



**PRIME CORNER OFFICE & RETAIL SPACE IN  
THE HEART OF OLD PASADENA**

**50 S DE LACEY AVENUE  
PASADENA, CA 91105**



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

## OFFERING SUMMARY

ADDRESS	50 S De Lacey Avenue Pasadena, CA 91105
BUILDING SF	24,544 SF
YEAR BUILT	1955
ZONING	PSC-
APN	5713-007-019

## FINANCIAL SUMMARY

PRICE	\$11,000,000
-------	--------------

## DEMOGRAPHICS

### 1 MILE    3 MILE    5 MILE

2024 Population	29,391	187,829	497,985
2024 Median HH Income	\$101,061	\$108,778	\$105,205
2024 Average HH Income	\$145,916	\$157,533	\$149,900

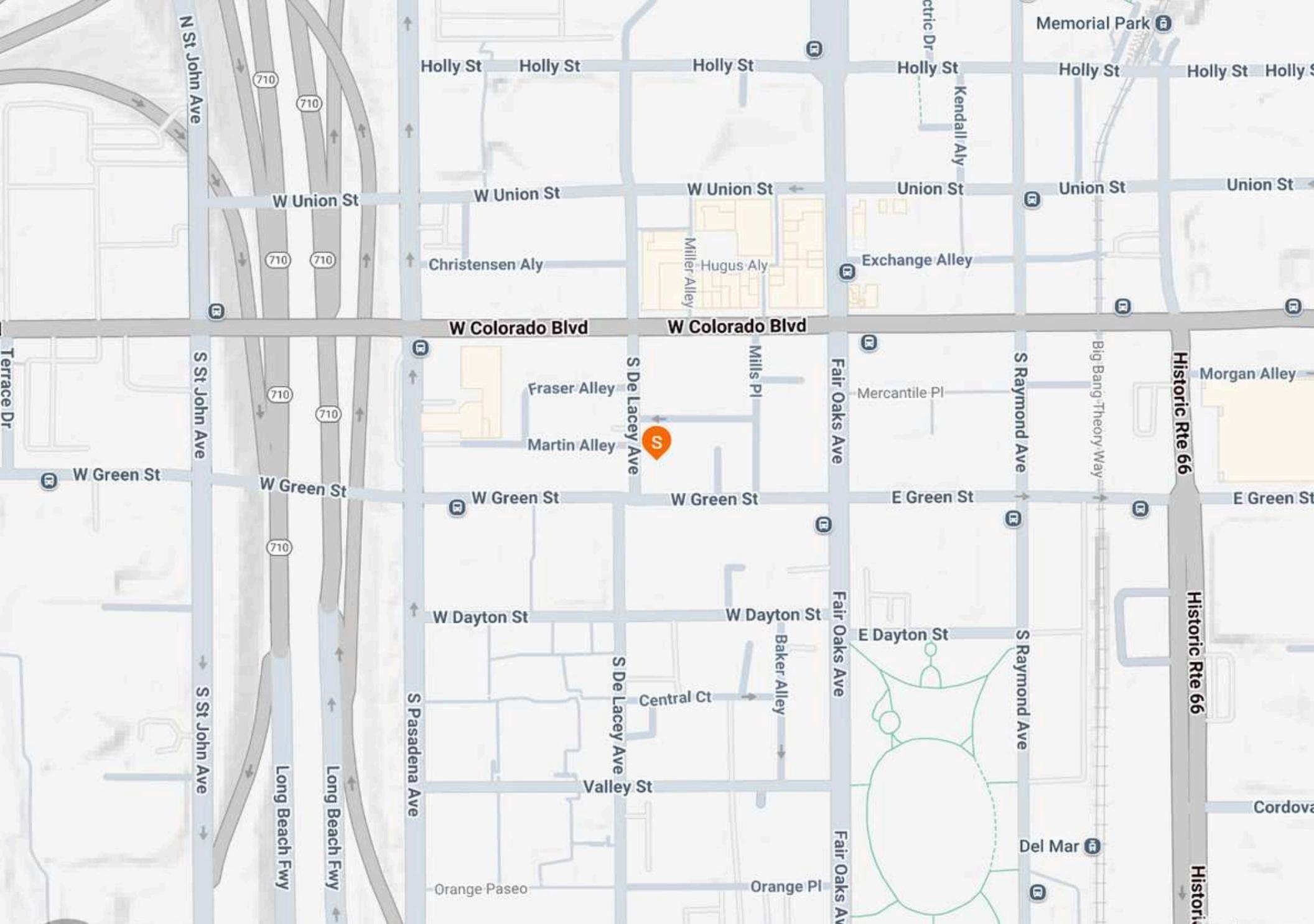


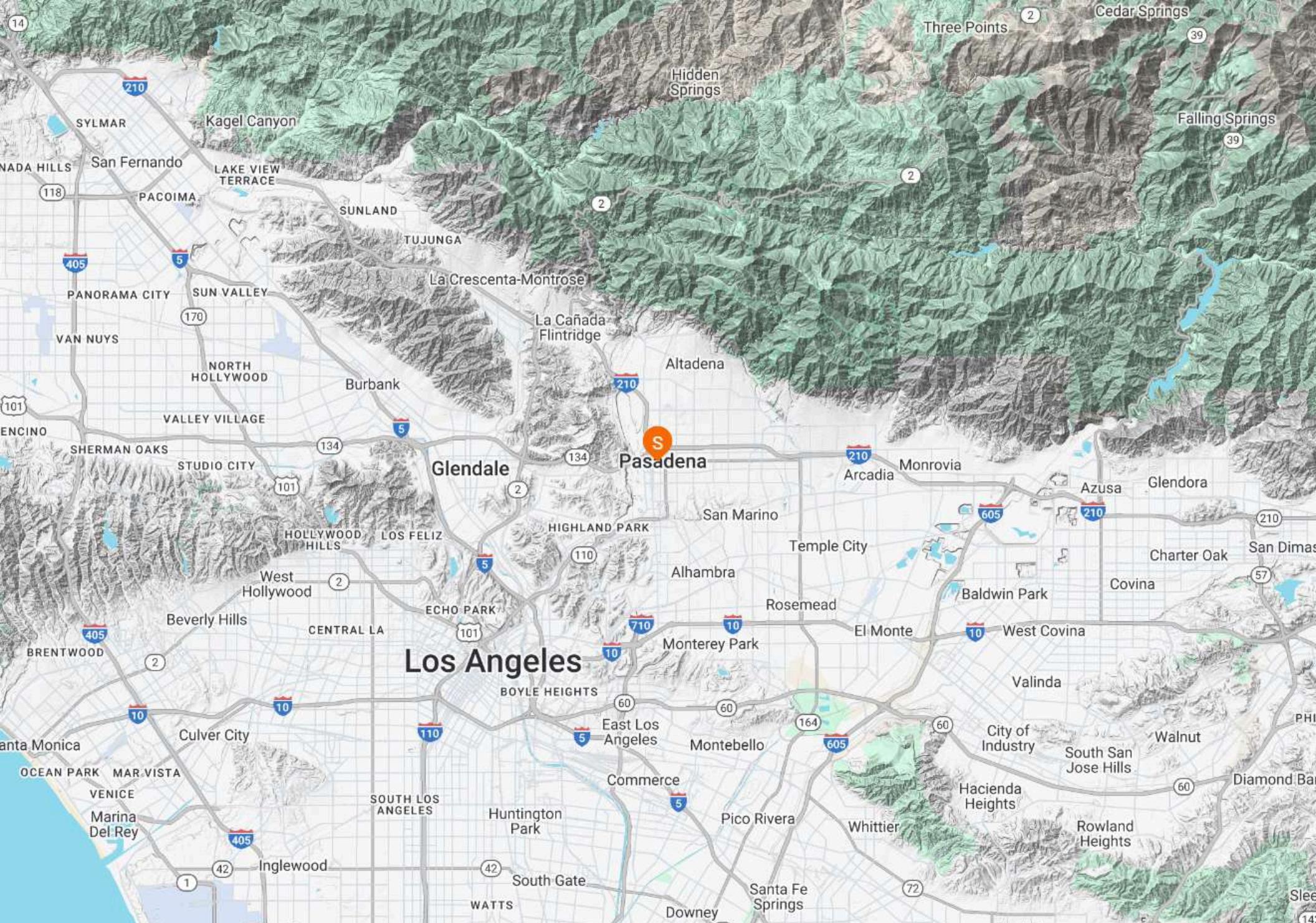
## PROPERTY DESCRIPTION

An exceptional opportunity to own a high-visibility, mixed-use retail and office building in the heart of Old Pasadena, one of Southern California's most vibrant and walkable commercial districts. Whether it's a café, a service-based business, or a larger user that wants to combine suites, this building is flexible in use. This ±24,544 SF corner property offers strong in-place income from established tenants and multiple vacant suites ideal for lease-up or owner-user repositioning. Located just steps from premium restaurants, national retailers, and historic architecture, the property benefits from high foot traffic, robust demographics, and excellent freeway access. With zoning flexibility (PSC-) and value-add upside, this is a rare chance to invest in a generational location.

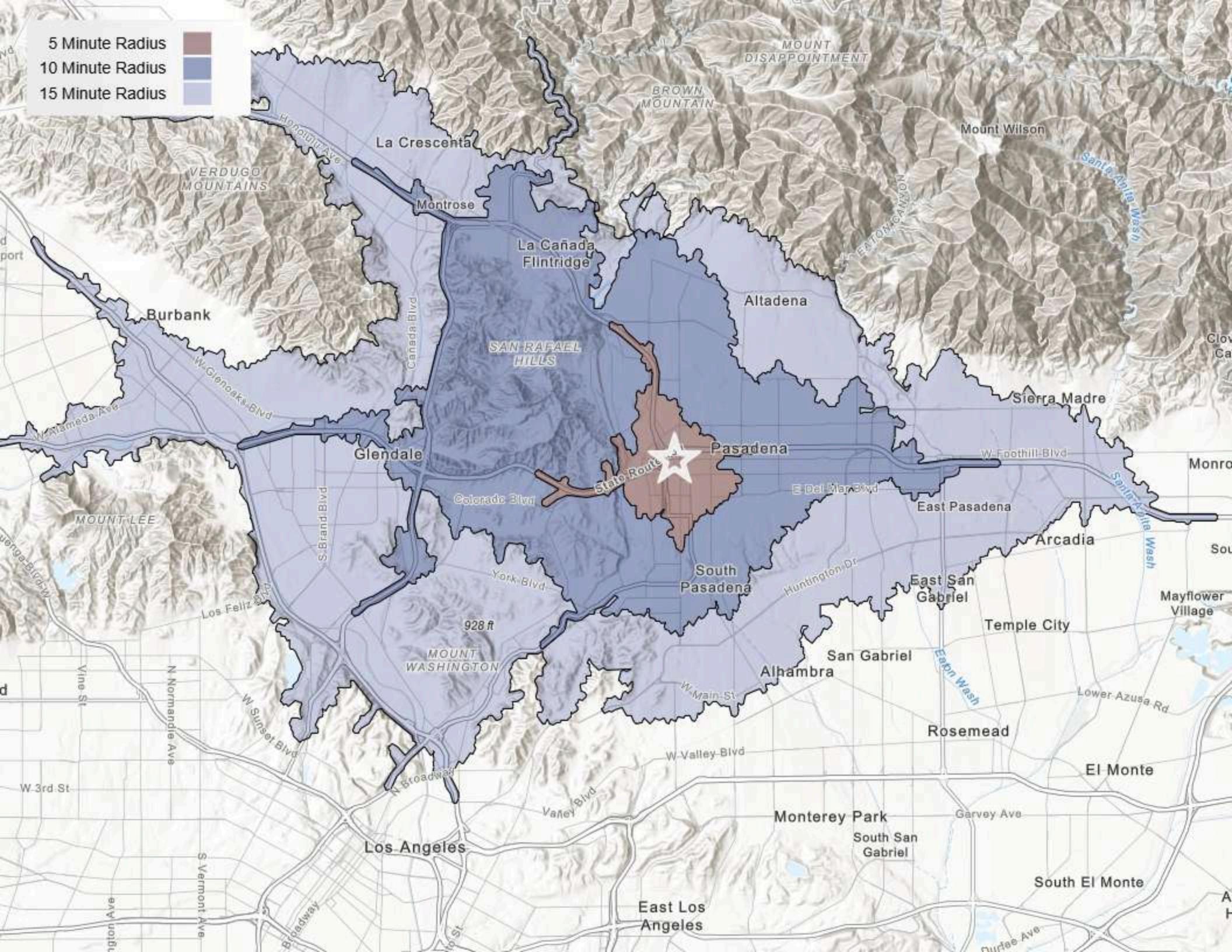
## PROPERTY HIGHLIGHTS

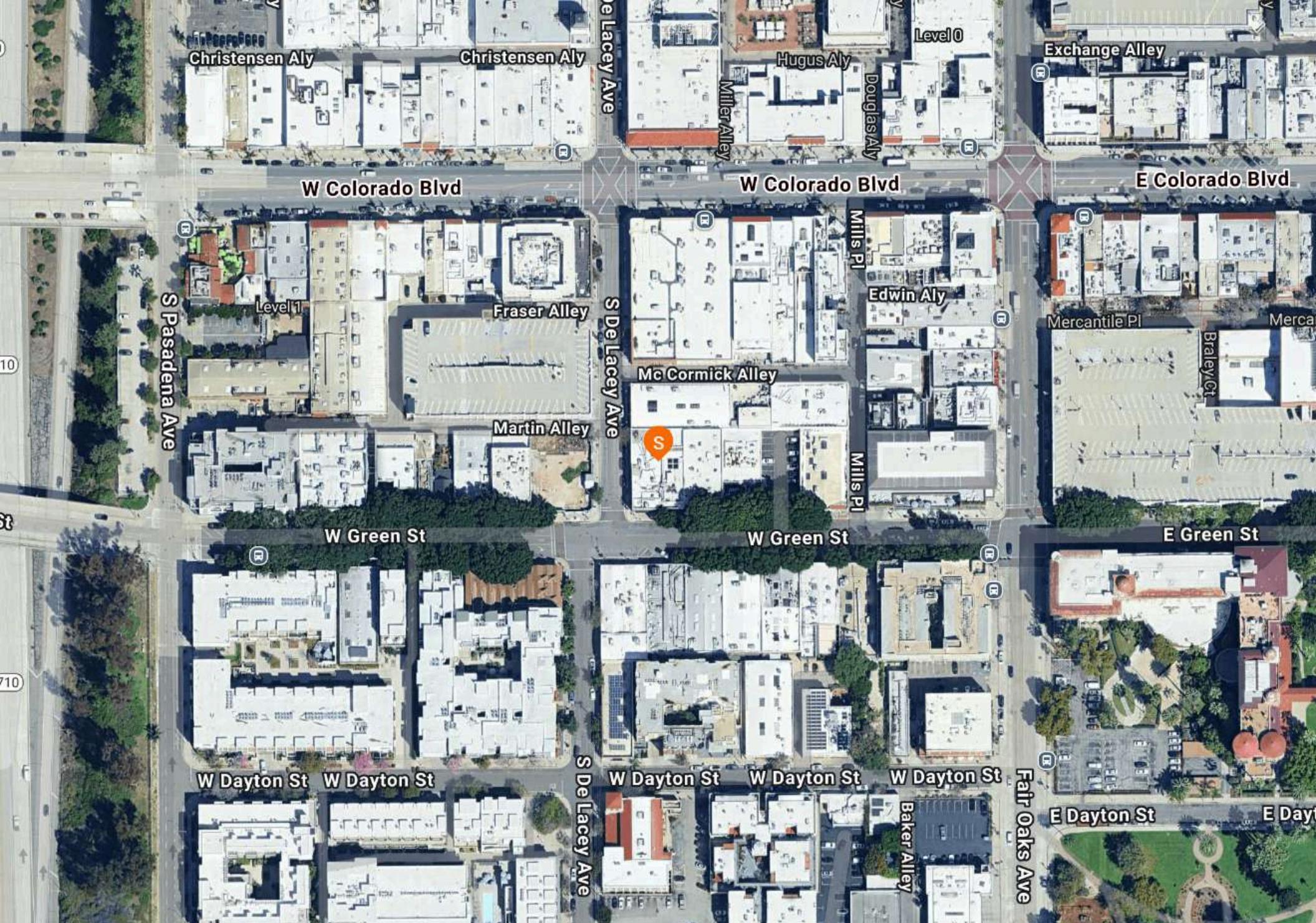
- Premier Corner Location in Old Pasadena
- ±24,544 SF Building on a Highly Visible Parcel
- Mixed-Use Configuration: Office & Retail
- Multiple Vacant Units – Value-Add Leasing Potential
- Lush Walkable Area Near Top Dining, Shops, & Entertainment
- Zoning: PSC- (Pasadena Specific Commercial)
- Year Built: 1955





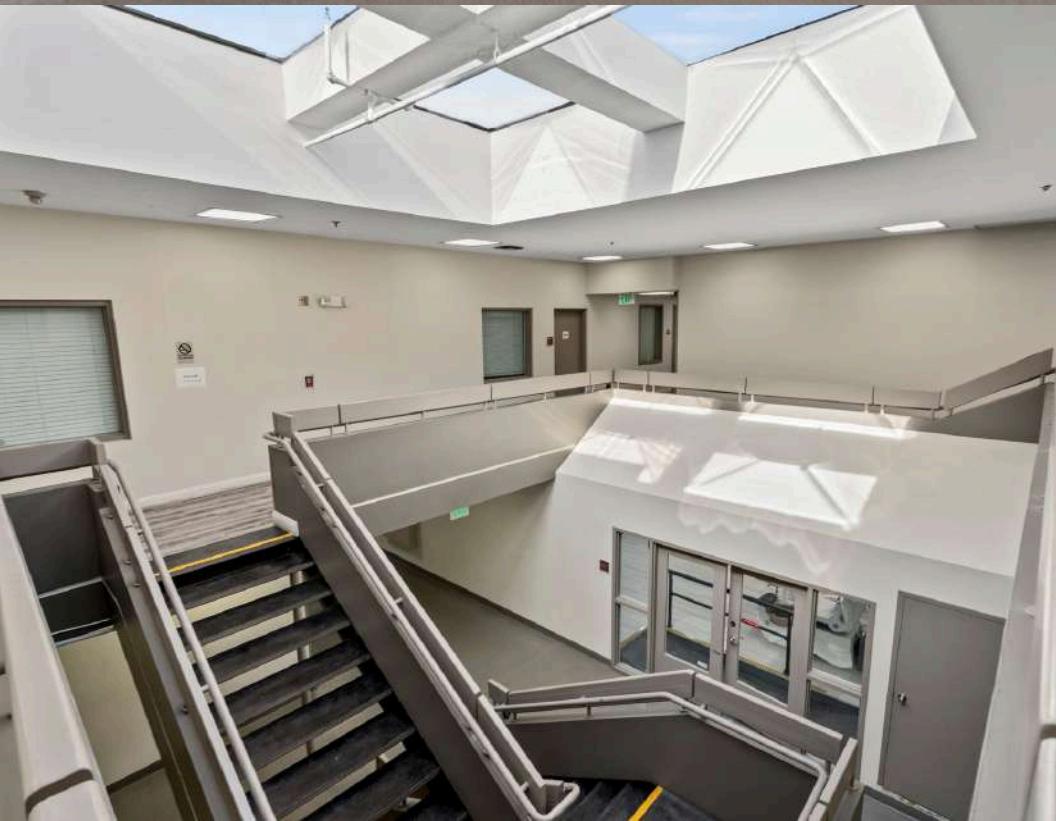
5 Minute Radius  
10 Minute Radius  
15 Minute Radius











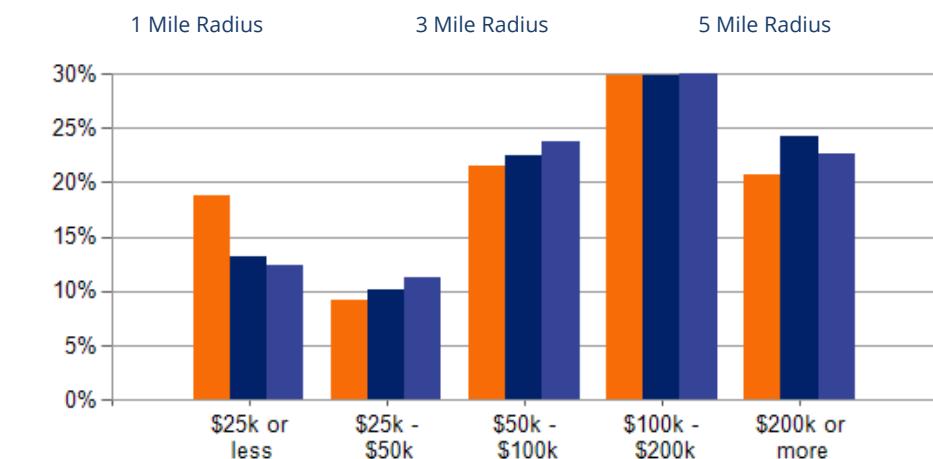
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,559	190,404	519,344
2010 Population	26,185	193,743	518,707
2024 Population	29,391	187,829	497,985
2029 Population	29,295	183,239	484,219
2024-2029: Population: Growth Rate	-0.35%	-2.45%	-2.80%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,129	6,823	14,408
\$15,000-\$24,999	700	3,503	9,372
\$25,000-\$34,999	564	3,434	8,970
\$35,000-\$49,999	798	4,481	12,612
\$50,000-\$74,999	1,444	8,795	23,406
\$75,000-\$99,999	1,788	8,772	22,308
\$100,000-\$149,999	2,564	13,340	34,434
\$150,000-\$199,999	1,909	9,921	23,219
\$200,000 or greater	3,112	18,946	43,685
Median HH Income	\$101,061	\$108,778	\$105,205
Average HH Income	\$145,916	\$157,533	\$149,900

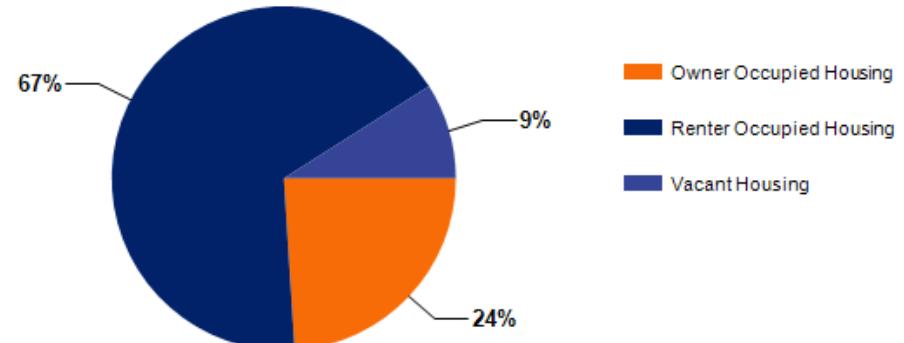
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	11,381	74,794	189,401
2010 Total Households	13,064	75,149	186,857
2024 Total Households	15,008	78,016	192,413
2029 Total Households	15,418	78,497	192,807
2024 Average Household Size	1.90	2.36	2.54
2024-2029: Households: Growth Rate	2.70%	0.60%	0.20%



## 2024 Household Income

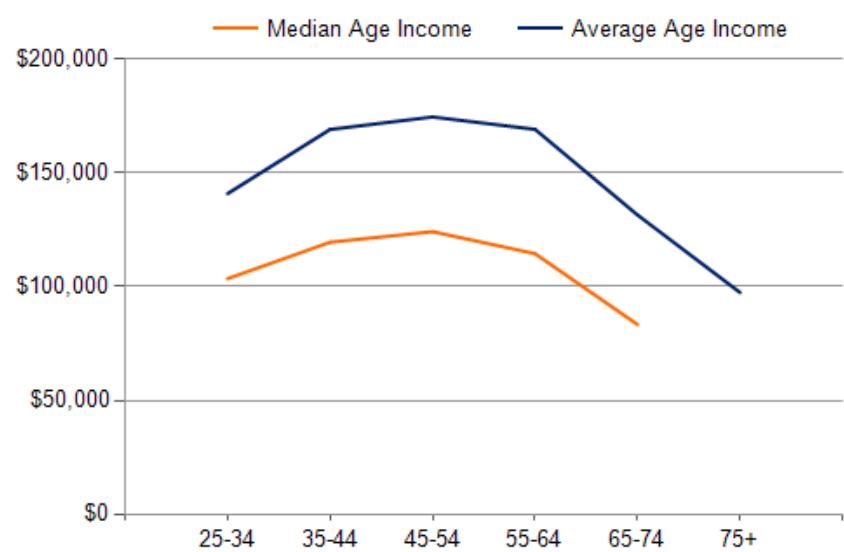
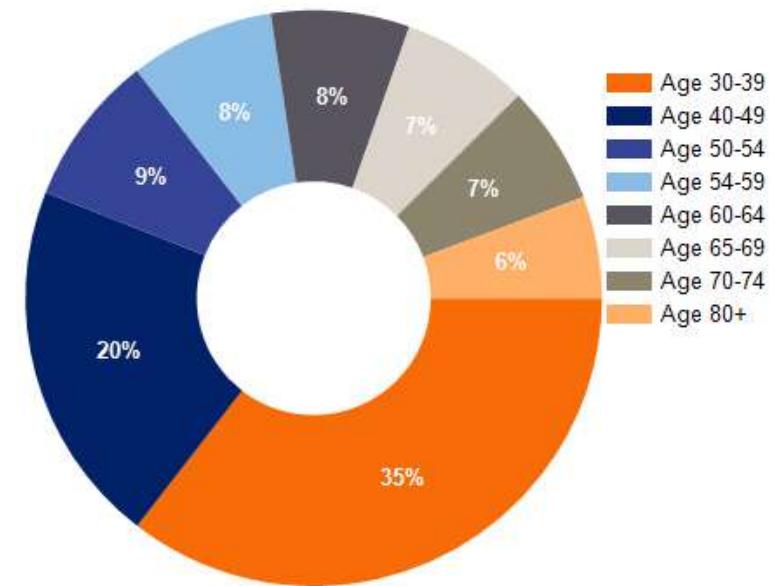


## 2024 Own vs. Rent - 1 Mile Radius



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	3,874	17,034	41,329
2024 Population Age 35-39	2,898	15,630	39,083
2024 Population Age 40-44	2,190	14,383	37,382
2024 Population Age 45-49	1,722	12,686	33,817
2024 Population Age 50-54	1,623	12,772	34,568
2024 Population Age 55-59	1,549	11,476	31,226
2024 Population Age 60-64	1,484	10,919	30,588
2024 Population Age 65-69	1,371	9,651	27,035
2024 Population Age 70-74	1,281	8,366	22,961
2024 Population Age 75-79	1,091	6,638	17,736
2024 Population Age 80-84	738	4,247	11,385
2024 Population Age 85+	807	4,489	12,869
2024 Population Age 18+	26,032	156,949	414,482
2024 Median Age 2029	39	41	41
Median Age	40	42	43

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,478	\$100,518	\$97,457
Average Household Income 25-34	\$140,888	\$138,655	\$132,837
Median Household Income 35-44	\$119,528	\$130,347	\$124,561
Average Household Income 35-44	\$169,127	\$175,908	\$167,543
Median Household Income 45-54	\$124,177	\$145,790	\$136,955
Average Household Income 45-54	\$174,627	\$192,885	\$182,573
Median Household Income 55-64	\$114,498	\$130,735	\$123,158
Average Household Income 55-64	\$169,184	\$182,546	\$172,013
Median Household Income 65-74	\$83,338	\$90,368	\$88,835
Average Household Income 65-74	\$131,502	\$141,632	\$133,981
Average Household Income 75+	\$97,417	\$103,603	\$95,326



# 50 S De Lacey Avenue

Pasadena, CA 91105

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Coldwell Banker Commercial and it should not be made available to any other person or entity without the written consent of Coldwell Banker Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Coldwell Banker Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Coldwell Banker Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the - projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Coldwell Banker Commercial has not verified, and will not verify, any of the information contained herein, nor has Coldwell Banker Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

### *Exclusively Marketed by:*

**Robert Ip**  
626 394 2527

[Robert.Ip@cbcrt.com](mailto:Robert.Ip@cbcrt.com)  
CalDRE #01876261

**Bill Ukropina**  
626 844 2200  
[Bill.Ukropina@cbcrt.com](mailto:Bill.Ukropina@cbcrt.com)  
CalDRE #00820557

