

MOST PRIME RESIDENTIAL DEVELOPMENT SITE IN PASADENA, +/-32,000 SF COMBINED, ONE SHORT BLOCK FROM S. LAKE AVENUE

495-495 1/2 South Hudson Avenue, Pasadena, CA 91101

477-483 South Hudson Avenue, Pasadena, CA 91101

469-475 S Hudson Ave, Pasadena, CA 91101

**TOTAL LAND SIZE OF ALL 3 PROPERTIES IS +/-32,000 SF OF PASADENA'S
48+ CONDOS COULD BE BUILT**



CAN BE SOLD SEPARATELY

495-495 1/2 SOUTH HUDSON AVENUE:

BUILDING SIZE: +/- 2,460 SF

LOT SIZE: +/-10,729 SF

NO. OF UNITS: 2 UNITS

477-483 SOUTH HUDSON AVENUE:

BUILDING SIZE: +/- 5,764 SF

LOT SIZE: +/- 10,737 SF

NO. OF UNITS: 4 UNITS

469-475 SOUTH HUDSON AVENUE:

BUILDING SIZE: +/- 4,842 SF

LOT SIZE: +/-10,582 SF

NO. OF UNITS: 4 UNITS

\$4,200,000 FOR TWO PROPERTIES

ALL THREE PROPERTIES: \$6,400,000

ASKING PRICE: \$2,200,000

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**COLDWELL BANKER
COMMERCIAL
REALTY**

FOR SALE

**PRIME DOWNTOWN PASADENA LOCATION, ONE VERY SHORT BLOCK
WEST OF SOUTH LAKE AVENUE AND MANY RETAIL AMENITIES**

**495-495 1/2 S HUDSON AVENUE
477-483 S HUDSON AVENUE
469-475 S HUDSON AVENUE**
Pasadena, CA 91101

OFFERING SUMMARY - 495-495 1/2 S Hudson Ave.

ADDRESS:	495-495 1/2 South Hudson Ave, Pasadena, CA 91101
BUILDING SIZE:	495 S. Hudson: +/- 2,460 SF
LOT SIZE:	495 S. Hudson: +/- 10,729 SF
APN:	495 S. Hudson: 5734-029-012
YEAR BUILT:	1940

OFFERING SUMMARY - 477-483 S. Hudson Ave.

ADDRESS:	477-483 South Hudson Ave, Pasadena, CA 91101
BUILDING SIZE:	477-483 S. Hudson: +/- 5,764 SF
LOT SIZE:	477-483 S. Hudson: +/- 10,737 SF
APN:	477-483 S. Hudson: 5734-029-013
YEAR BUILT:	1925
NUMBER OF UNITS:	4 Units
SALE PRICE:	\$4,200,000 FOR TWO PROPERTIES

OFFERING SUMMARY - 469-475 S. Hudson Ave.

ADDRESS:	469-475 S Hudson Ave, Pasadena, CA 91101
BUILDING SIZE:	+/- 4,842 SF
LOT SIZE:	+/-10,582 SF
APN:	5734-029-014
YEAR BUILT:	1916
NUMBER OF UNITS:	4 Units
SALE PRICE:	\$2,200,000

PROPERTY HIGHLIGHTS

Very rare to find contiguous residential income properties on S. Hudson Ave., one short block west of Lake Avenue and its many retail amenities.

Rare Assemblage Opportunity: Purchase 469-475 S. Hudson Ave, 477-483 S. Hudson Ave, and 495-495½ S. Hudson Ave together. These buildings are a contiguous 3-property site with potential to develop up to 48 condominium units*, subject to entitlements.

The properties provide favorable in-place income while a developer pursues entitlements — a unique chance to acquire and reposition three Hudson Avenue properties in one of Pasadena's most sought-after infill locations.

**Buyer to independently verify development potential and entitlements with the City of Pasadena.*



FOR SALE

495-495 1/2 S HUDSON AVENUE
477-483 S HUDSON AVENUE
469-475 S HUDSON AVENUE
Pasadena, CA 91101

495-495 ½ S HUDSON AVENUE 477-483 S HUDSON AVENUE 2025 INCOME AND EXPENSES

Income & Expenses	477-483 S Hudson Ave
Rental income	\$145,115
Expenses	
Insurance	\$7,136
Legal and other professional fees	\$12,816
Management fees	\$9,734
Repairs	\$5,727
Taxes	\$5,777
Utilities	\$3,421
Other	\$10,946
Total expenses	\$55,557
NOI	\$89,558

YTD JAN - JUNE 30, 2026 INCOME AND EXPENSES

Income & Expenses	
Rental income	\$72,145
Expenses	
Accounting	\$2,678
Advertising	\$330
Gardening	\$1,830
License, taxes & fees	\$3,931
Management fees	\$4,787
Pest Control	\$924
Trash Service	\$1,355
Repairs & maintenance	\$2,354
Utilities	\$1,695
Total expenses	\$19,884
NOI	\$52,261

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FOR SALE

495-495 1/2 S HUDSON AVENUE
477-483 S HUDSON AVENUE
469-475 S HUDSON AVENUE
Pasadena, CA 91101

469-475 S HUDSON AVENUE 2025 INCOME AND EXPENSES

Income & Expenses	469 S Hudson
Rents	\$103,500
Expenses	
Cleaning and Maintenance	\$1,983
Insurance	\$6,907
Repairs	\$3,688
Taxes	\$3,152
Utilities	\$3,928
Other	\$11,513
Total expenses	\$31,171
NOI	\$72,329

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This Brochure is owned by Team Ukropina





477-483 South Hudson Avenue, Pasadena, CA 91101



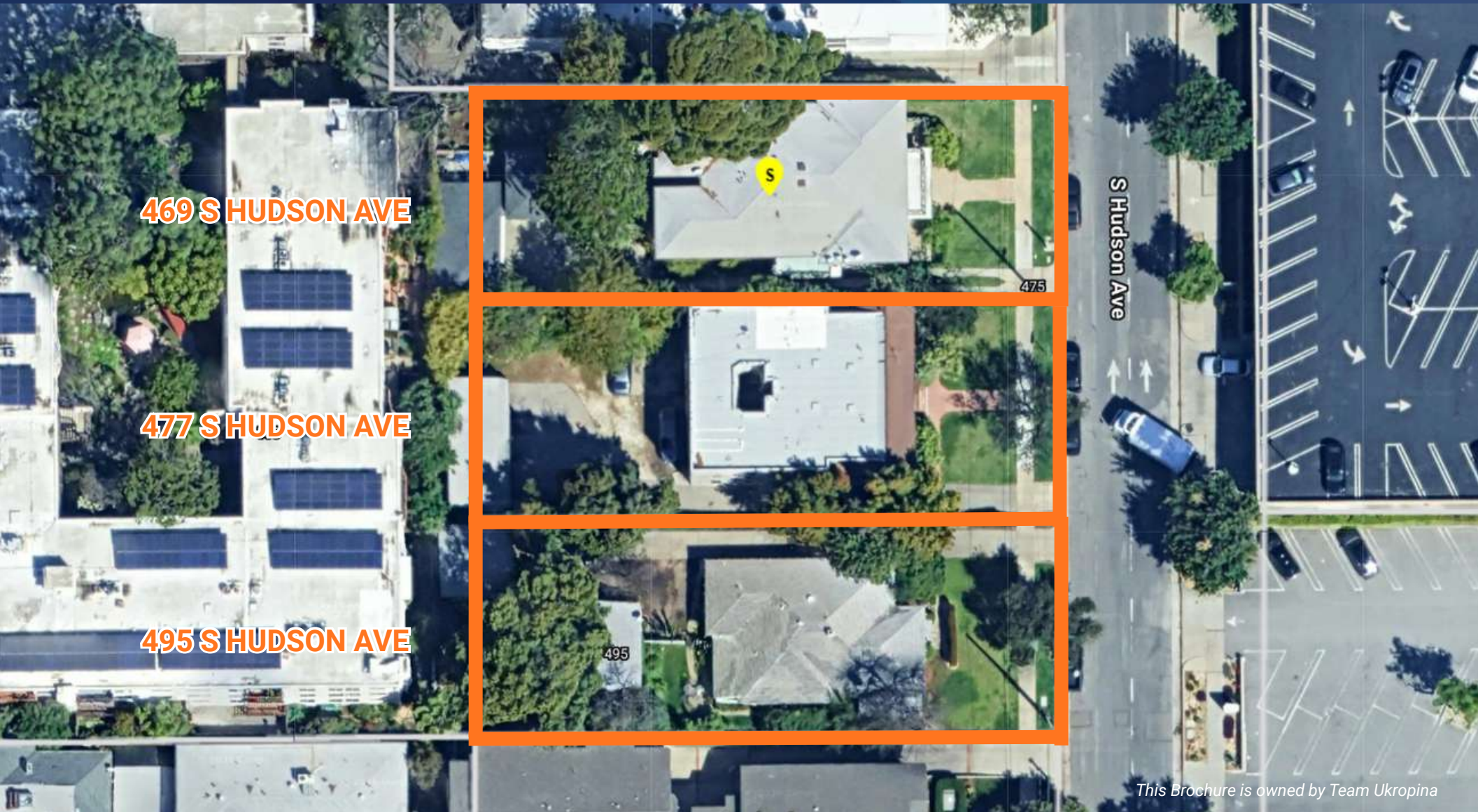


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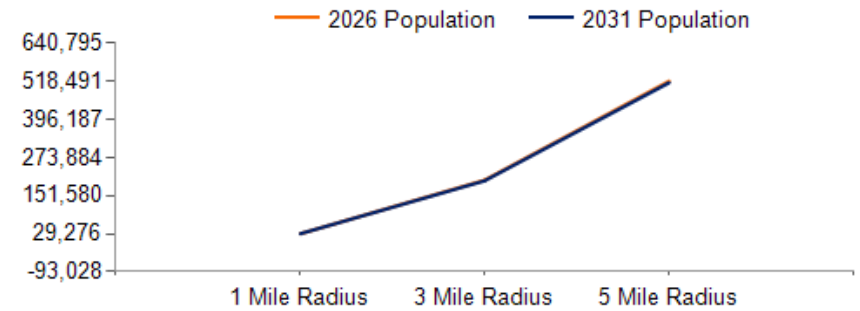
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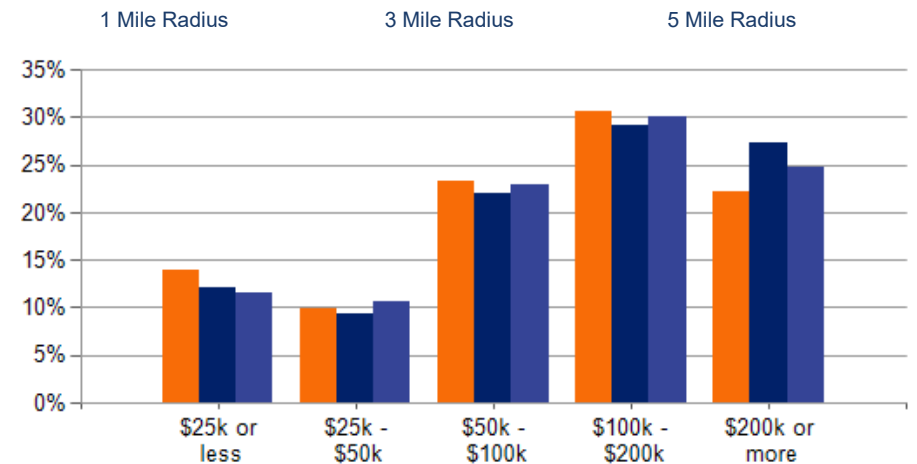


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,147	201,068	550,438
2010 Population	27,502	205,250	553,729
2026 Population	29,276	201,303	518,491
2031 Population	29,356	199,145	513,627
2026 African American	1,623	11,221	20,714
2026 American Indian	185	2,453	6,571
2026 Asian	8,553	53,455	175,912
2026 Hispanic	5,345	63,541	183,754
2026 Other Race	2,034	29,859	93,544
2026 White	13,192	73,265	147,497
2026 Multiracial	3,644	30,825	73,711
2026-2031: Population: Growth Rate	0.25%	-1.10%	-0.95%

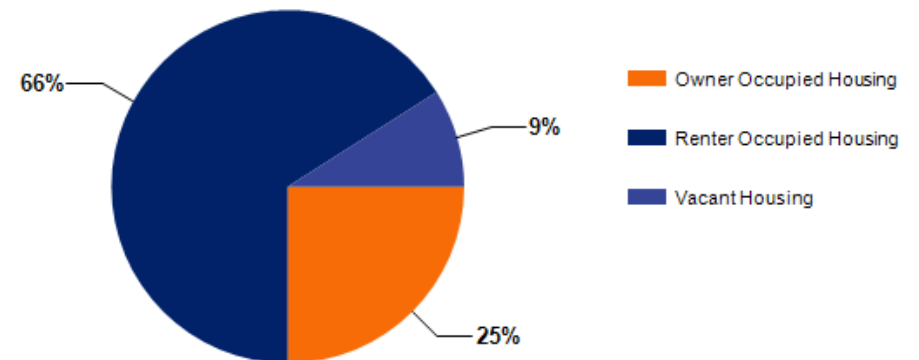
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,692	7,042	14,550
\$15,000-\$24,999	478	3,283	8,469
\$25,000-\$34,999	571	3,186	8,387
\$35,000-\$49,999	984	4,810	12,682
\$50,000-\$74,999	1,789	9,719	24,156
\$75,000-\$99,999	1,849	8,995	21,460
\$100,000-\$149,999	2,663	14,057	35,211
\$150,000-\$199,999	2,127	10,815	24,658
\$200,000 or greater	3,464	23,254	49,235
Median HH Income	\$106,419	\$115,673	\$110,481
Average HH Income	\$159,442	\$171,686	\$161,029



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

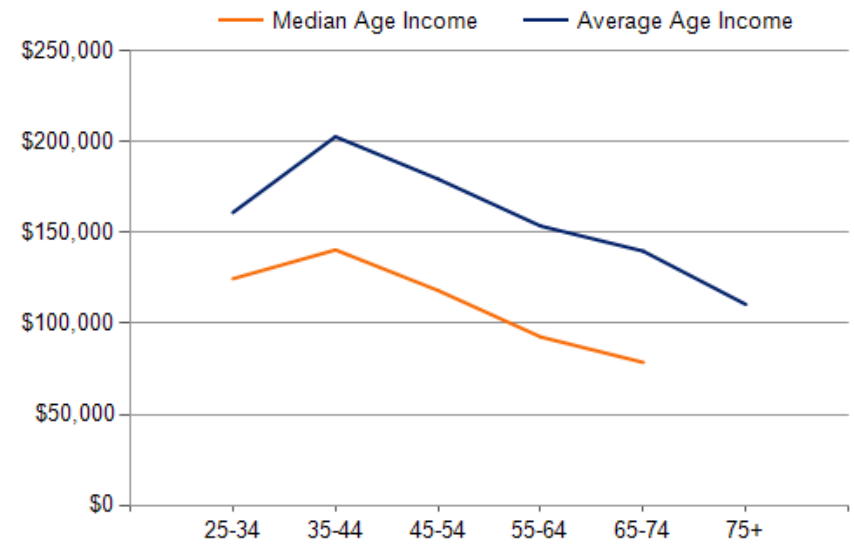
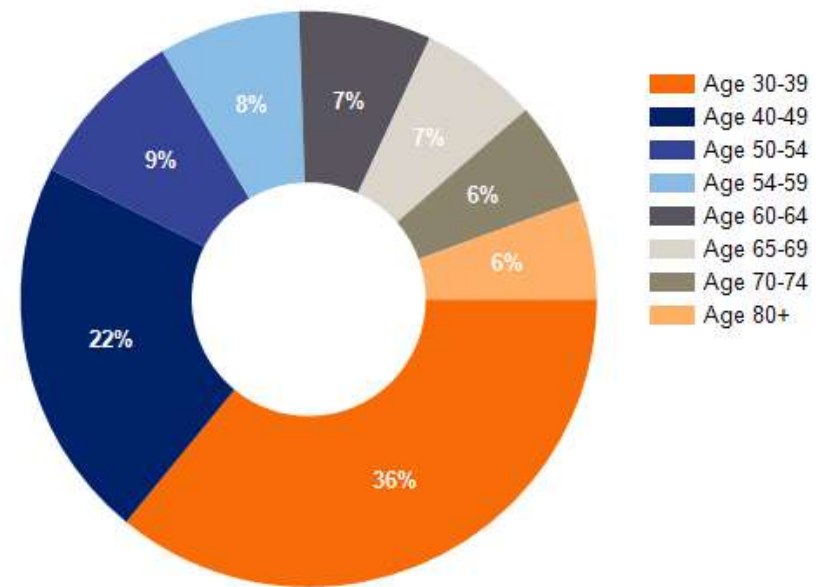


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,628	16,254	40,366
2026 Population Age 35-39	3,201	16,071	40,686
2026 Population Age 40-44	2,442	15,108	37,697
2026 Population Age 45-49	1,649	13,297	34,088
2026 Population Age 50-54	1,728	13,786	35,771
2026 Population Age 55-59	1,507	12,705	33,520
2026 Population Age 60-64	1,415	12,010	31,725
2026 Population Age 65-69	1,268	10,682	28,279
2026 Population Age 70-74	1,116	9,410	25,341
2026 Population Age 75-79	1,057	7,968	20,413
2026 Population Age 80-84	673	5,256	12,838
2026 Population Age 85+	724	5,067	13,406
2026 Population Age 18+	26,085	167,744	430,073
2026 Median Age	38	42	42
2031 Median Age	40	43	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$124,674	\$119,680	\$110,509
Average Household Income 25-34	\$161,125	\$159,623	\$150,337
Median Household Income 35-44	\$140,565	\$139,679	\$134,498
Average Household Income 35-44	\$202,876	\$203,122	\$190,277
Median Household Income 45-54	\$118,213	\$146,812	\$138,868
Average Household Income 45-54	\$179,571	\$196,055	\$184,948
Median Household Income 55-64	\$92,643	\$115,091	\$112,827
Average Household Income 55-64	\$153,710	\$174,941	\$164,180
Median Household Income 65-74	\$78,613	\$102,419	\$97,048
Average Household Income 65-74	\$139,862	\$164,870	\$155,405
Average Household Income 75+	\$110,529	\$133,354	\$114,263

Population By Age



SUPPLEMENTAL INFORMATION

FOUR DIFFERENT WAYS TO BUILD:

OPTION A: BUILD ON JUST THE TWO MIDDLE/SOUTH LOTS

The apartments on the north lot stays as-is. You would get 29 to 32 new apartments.

OPTION B: BUILD ON ALL THREE LOTS TOGETHER

This is the best plan. You'd get 42 to 47 new apartments (some at market rent, some set aside as affordable). It's easier to get city approval this way because the shape of the courtyard works better under Pasadena's rules.

OPTION C: BUILD ON JUST THE NORTH LOT ALONE

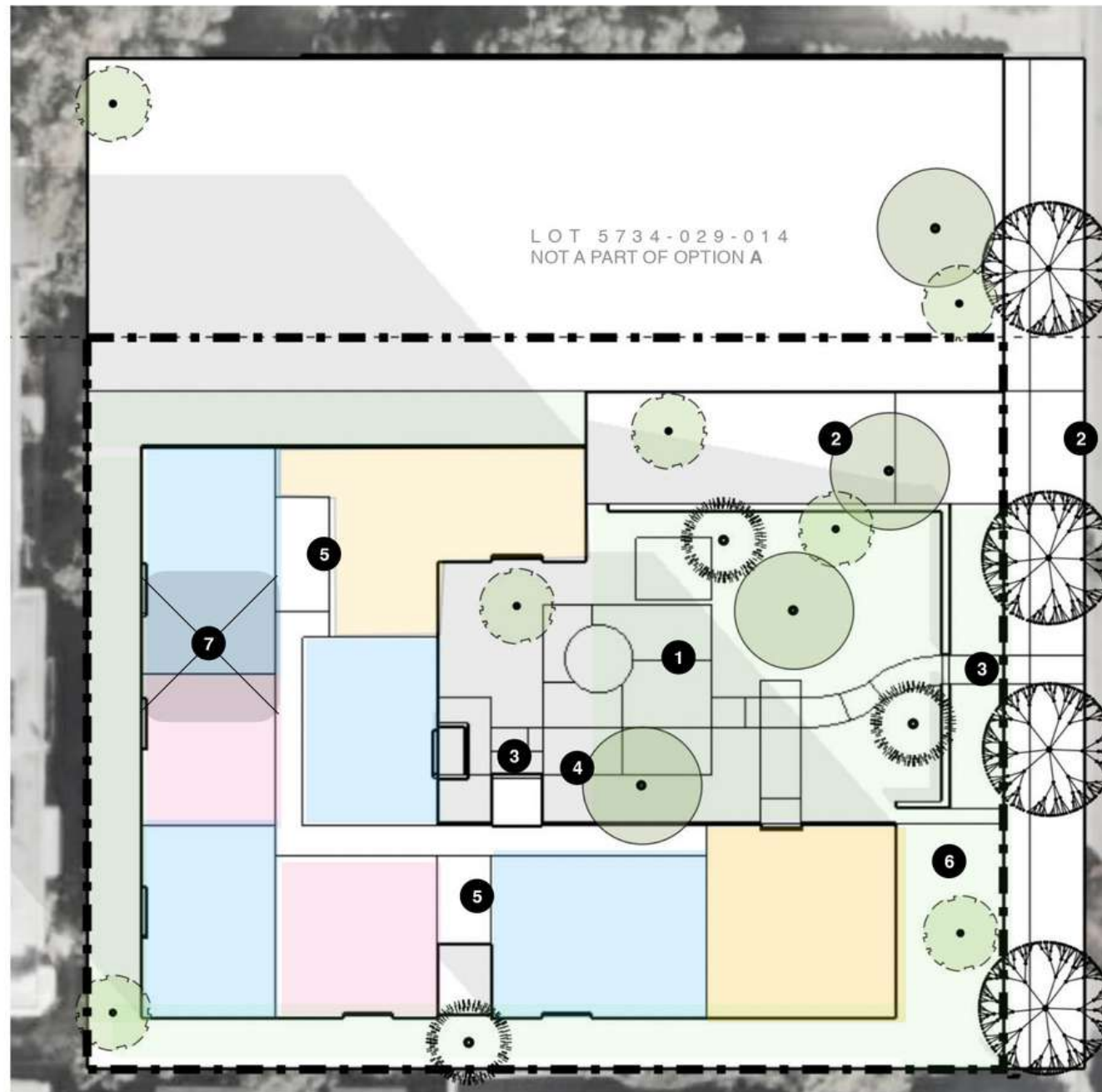
Only 14 to 16 apartments fit. The lot is narrow and deep, so it's a tight squeeze, and the city would have a harder time approving it.

OPTION D: BUILD THREE SEPARATE SMALL BUILDINGS, ONE PER LOT, ALL TOWNHOMES

You'd get 27 townhomes total. This avoids the rule that forces you to include affordable units, but it would also be hard to get approved and costs more per unit to build since each lot is developed on its own.

Building all three lots as one project (Option B) gets you 3 to 7 more apartments than if the lots were developed separately, and it's the easiest one to actually get approved.

SUPPLEMENTAL INFORMATION



SITE PLAN
1'0" = 20'

SUPPLEMENTAL INFORMATION

Site Information Option A 1			Market Rate + 20% LI 2			Market Rate + 35% LI 3		
APN			5734-029-012 + 013					
Zoning			RM-48 HL-40 (45)					
			Multi-Family City of Gardens					
Site Area			0.492 acres					
			21432 SF					
Allowed FAR			N/A					
Allowed FAR with Housing Bonus		%	N/A					
Allowed SF			N/A SF				SF	
Allowed Unit Density RM48	48	/acre	24 base units allowed			24 base units allowed		
Maximum Density Increase with Low Income Units	0.35	%				8 units		
Target Density Increase Low - Moderate Income Units	0.20	%	5 units					
TOTAL ALLOWED/ All Unit Classifications			29 units			32 units		
Preliminary Program								
New Housing Units + Amenities								
3-Bedroom Units	1600	GSF/EA	6 units	9600	SF	6 units	9600	SF
2-Bedroom Units	1200	GSF/EA	16 units	19200	SF	18 units	21600	SF
1-Bedroom Units	950	GSF/EA	7 units	6650	SF	8 units	7600	SF
Studio Units	500	GSF/EA	0 units	0	SF	0 units	0	SF
Total New Housing Units			29 units			32 units		
Total New Housing Area				35450	SF		38800	SF
Total Square Footage				35450	SF		38800	SF
Parking Requirements								
RESIDENTIAL								
ATTACHED AND GUEST DECK OVER BELOW-GRADE PARKING #								
3-Bedroom Units	2	pu	12	Stalls		12	Stalls	
2-Bedroom Units	2	pu	32	Stalls		36	Stalls	
1-Bedroom Units	1	pu	7	Stalls		8	Stalls	
Studio Units	1	pu	0	Stalls		0	Stalls	
Total Parking			51	Stalls		56	Stalls	

NOTES:

- 1 The design configuration is 3-story Type-V construction over concrete below-grade parking. Project includes one residential type elevator
- 2 The LI (Low Income) / Family option assumes the use of upper level loft units, allowed by a height bonus. Although City of Gardens code does not have a square-footage limitation, area is limited due to setbacks and courtyard requirements, therefore restricting unit count.
- 3 The LI (Low Income) / Max Units option may be selected based on a rental market study— although this is a smaller building, return may actually be greater.
- 4



PAGE | OPTION

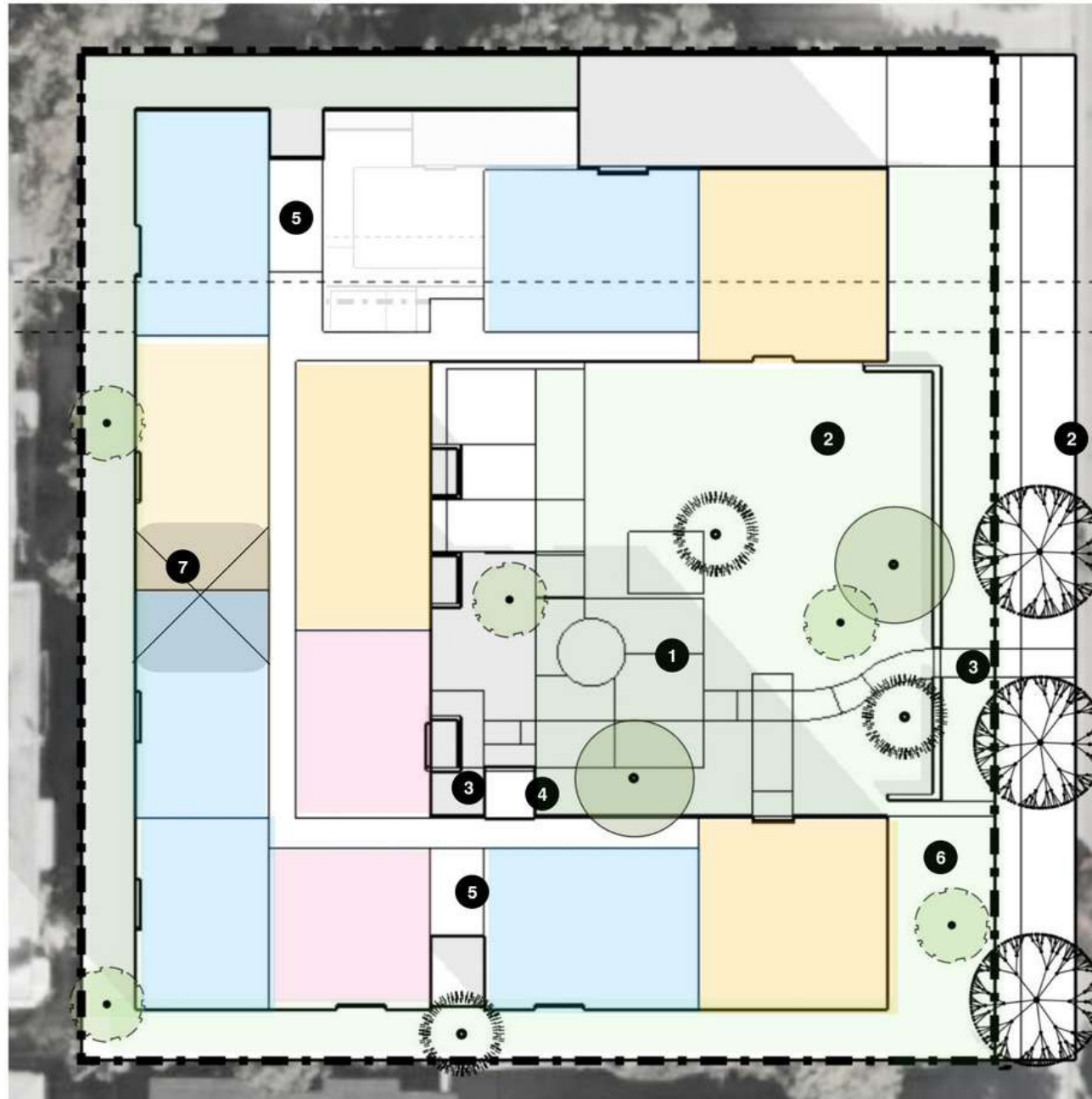
2 | A

PASADENA MULTI-FAMILY
469/ S HUDSON AVE
PASADENA, CA

21 AUGUST 2026

DEVELOPMENT CONCEPTS
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SUPPLEMENTAL INFORMATION



NOTES

- 1 MAIN GARDEN RECTANGLE + ACCEPTABLE ANCILLARY GARDEN SPACES - 17% to 29% OF SITE AREA
- 2 NEW MAIN DRIVEWAY - ACCESS TO BELOW-GRADE PARKING
- 3 PEDESTRIAN ENTRANCE INTO COMPLEX
- 4 ELEVATOR
- 5 EXIT STAIR
- 6 FRONT YARD / SETBACK
- 7 FOOTPRINT OF POTENTIAL LOFT OR STUDIO UNIT- SEE PROGRAM

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

DESIGN ELEMENTS TO BE CONFIRMED:
PROTECTED TREES, UTILITIES, CITY OF
GARDENS COURTYARD
CONFIGURATION, PARKING LAYOUT:
RESIDENT AMENITIES

SEE SHEET 9 FOR PROS
AND CONS OF THIS
OPTION



PAGE | OPTION

3 | B

PASADENA MULTI-FAMILY
469/ S HUDSON AVE
PASADENA, CA

21 AUGUST 2026

DEVELOPMENT CONCEPTS
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SITE PLAN
1"0" = 20'

SUPPLEMENTAL INFORMATION

Site Information Option B			1		Market Rate + 20% LI			2		Market Rate + 35% LI			3	
APN			5734-029-012 + 013 + 14											
Zoning			RM-48 HL-40 (45)											
			Multi-Family City of Gardens											
Site Area			0.735 acres											
			32017 SF											
Allowed FAR			N/A											
Allowed FAR with Housing Bonus		%	N/A											
Allowed SF			N/A SF						SF					
Allowed Unit Density RM48	48	/acre	35 base units allowed						35 base units allowed					
Maximum Density Increase with Low Income Units	0.35	%							12 units					
Target Density Increase Low - Moderate Income Units	0.20	%	7 units											
TOTAL ALLOWED/ All Unit Classifications			42 units						47 units					
Preliminary Program														
New Housing Units + Amenities														
3-Bedroom Units	1600 GSF/EA		9 units			14400 SF			9 units			14400 SF		
2-Bedroom Units	1200 GSF/EA		20 units			24000 SF			24 units			28800 SF		
1-Bedroom Units	950 GSF/EA		13 units			12350 SF			14 units			13300 SF		
Studio Units	500 GSF/EA		0 units			0 SF			0 units			0 SF		
Total New Housing Units			42 units						47 units					
Total New Housing Area						50750 SF						56500 SF		
Total Square Footage						50750 SF						56500 SF		
Parking Requirements														
RESIDENTIAL														
ATTACHED AND GUEST DECK OVER BELOW-GRADE PARKING			#											
3-Bedroom Units	2	pu	18 Stalls						18 Stalls					
2-Bedroom Units	2	pu	40 Stalls						48 Stalls					
1-Bedroom Units	1	pu	13 Stalls						14 Stalls					
Studio Units	1	pu	0 Stalls						0 Stalls					
Total Parking			71 Stalls						80 Stalls					

NOTES:

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- 2 The LI (Low Income) / Family option assumes the use of upper level loft units, allowed by a height bonus. Although City of Gardens code does not have a square-footage limitation, area is limited due to setbacks and courtyard requirements, therefore restricting unit count.
- 3 The LI (Low Income) / Max Units option may be selected based on a rental market study— although this is a smaller building, return may actually be greater.
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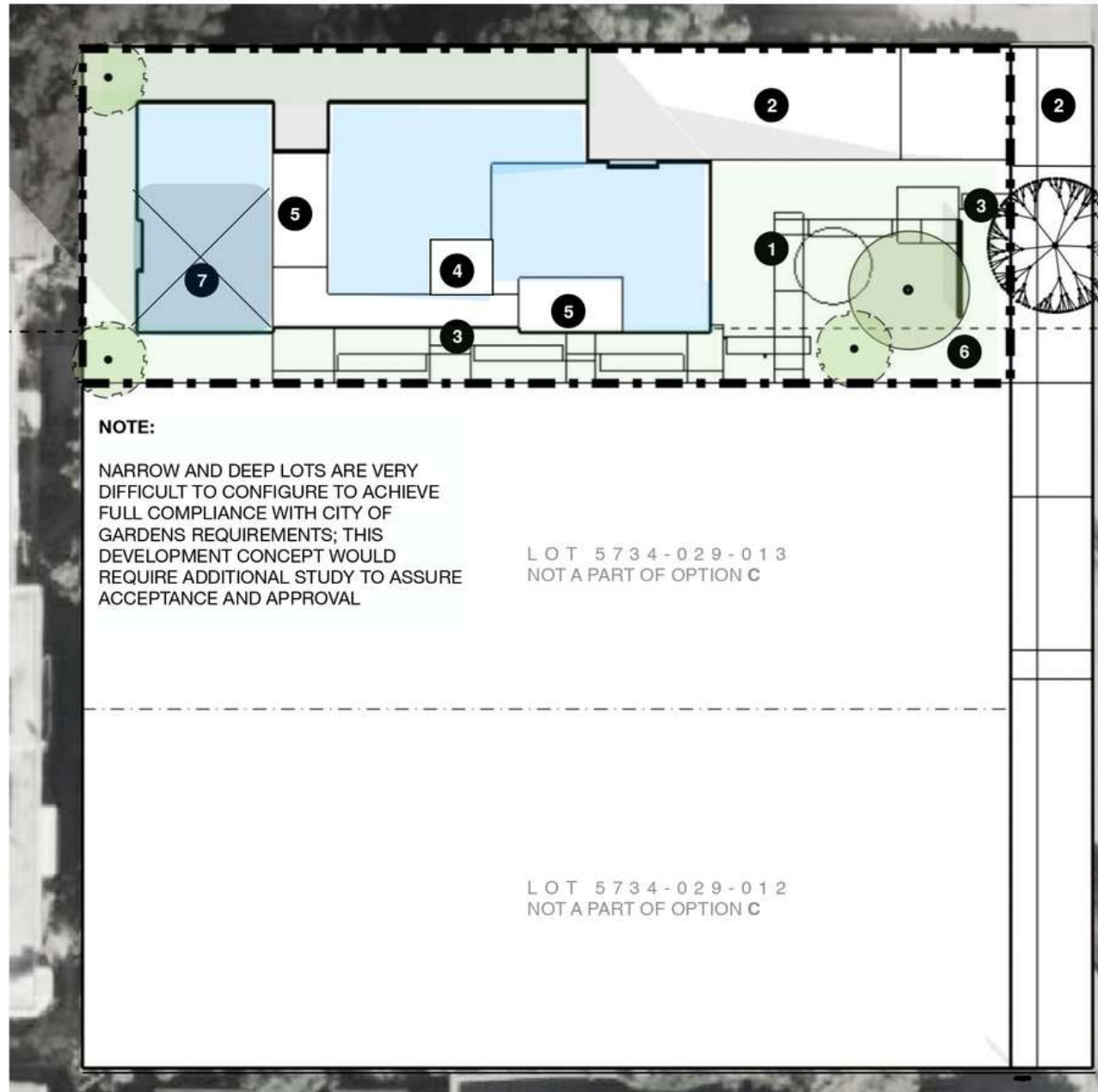
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469 / S HUDSON AVE
PASADENA, CA

21 AUGUST 2026

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SUPPLEMENTAL INFORMATION



NOTES

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- 2 NEW MAIN DRIVEWAY - ACCESS TO BELOW-GRADE PARKING
- 3 PEDESTRIAN ENTRANCE INTO COMPLEX
- 4 ELEVATOR
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- 7 FOOTPRINT OF POTENTIAL LOFT OR STUDIO UNIT- SEE PROGRAM

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

DESIGN ELEMENTS TO BE CONFIRMED:
PROTECTED TREES, UTILITIES, CITY OF GARDENS COURTYARD CONFIGURATION, PARKING LAYOUT, RESIDENT AMENITIES

SEE SHEET 7 FOR PROS AND CONS OF THIS OPTION



PAGE | OPTION

5 | C

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469/ S HUDSON AVE
PASADENA, CA

21 AUGUST 2026

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SITE PLAN
1"0" = 20'

SUPPLEMENTAL INFORMATION

Site Information Option C			Market Rate + 20% LI			Market Rate + 35% LI				
APN			5734-029-014							
Zoning			RM-48 HL-40 (45)							
			Multi-Family City of Gardens							
Site Area			0.242 acres							
			10542 SF							
Allowed FAR			N/A							
Allowed FAR with Housing Bonus		%	N/A							
Allowed SF			N/A	SF		SF				
Allowed Unit Density RM48	48	/acre	12	base units allowed		12	base units allowed			
Maximum Density Increase with Low Income Units	0.35	%				4	units			
Target Density Increase Low - Moderate Income Units	0.20	%	2	units						
TOTAL ALLOWED/ All Unit Classifications			14	units		16	units			
Preliminary Program			Maximum units cannot fit on lot			Skews towards smaller units				
New Housing Units + Amenities										
3-Bedroom Units	1600 GSF/EA		0	units	0	SF	0	units	0	SF
2-Bedroom Units	1200 GSF/EA		9	units	10800	SF	3	units	3600	SF
1-Bedroom Units	950 GSF/EA		0	units	0	SF	6	units	5700	SF
Studio Units	500 GSF/EA		0	units	0	SF	6	units	3000	SF
Total New Housing Units			9	units			15	units		
Total New Housing Area					10800	SF			12300	SF
Total Square Footage					10800	SF			12300	SF
Parking Requirements										
RESIDENTIAL										
ATTACHED AND GUEST DECK OVER BELOW-GRADE PARKING										
	#									
3-Bedroom Units	2	pu	0	Stalls		0	Stalls			
2-Bedroom Units	2	pu	18	Stalls		6	Stalls			
1-Bedroom Units	1	pu	0	Stalls		6	Stalls			
Studio Units	1	pu	0	Stalls		6	Stalls			
Total Parking			18	Stalls		18	Stalls			

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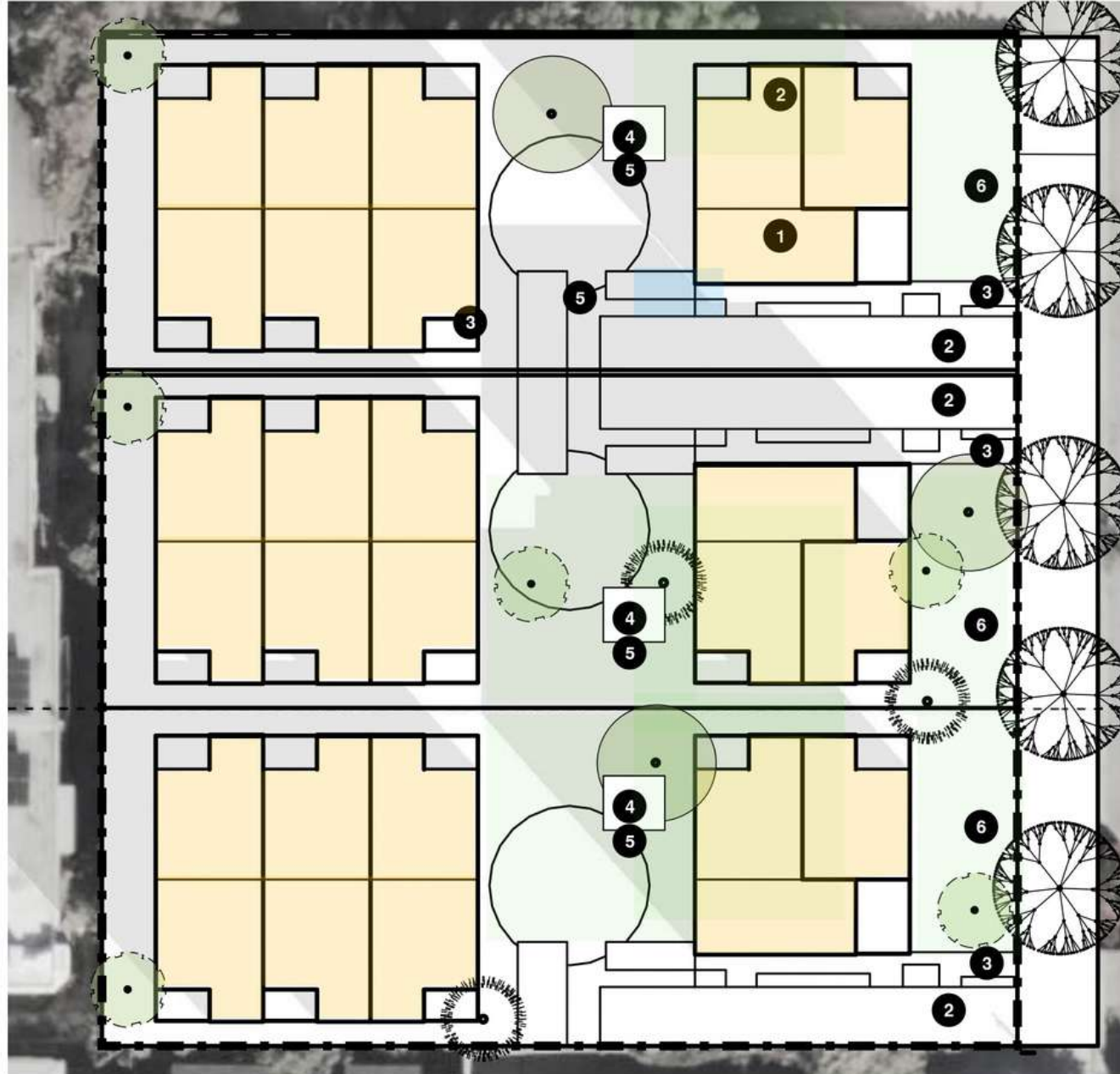
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PAGE | OPTION

7 | D

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21 AUGUST 2026

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SITE PLAN
1'0" = 20'

SUPPLEMENTAL INFORMATION

Site Information Option D			1	Market Rate		2			3
APN				5734-029-012 + 013 + 014					
Zoning				RM-48 HL-40 (45)					
				Multi-Family City of Gardens					
Site Area				0.735 acres					
				32017 SF					
Allowed FAR				N/A					
Allowed FAR with Housing Bonus		%		N/A					
Allowed SF				N/A	SF				
Allowed Unit Density RM48	48	/acre		35	base units allowed				
Maximum Density Increase with Low Income Units	0.35	%		NA					
Target Density Increase Low - Moderate Income Units	0.20	%		NA					
TOTAL ALLOWED/ All Unit Classifications				35	units				
Preliminary Program				Based on 3 projects on 3 lots; all townhomes					
New Housing Units + Amenities									
Townhouse type 3-Bedroom Units	1600 GSF/EA			27 units	43200 SF				
2-Bedroom Units	1200 GSF/EA			0 units	0 SF				
1-Bedroom Units	950 GSF/EA			0 units	0 SF				
Studio Units	500 GSF/EA			0 units	0 SF				
Total New Housing Units				27	units				
Total New Housing Area					43200 SF				
Total Square Footage				43200 SF					
Parking Requirements				Underground common parking					
RESIDENTIAL									
ATTACHED AND GUEST DECK OVER BELOW-GRADE PARKING	#								
3-Bedroom Units	2	pu		54	Stalls				
2-Bedroom Units	2	pu		0	Stalls				
1-Bedroom Units	1	pu		0	Stalls				
Studio Units	1	pu		0	Stalls				
Total Parking				54	Stalls				

NOTES:

- 1 The design configuration is 3-story Type-V construction over concrete below-grade parking. Project may eliminate residential type elevators
- 2 The LI (Low Income) / Family option assumes the use of upper level loft units, allowed by a height bonus. Although City of Gardens code does not have a square-footage limitation, area is limited due to setbacks and courtyard requirements, therefore restricting unit count.
- 3 The LI (Low Income) / Max Units option may be selected based on a rental market study— although this is a smaller building, return may actually be greater.
- 4



PAGE | OPTION

8 | D

PASADENA MULTI-FAMILY
469/ S HUDSON AVE
PASADENA, CA

21 AUGUST 2026

DEVELOPMENT CONCEPTS
© 2026 ONYX Architects

**469-475 S HUDSON AVENUE
477-483 S HUDSON AVENUE
495-495 1/2 S HUDSON AVENUE
PASADENA, CA 91101**

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