

THE RAYMOND THEATER

129 NORTH RAYMOND AVENUE ❖ PASADENA, CA 91103

10,947 SF (Divisible) Restaurant/Retail Space For Lease





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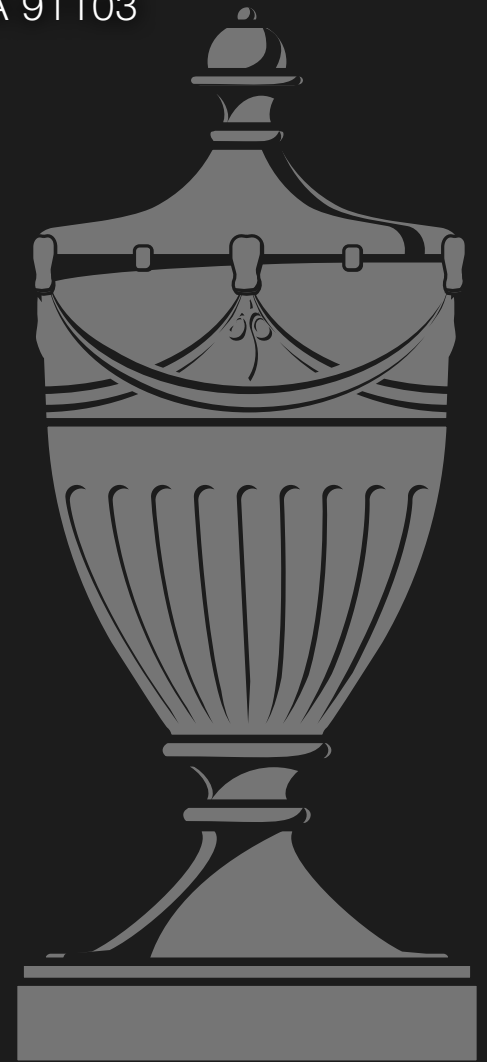
10,947 SF (Divisible) Restaurant/Retail Space For Lease



With a grand opening a few years before the Roaring Twenties, this Beaux Arts designed building, complete with bold sculptural decoration along sleek, modern lines, once stood as the Jenson's Raymond Theatre. The Raymond Theatre has had many incarnations during its nearly 100 years of hosting musicals, drama, comedy, dance, vaudeville, silent films, talkies, symphonic concerts and rock 'n' roll upon its stage.



Today, the building façade and interiors has been dramatically restored preserving its iconic reputation. The complex is now called the RAYMOND RENAISSANCE. The result is a beautiful offspring of mixed-use of residential (condo, loft), commercial and dramatic restaurant space.

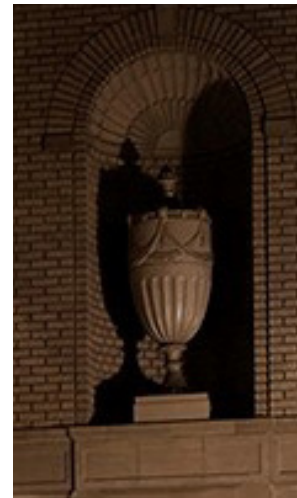


PROPERTY HIGHLIGHTS

- First Time to Market
- 10,947 SF (Divisible) Restaurant/Retail Space For Lease
- Best Signage in Pasadena, Completely Restored and Rewired Marquee
- Dramatic AI Fresco Dining Under the Theatre Marquee with Beautiful Park Views
- Easy Access Service Entrance
- Forty-five (45) Zoning Parking Credits, Reserved and Transferable
- New Landlord - Building Improvements Include:
 - Thirty (30) Ton HVAC System
 - 800 Amps, Single and Three Phase Electrical System
 - General Ceiling Lighting and Outlets
 - Plumbing Stubbed to Premises
 - High Capacity Smoke and Fresh Air System
 - Life Safety and Sprinkler Systems
 - 750 Gallon Grease Interceptor
 - Two 2 Hour Hood Exhaust Shafts
 - Completely Restored Original Beaux Arts Main Dining Area and Exterior Façade
 - Dramatic Forty-five Foot (45") Hand-Painted Ceilings
 - Illuminating Skylights

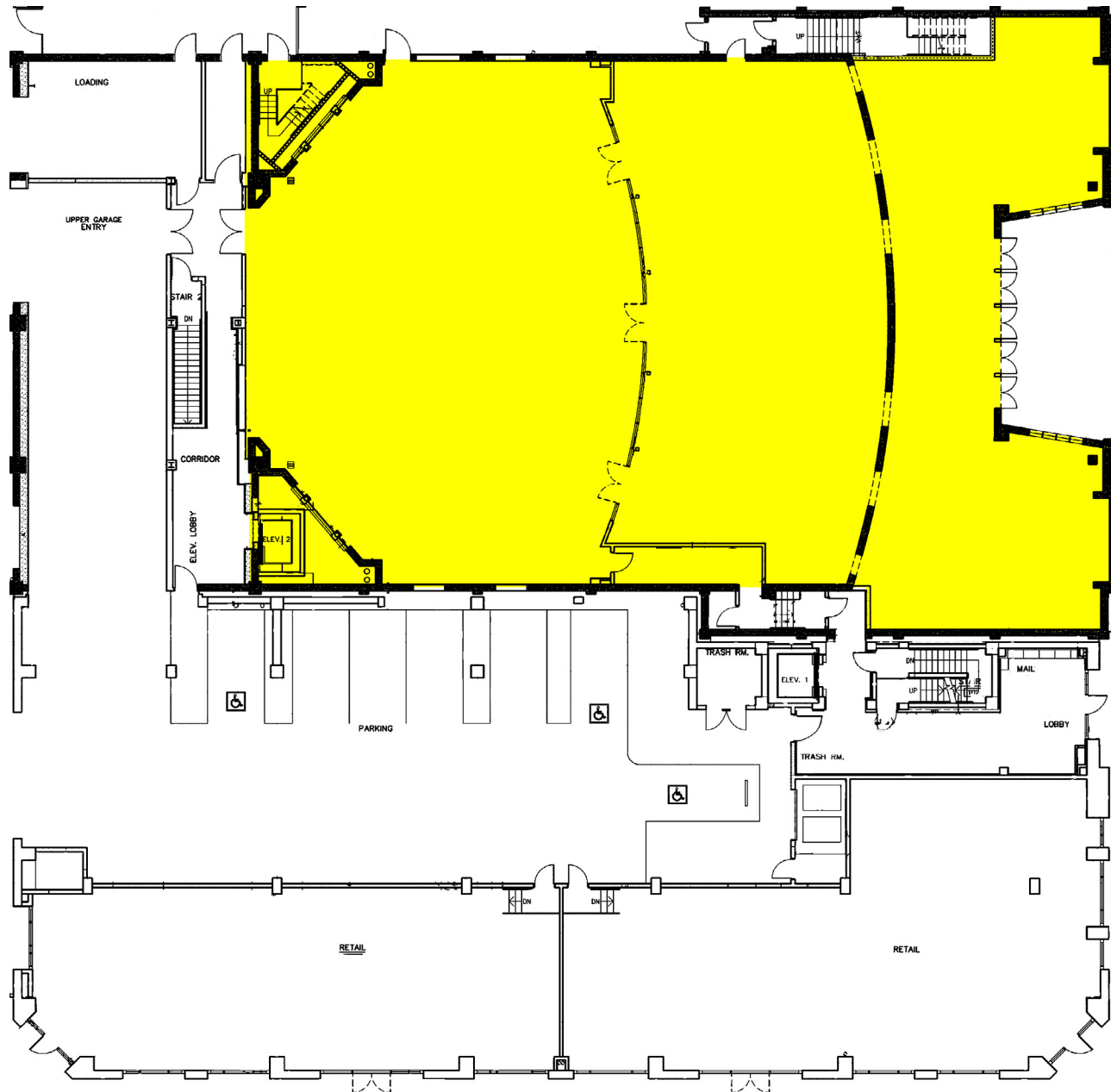
RENTAL RATE

Upon request





FLOOR PLAN



MAJOR PASADENA EMPLOYERS

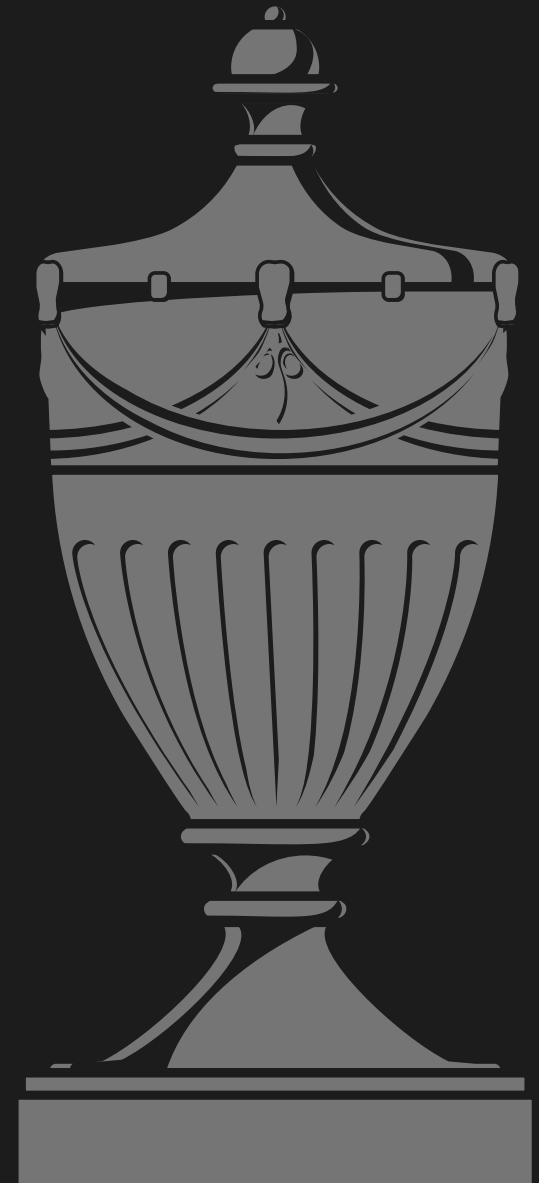
- Allied Signal
- Ameron International
- AT&T
- Art Center College of Design
- Avery Dennison
- Avon Products
- Bank of America
- Bolton Insurance
- Cal Fed
- California Institute of Technology
- Chicago Title
- Christie Parker Hale
- City of Pasadena
- Clinical Microsensors/ Motorola
- Community Bank
- Danone Water Products
- Earthlink Network
- Fannie Mae
- Fuller Theological Seminary
- HCM Claims
- Huntington Memorial Hospital
- idealab!
- IndyMac
- Jacobs Engineering
- Jet Propulsion Laboratory
- Kaiser Permanente
- Las Encinas Hospital
- Macy's West
- Montgomery Watson
- Overture
- Parsons Corporation
- Pasadena City College
- Pasadena Hilton
- Pasadena Unified School District
- Ritz-Carlton, Huntington Hotel
- SBC
- Sheraton, Pasadena
- Target
- Tetrattech
- Tokio Bank
- United Commercial Bank
- Vons Companies
- Wausau Insurance
- Westcom Credit
- Western Asset Management

MAJOR HOTELS IN THE AREA

The Ritz Carlton, The Westin Pasadena, Hilton Pasadena, The Sheraton Pasadena Hotel, The Langham, Huntington Hotel & Spa, Pasadena, and Old Pasadena Courtyard by Marriott.

PASADENA CONVENTION CENTER

The Pasadena Convention Center is a 128,000 SF (Divisible) state-of-the-art facility and is a premier "West Coast Destination" for conventions, tradeshow, conferences, and leisure travelers.





PASADENA LOCATION OVERVIEW

The Raymond Theatre is located on the historic North Raymond Avenue, Pasadena, CA in the heart of charming Old Pasadena. It is directly across the street for Memorial Park and the Levitt Pavilion Band Shell. Just steps from the Metro Gold Line Station, Old Pasadena is an historic 22-block area known for its award winning streetscapes, walkways and breathtaking architectural styles. Old Pasadena is regional attraction with a diverse collection of quality national Tenants, local retailers, galleries and trendy boutiques, that complement an outstanding array of the region’s finest restaurants. Adding to the mix are world class hotels and modern office structures that are home to large corporations as well as local entrepreneurs.

NEIGHBORHOOD RESTAURANTS

Ruth’s Chris Steak House, Flemings, Roy’s Pasadena, Houston’s, Arroyo Chop House, The Raymond, Parkway Grill, Del Frisco’s Grill, Alexander’s Steakhouse, Bistro 45, Athenaeum, SECO New American Café, Union Restaurant, Slater’s 50/50, The Meat District, Osawa Restaurant, Cheesecake Factory, True Food Kitchen, Il Fornaio, Sushi Roku, American Bistro, Buca di Beppo, Green Street Tavern, Marston’s, Café Santorini, La Grande Orange Café, and more.

DEMOGRAPHICS

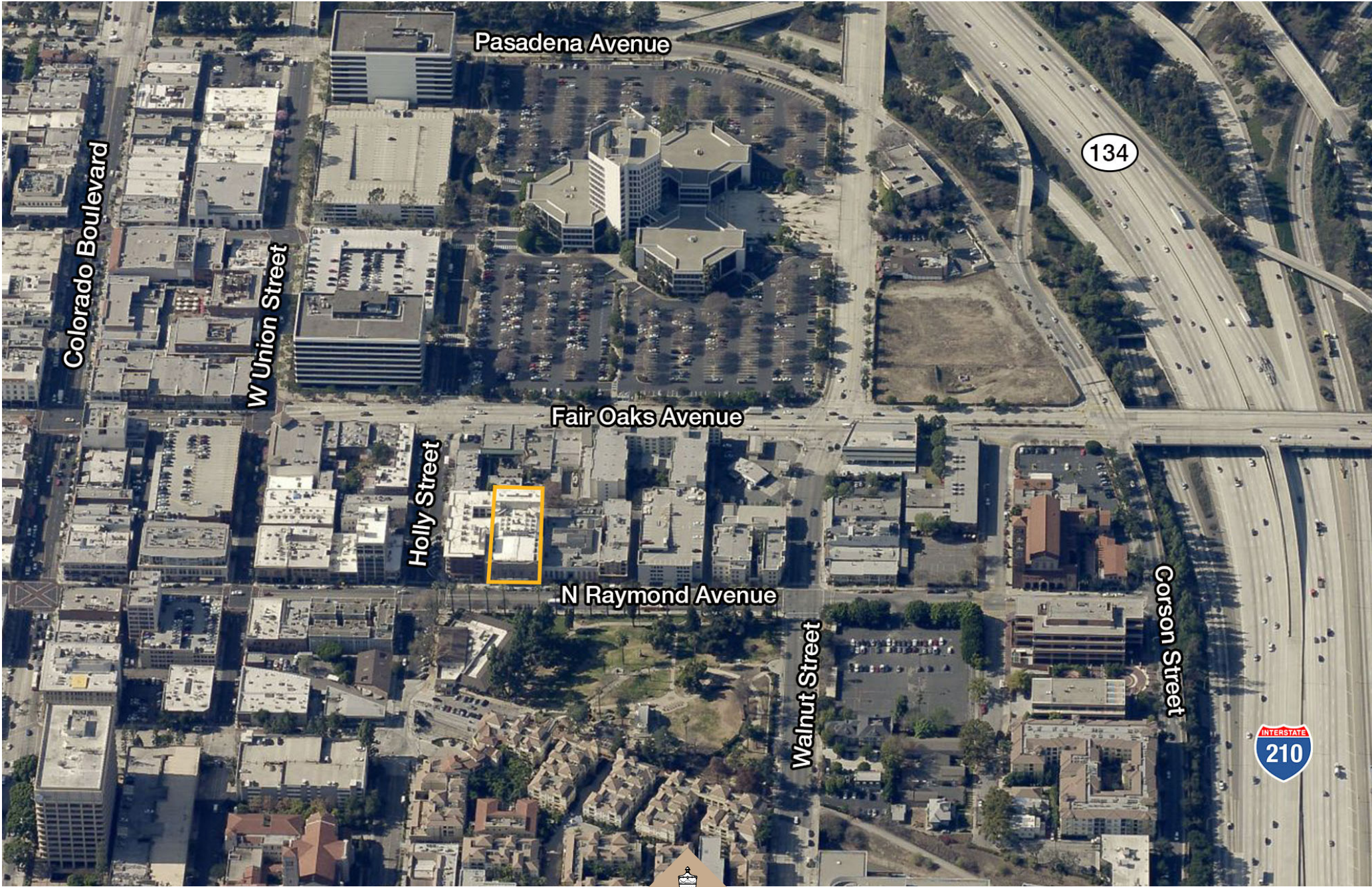
	1 MILE	3 MILES	5 MILES
POPULATION	35,573	196,268	515,299
DAYTIME POPULATION	53,456	133,985	226,619
MEDIAN AGE	36	38	39
AVERAGE HOUSEHOLD INCOME	\$80,460	\$100,966	\$96,139

OFFICE SQUARE FOOTAGE IN THE TRADE AREA

Over 17,000,000 square feet.



AERIAL VIEW



NEIGHBORHOOD RESTAURANTS

