FOR LEASE · WHOLE OR DIVISIBLE

CBRE



Arroyo & California

161–171 E CALIFORNIA BLVD & 560 S ARROYO PKWY · PASADENA

OLD PASADENA · WHOLE FOODS · TRADER JOE'S

Two buildings on a signalized corner, ±1,344 to ±11,768 square feet

01 — THE PROPERTY

A 1926 corner on Arroyo and California.

Two buildings on 0.43 acres at the northeast corner of S. Arroyo Parkway and E. California Boulevard, a signalized intersection at the south end of Old Pasadena. Clay tile roofs, a two-story balcony, a walled courtyard with a fountain and on-site parking on Arroyo. Lease the whole property or a single building.

±11,768

Square feet in two buildings

0.43 AC

Land on two parcels, with parking

1926

Year built, 161–171 E California

1940

Year built, 560 S Arroyo

34,936

Cars a day on S. Arroyo Parkway

23,909

Cars a day on E. California Boulevard





02 — THE COURTYARD

A walled courtyard behind the street.

The California Boulevard building wraps a brick and flagstone courtyard with a fountain, mature trees and a door into each suite. Patio dining, a showroom, studios or offices.



Aerial looking north up S. Arroyo Parkway toward the San Gabriel Mountains, January 2026.

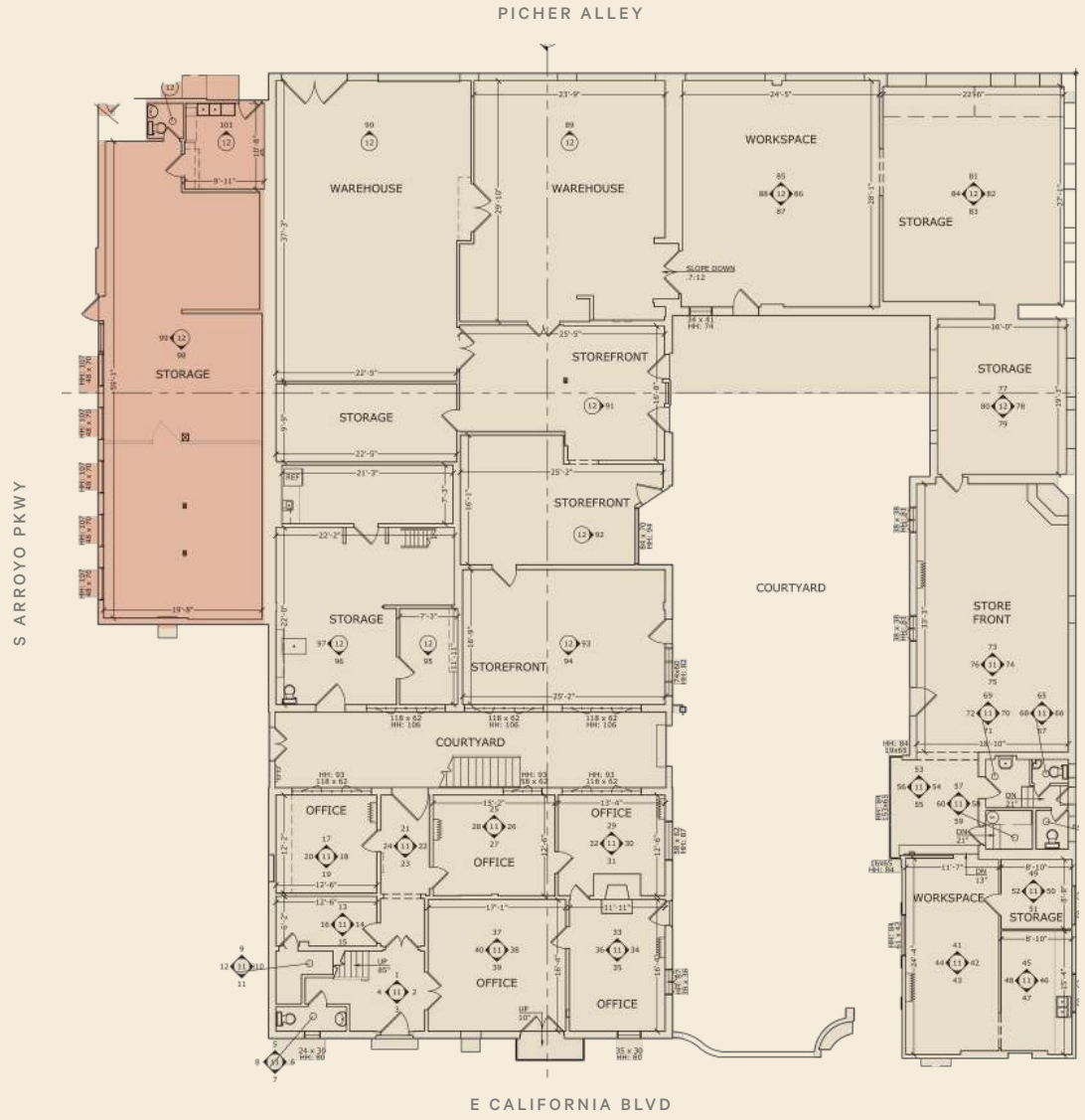
03 — THE CORNER

Across the street from an approved medical campus.

The city approved The Affinity on the 3.3 acres across Arroyo: a six-story, ±128,500 SF medical office building and a seven-story senior living building. Trader Joe's, Whole Foods and Huntington Hospital are already within a few blocks.

128.5K SF	**THE AFFINITY** Approved medical office · across Arroyo
0.1 MI	**TRADER JOE'S** Across California Blvd
0.1 MI	**WHOLE FOODS MARKET** North on S. Arroyo Pkwy
0.3 MI	**HUNTINGTON HOSPITAL** West on California Blvd
0.4 MI	**METRO DEL MAR STATION** A Line · north on Arroyo

Lease it whole, or by the building.



560 S Arroyo Pkwy · ±1,344 SF 161–171 E California Blvd · ±10,424 SF

Existing first floor, 2026 as-built survey. Second-floor offices at 161 E California (±1,500 SF) not shown. Not to scale.

AVAILABILITY

1 ±11,768 SF

ENTIRE PROPERTY

Both buildings, the courtyard and on-site parking on 0.43 acres. One user, one lease.

Rent: Negotiable

2 ±10,424 SF

161–171 E CALIFORNIA BLVD

Two stories built in 1926. Storefronts, offices and warehouse rooms around two courtyards.

Rent: Negotiable

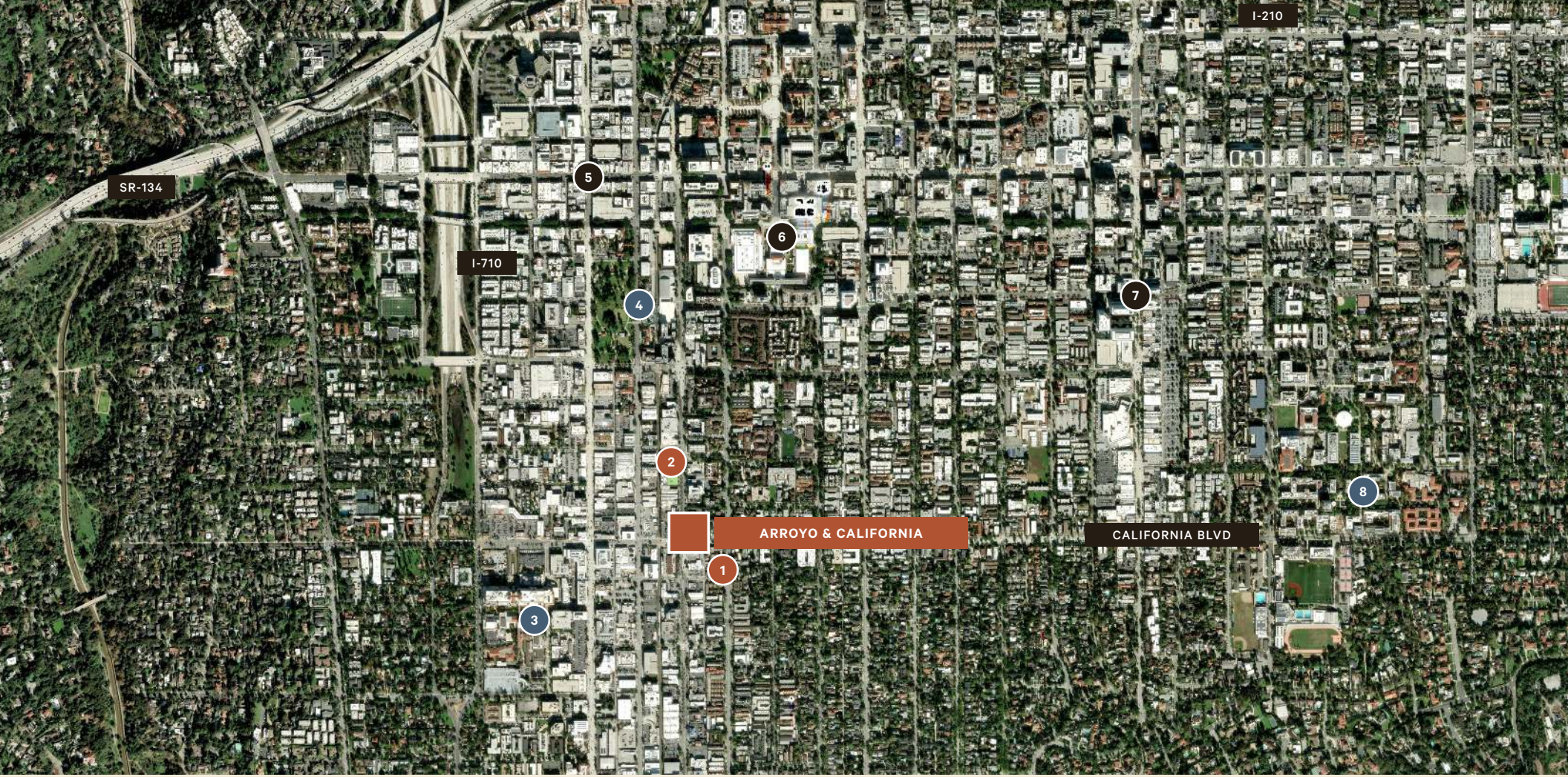
3 ±1,344 SF

560 S ARROYO PKWY

Single-story 1940 building facing Arroyo Parkway, with parking in front.

Rent: Negotiable

Suited to a restaurant with patio dining, showroom, creative office, studio or wellness user. APN 5722-016-037 and 5722-016-019. Sizes approximate.



05 — THE NEIGHBORHOOD

Grocery, a hospital and Metro within half a mile.

- Grocery
- Health & transit
- Shopping & jobs

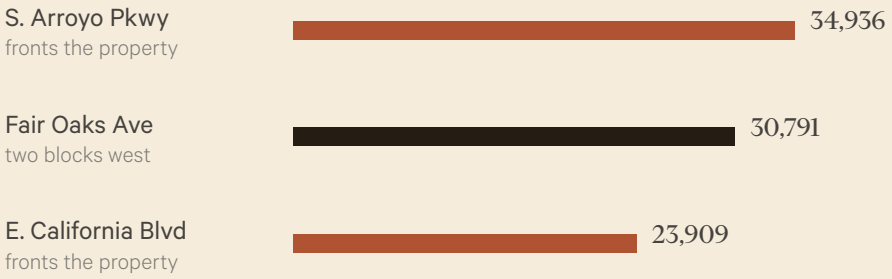
1	0.1 MI	Trader Joe's, 610 S. Arroyo Pkwy	5	0.7 MI	Old Pasadena, Colorado Blvd & Fair Oaks
2	0.1 MI	Whole Foods Market, 465 S. Arroyo Pkwy	6	0.6 MI	Pasadena Convention Center
3	0.3 MI	Huntington Hospital, 100 W. California Blvd	7	1.0 MI	South Lake Ave shopping district
4	0.4 MI	Metro A Line, Del Mar Station	8	1.3 MI	Caltech

Straight-line distances from the property. Imagery: Esri, Maxar, Earthstar Geographics.

$137,122 average household income within five miles.

Pasadena is the commercial center of the San Gabriel Valley, 11 miles northeast of downtown Los Angeles. Caltech, Huntington Hospital, ArtCenter and the Rose Bowl bring workers and visitors to the city every day, and Old Pasadena is its original shopping district.

CARS A DAY





WHO LIVES AND WORKS HERE

WITHIN 5 MILES

Population	551,880
Employees	235,983
Average household income	$137,122
Families	136,515
Homeowners	100,591
Median age	40.3

Demographics and traffic counts from the CBRE offering memorandum (2026).

OLD PASADENA

Twenty-two blocks listed as a National Register Historic District, with open-air plazas, hidden laneways and a long run of shops and restaurants.



Arroyo & California

161–171 E CALIFORNIA BLVD & 560 S ARROYO PKWY
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