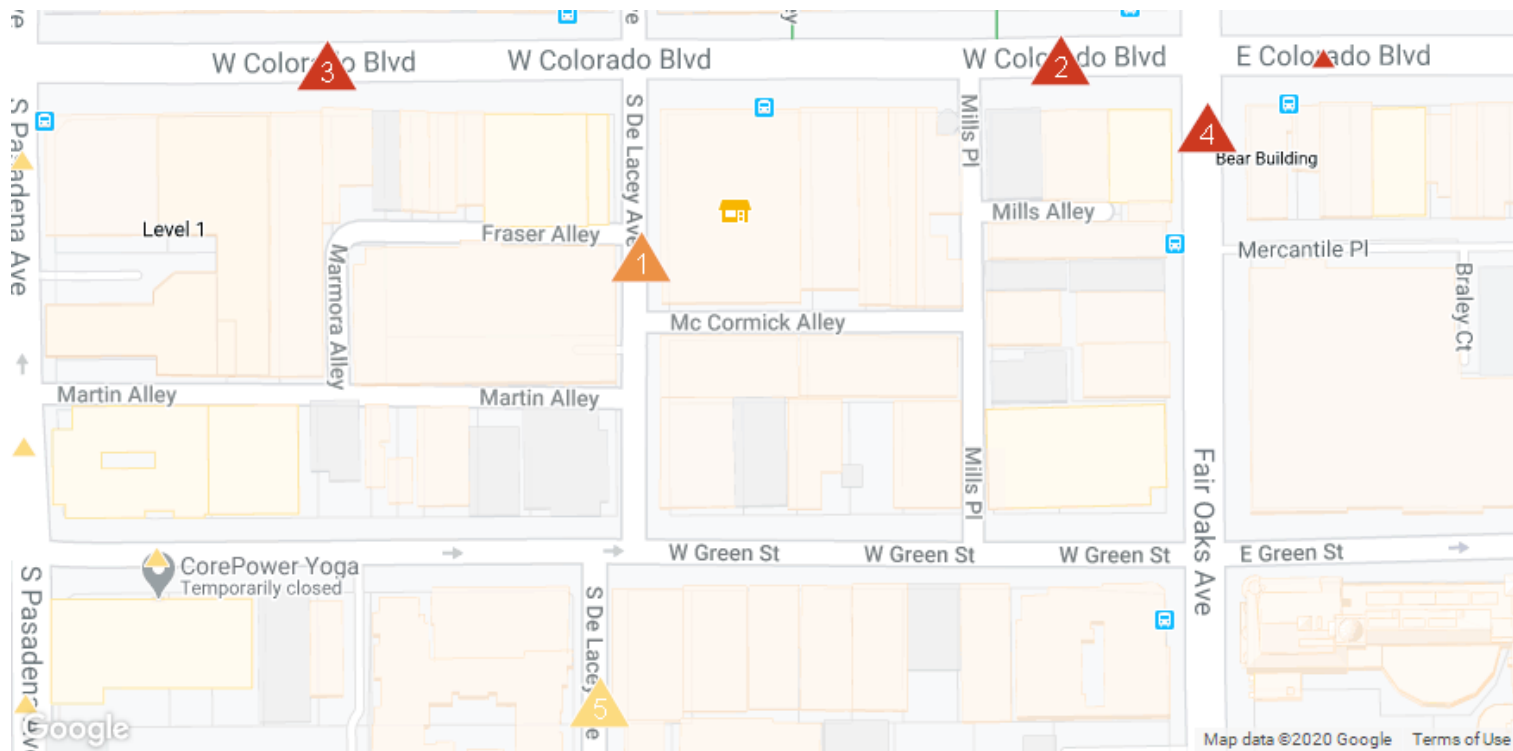








Legend: Subject Property

Property Photos



Traffic Counts



Daily Traffic Counts:  Up 6,000 / day  6,001 – 15,000  15,001 – 30,000  30,001 – 50,000  50,001 – 100,000  Over 100,000 / day

1

6,335

1998 Est. daily traffic counts

Street: S de Lacey Ave

Cross: Fraser Aly

Cross Dir: N

Dist: 0.01 miles

Historical counts

Year	Count	Type
2013	<div><div></div>14,188</div>	ADT
2011	<div><div></div>12,280</div>	CAC
1999	<div><div></div>18,805</div>	CAC

2

16,292

2018 Est. daily traffic counts

Street: W Colorado Blvd

Cross: Mills Pl

Cross Dir: W

Dist: 0.01 miles

Historical counts

Year	Count	Type
2013	<div><div></div>14,188</div>	ADT
2011	<div><div></div>12,280</div>	CAC
1999	<div><div></div>18,805</div>	CAC

3

15,218

2018 Est. daily traffic counts

Street: W Colorado Blvd

Cross: N Pasadena Ave

Cross Dir: W

Dist: 0.05 miles

Historical counts

Year	Count	Type
2013	<div><div></div>14,188</div>	ADT
2011	<div><div></div>11,660</div>	CAC
1999	<div><div></div>22,456</div>	ADT

4

27,162

2018 Est. daily traffic counts

Street: S Fair Oaks Ave

Cross: Mercantile Pl

Cross Dir: S

Dist: 0.02 miles

Historical counts

Year	Count	Type
2013	<div><div></div>26,601</div>	ADT
2011	<div><div></div>15,830</div>	CAC
1999	<div><div></div>27,070</div>	ADT

5

1,938

2018 Est. daily traffic counts

Street: S de Lacey Ave

Cross: W Green St

Cross Dir: N

Dist: 0.03 miles

Historical counts

Year	Count	Type
2011	<div><div></div>2,121</div>	CAC
2005	<div><div></div>2,765</div>	ADT
2003	<div><div></div>2,363</div>	CAC

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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