

FOR SALE

RARE HEADQUARTERS OFFICE BUILDING ON PRIME HIGHLY VISIBLE CORNER IN SOUTH PASADENA

1810 S FAIR OAKS AVE, SOUTH PASADENA, CA 91030



BUILDING SIZE: +/- 12,915 SF

LOT SIZE: +/- 14,436 SF

~~\$4,750,000~~ NEW ASKING PRICE: \$3,880,000

Low price per square foot of office building in South Pasadena (\$300.43/SF)

User can occupy entire building immediately

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**COLDWELL BANKER
COMMERCIAL
REALTY**

RARE HEADQUARTERS OFFICE BUILDING ON PRIME HIGHLY VISIBLE CORNER IN SOUTH PASADENA

FOR SALE

1810 Fair Oaks Avenue

South Pasadena, CA 91030



PROPERTY DESCRIPTION

RARE HEADQUARTERS OFFICE BUILDING ON PRIME HIGHLY VISIBLE CORNER IN SOUTH PASADENA

1810 S Fair Oaks Avenue:

Building Size: +/- 12,915 SF

Lot Size: +/- 14,436 SF

Asking Price: \$3,880,000 (\$300.43/SF)

Approximately 28 Parking Spaces

Low price per square foot of office building in South Pasadena (\$300.43/SF)

User can occupy entire building immediately

OFFERING SUMMARY

Building Size:	+/- 12,915 SF
New Sale Price:	\$3,880,000

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	791	2,873	11,629
Total Population	1,719	6,681	29,273
Average HH Income	\$131,008	\$143,910	\$128,535

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1810 FAIR OAKS, SOUTH PASADENA, CA 91030



BUILDING SIZE: +/- 12,915 SF
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FLOOR PLAN - 1810 FAIR OAKS, SOUTH PASADENA, CA 91030

BASEMENT AND FIRST FLOOR



TOTAL: +/- 13,253 SF

BASEMENT: +/- 789 SF, FIRST FLOOR: +/- 4,989 SF, SECOND FLOOR: +/- 5,109 SF,
THIRD FLOOR: +/- 2,366 SF | EXCLUDED AREAS: PORCH: +/- 142 SF



*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

FLOOR PLAN - 1810 FAIR OAKS, SOUTH PASADENA, CA 91030

SECOND FLOOR



TOTAL: +/- 13,253 SF

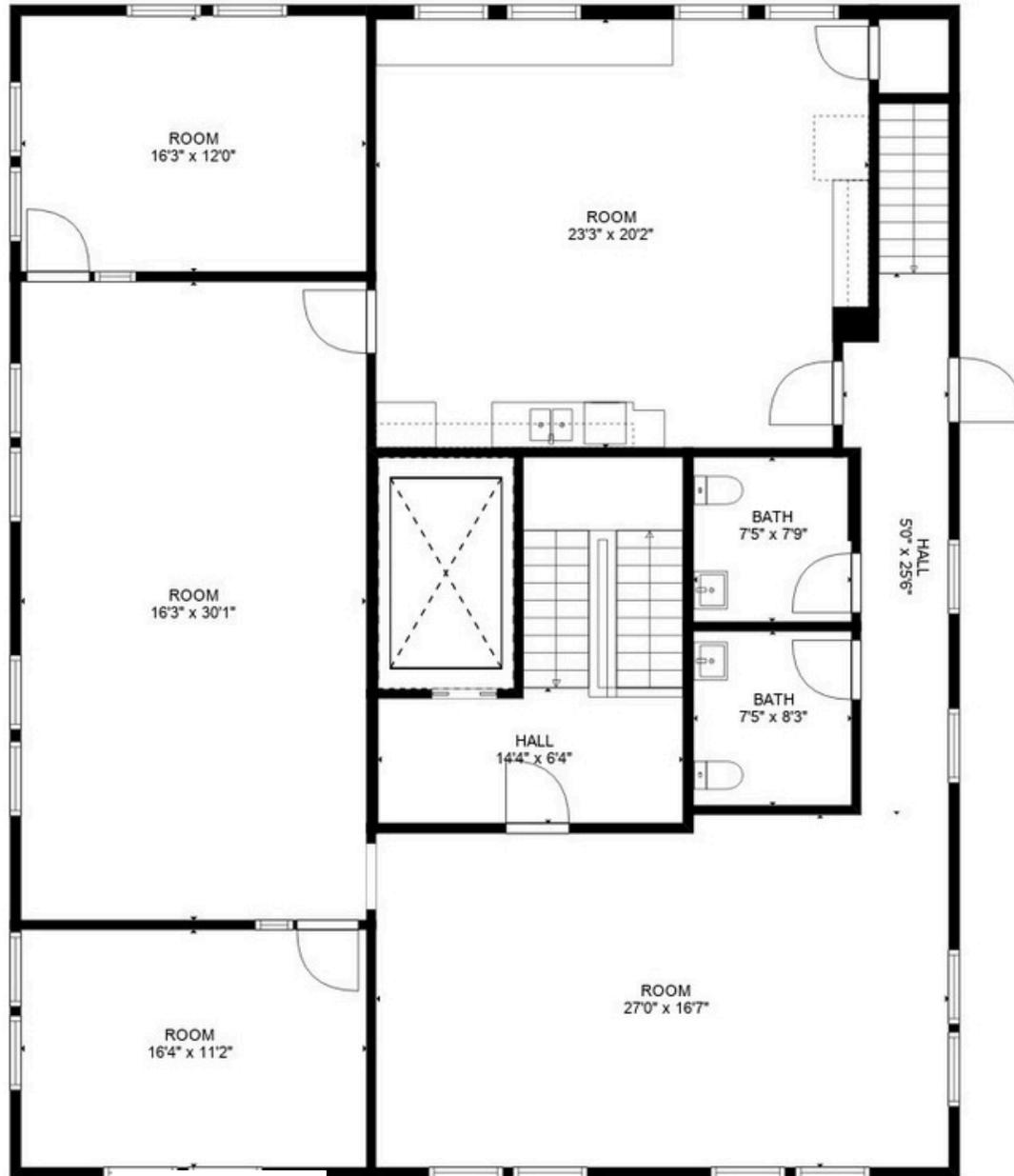
BASEMENT: +/- 789 SF, FIRST FLOOR: +/- 4,989 SF, SECOND FLOOR: +/- 5,109 SF,
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FLOOR PLAN - 1810 FAIR OAKS, SOUTH PASADENA, CA 91030

THIRD FLOOR



TOTAL: +/- 13,253 SF

BASEMENT: +/- 789 SF, FIRST FLOOR: +/- 4,989 SF, SECOND FLOOR: +/- 5,109 SF,
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**MATTERPORT
VIRTUAL TOUR**

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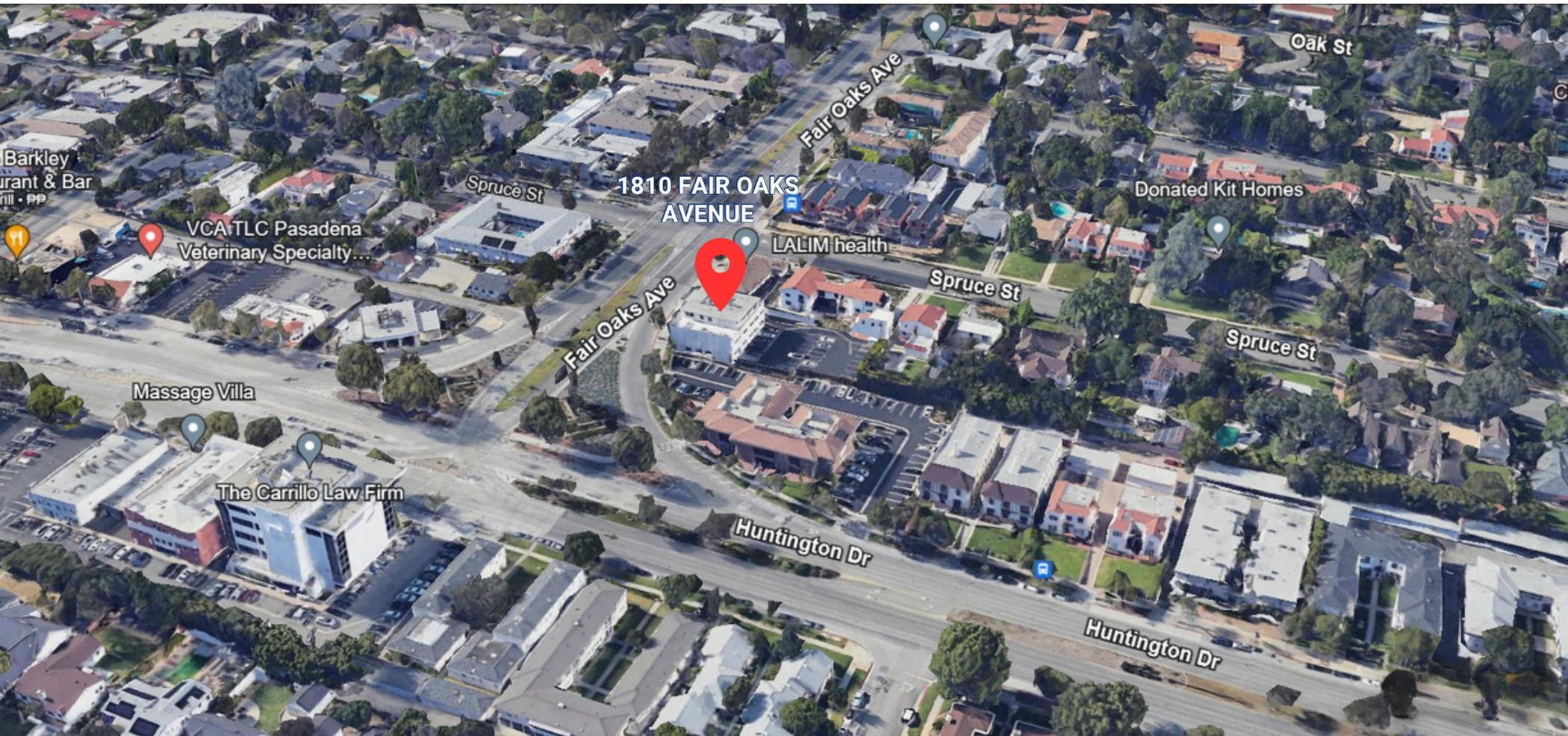
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AERIAL MAP

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FOR SALE

1810 Fair Oaks Avenue

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- This easement could be used by the city of South Pasadena to widen Fair Oaks Avenue to the east. It is highly unlikely, but Buyers should be aware of the easement shown.

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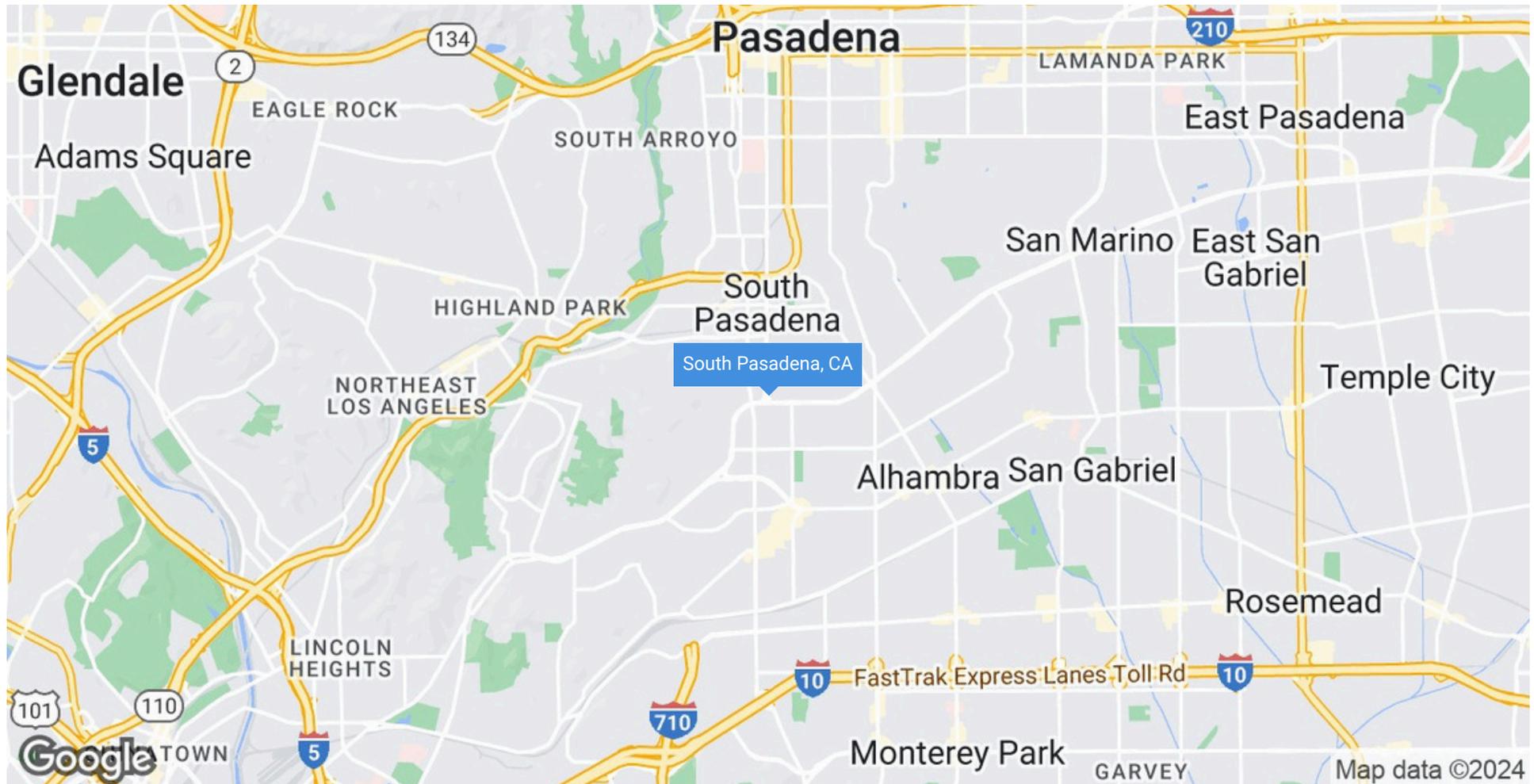


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REGIONAL MAP

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Exclusively Marketed by

TEAM UKROPINA



BILL UKROPINA
MANAGING
DIRECTOR
CALDRE #00820557



ROBERT IP
COMMERCIAL
BROKER
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