

600 N. ROSEMEAD BLVD.
PASADENA, CA 91107

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



FOR SALE | Income Generating Office Building for Owner-User

Listed By:

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600 N. ROSEMEAD BLVD.

PASADENA, CA 91107

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CONFIDENTIALITY AGREEMENT

NAI Capital Commercial, Inc. (hereinafter “NAI”) has been retained as the exclusive advisor and broker regarding the sale of the Property located at 600 N. Rosemead Blvd., Pasadena, CA 91107.

This Offering has been prepared by NAI for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by NAI, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by NAI or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, NAI, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and NAI each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/ or terminate discussions with any entity at any time with or without notice. Owner

shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. NAI is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or NAI, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or NAI, and (v) to return it to NAI immediately upon request of NAI or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

DO NOT DISTURB OCCUPANTS

FOR MORE INFORMATION, CONTACT:

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Large 2.12 Acre Lot – Potential Redevelopment



PROPERTY PROFILE

ADDRESS: 600 N. Rosemead Blvd., Pasadena, CA 91107.

LEGAL DESCRIPTION: **APN:** 5757-006-060 **Parcel Size:** 92,347 SF (2.12 AC) **Building Size:** 41,586 SF

PROPERTY DESCRIPTION: An approximately 41,586 SF two-story office building. Recently remodeled, renovated and in very good condition, including upgraded millwork and finishes, high vaulted ceilings with architecturally designed beams, four common area kitchens, a grand lobby and reception area and an open courtyard with a relaxing waterfall pond and scenic views.

POTENTIAL SF DELIVERY TO OWNER-USER: Usable Building Area: 23,766 SF
Rentable Building Area: 32,839 SF
*Load Factor: ±1.38

PARKING: Serviced by covered parking as well as a parking structure yielding a total of 113 parking spaces (2.72 per 1,000 SF).

YEAR BUILT: Built in 1966, expanded in 1989 and remodeled in 2011.

GENERAL PLAN LAND USE: Low Commercial.

CURRENT ZONING: EPSP-d2-CO-D-2: East Pasadena Specific Plan Subarea d1 commercial office district.

CURRENT ZONING F.A.R.: Floor-to-Area Ratio – FAR: 1.0.

PROPOSED ZONING: EPSP-CO: East Pasadena Specific Plan CO (Commercial Office).

GOVERNING MUNICIPALITY: City of Pasadena.

Site Description:

600 N. Rosemead Blvd., Pasadena, CA 91107 consists of a multi-tenant office building measuring approximately 41,586 square feet (per Costar & other public records) on a one (1) parcel of land measuring approximately 92,347 SF (2.12 AC). The property is located mid-block, on the east side of N. Rosemead Blvd, just south of the Orange Grove Blvd intersection. The building was originally built in 1966, expanded in 1989 and remodeled in 2011. The Subject Property is currently zoned EPSP-d2-CO-D-2: East Pasadena Specific Plan Subarea d1 commercial office district.

Site Highlights:

- **Prime owner-user opportunity.**
- **Easy low rise access, highly convenient parking garage (113 parking spaces).**
- **Walking distance to housing, banks, restaurants, fitness centers & A line metro.**
- **Recently remodeled and renovated.**
- **Across the street from General Motors' new \$71 million 150,000 SF advanced design center.**

PARCEL MAP

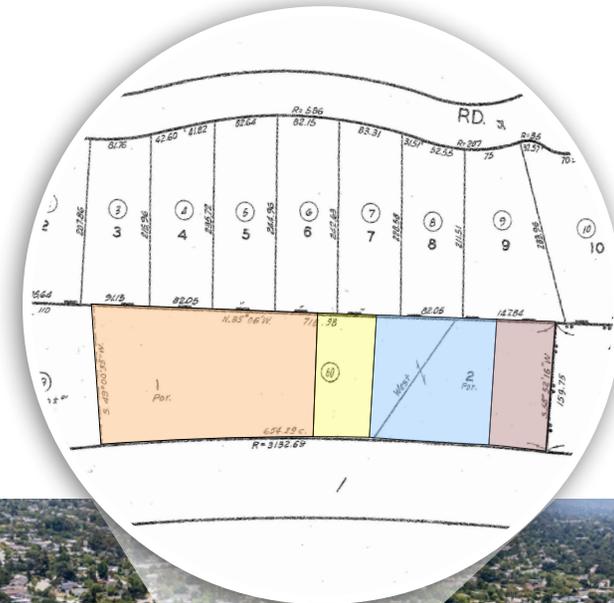
600 N. Rosemead Blvd., Pasadena, CA 91107

Parcel Number:	5757-006-060
Building Size:	41,586 SF *
Lot Size:	92,347 SF (2.12 AC) **



LEGEND

- Parcel 1 (Fee, Property in Question)
- Parcel 2 (Fee, Property in Question)
- Parcel 3 (Fee, Property in Question)
- Parcel 4 (Fee, Property in Question)



Pricing Summary

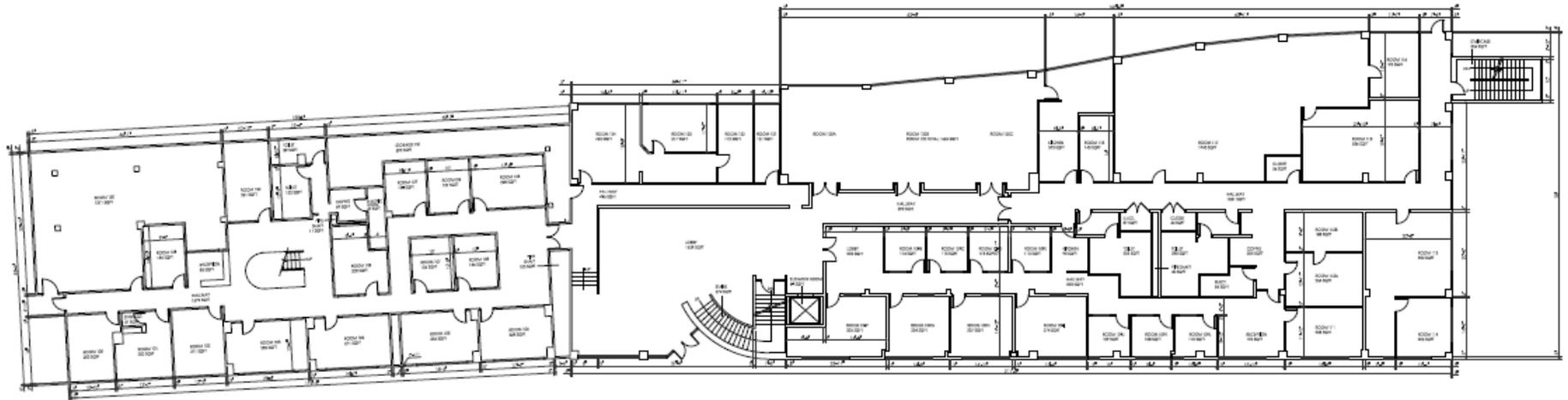
Asking Price:	\$12,950,000
Price per Building SF:	\$311
Price per Land SF:	\$140

* Per CoStar
** Per Assessor

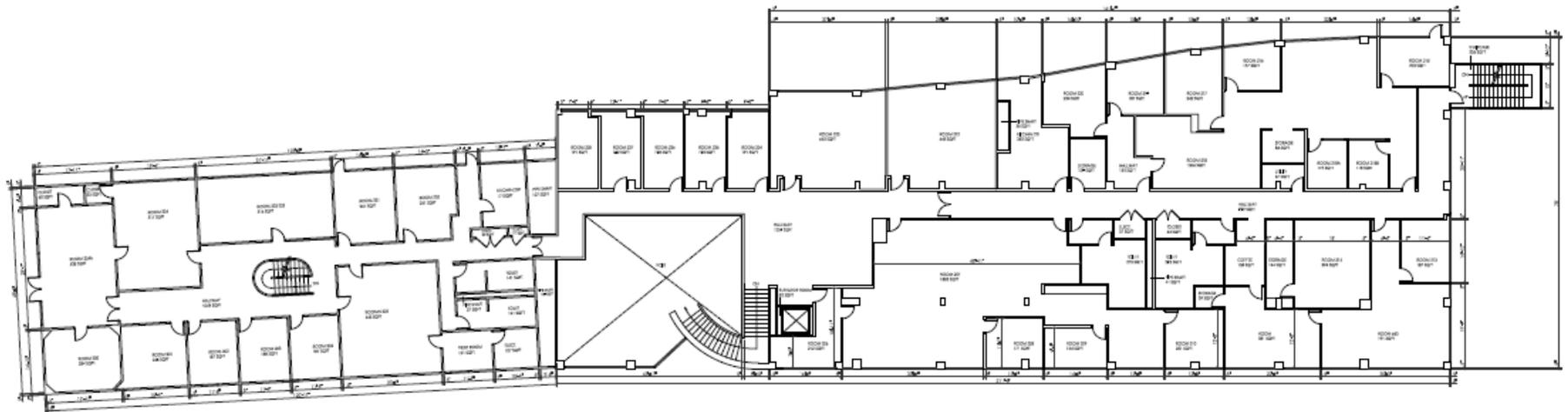
600
ROSEMEAD
BLVD



FLOOR PLANS



FIRST LEVEL



SECOND LEVEL

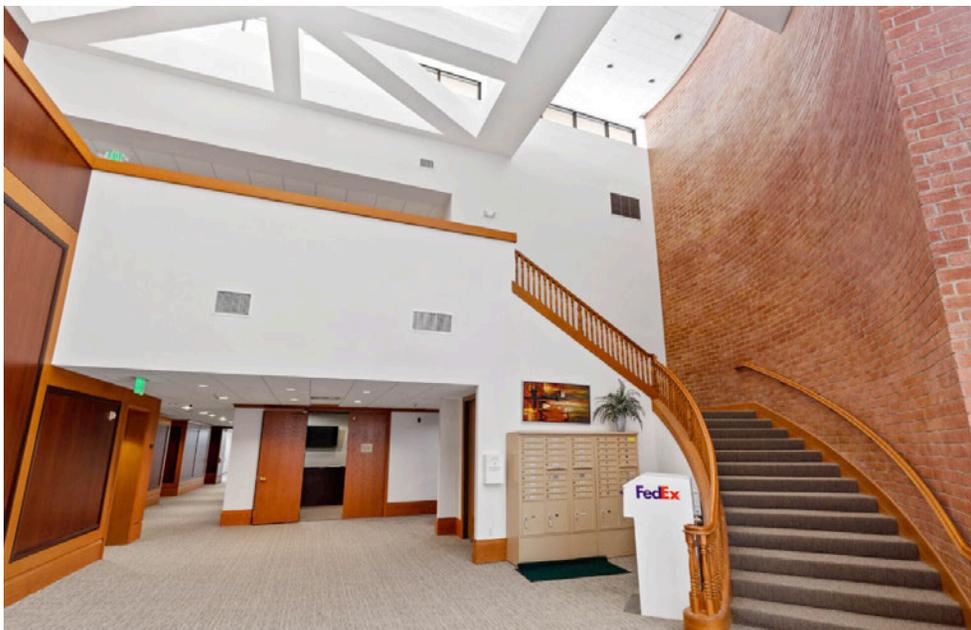
500 N ROSEMEAD BLVD	AREA
FIRST LEVEL:	22187 sqft
FIRST LEVEL COMMON AREA:	6512 sqft
SECOND LEVEL:	19399 sqft
SECOND LEVEL COMMON AREA:	3520 sqft
TOTAL:	41586 sqft

① FLOOR PLAN
Scale: 3/32"=1'-0"



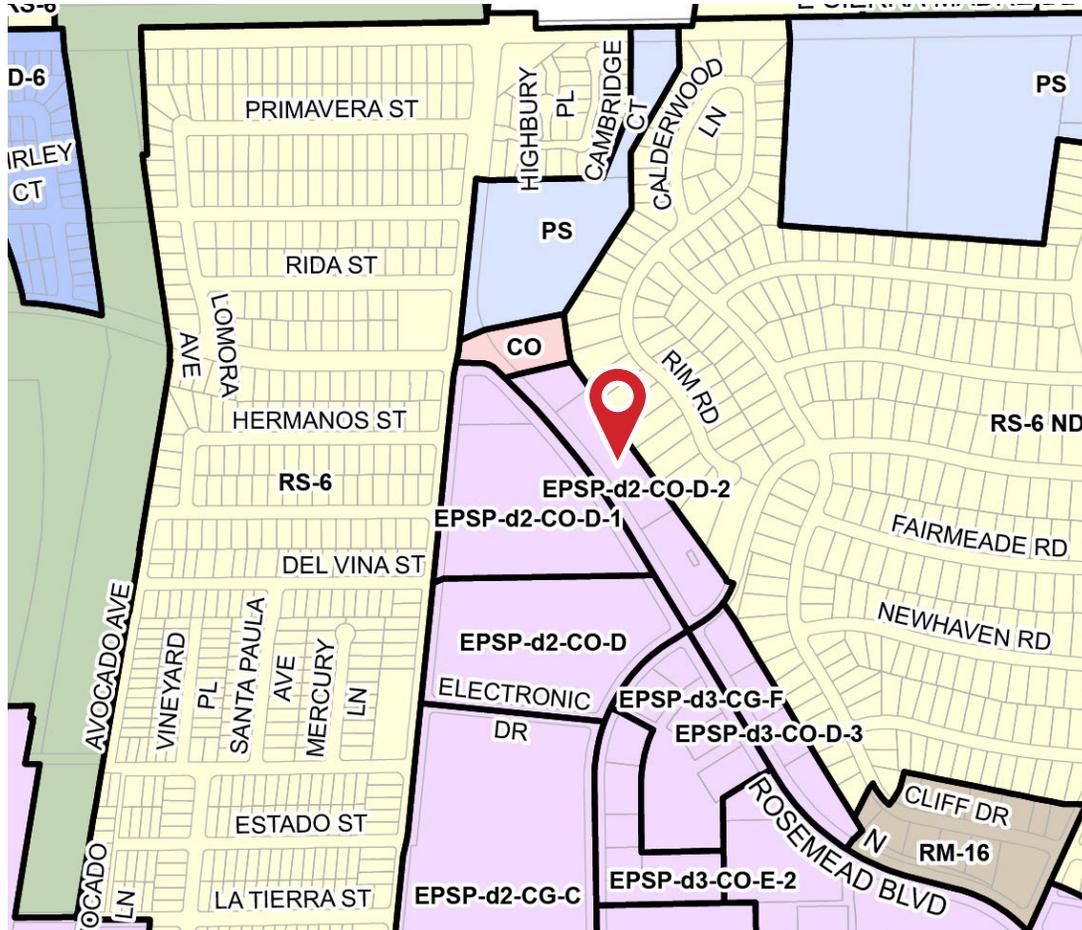


INTERIOR PHOTOS



CURRENT ZONING

EPSP-d2-CO-D-2: East Pasadena Specific Plan Subarea d2 commercial office district.



Zoning Summary



Max Density:

48 dwelling units per acre (du/ac).
Therefore 2.12 AC X 48 = 102 Units (rounded).



Max FAR:

1.0



Multi-Family Housing:

Permitted (P)



Residential Care Facilities, General:

Require a Conditional Use Permit (CUP).



Max Building Height:

32 FT

PROPOSED ZONING

EPSP-CO: East Pasadena Specific Plan – CO (Commercial Office)

*DRAFT (Proposed) East Pasadena Specific Plan (2020)
December 10, 2020 (a proposed update to the 2000 EPSP).*



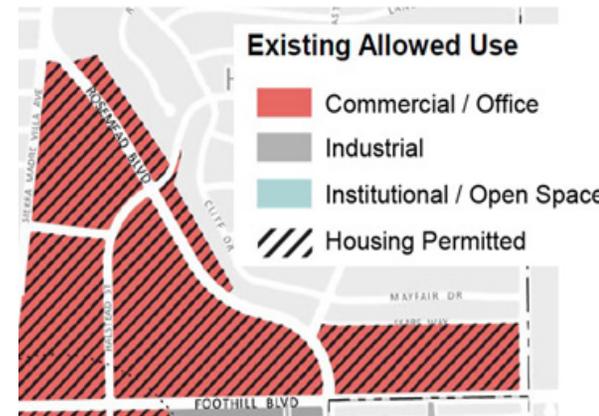
Zoning Summary

Update: On July 27, 2021, the Planning Department presented the following information on the EPSP update to the Design Commission:

In the 2020 DRAFT of the EPSP the proposed CO Zoning Designation would've prohibited Housing. However, the Design Commission recommendation on July 21, 2021 was to Permit (P) housing in the CO Zone (at the Subject Property), and its recommendation appears to suggest a Maximum Density of 48 du/ac (dwellings per acre), same density as in the Current Zoning.

Existing Allowed Density

- No hatching: 0 du/ac
- 1/4 mile rail station radius: 60 du/ac
- Other housing permitted areas: 48 du/ac



“The Planning Department is currently reviewing all of the feedback received and anticipates presenting a draft plan to the Planning Commission as a study session in Spring 2025.”

Source: <https://www.ourpasadena.org/east-pasadena>

IMPORTANT NEIGHBORS



AMENITIES MAP



TRAFFIC COUNTS			
STREET	CROSS STREET	YEAR	VOLUME
I-210	I- 210 (0.13 MILES E)	2018	301,000
FOOTHILL BLVD	TITLEY AVE (0.03 MILES W)	2022	17,195
I-210	SIERRA MADRE VILLA AVE (0.07 MILES E)	2018	285,000
I-210	E FOOTHILL BLVD (0.05 MILES N)	2013	269,000

WALK SCORE
75

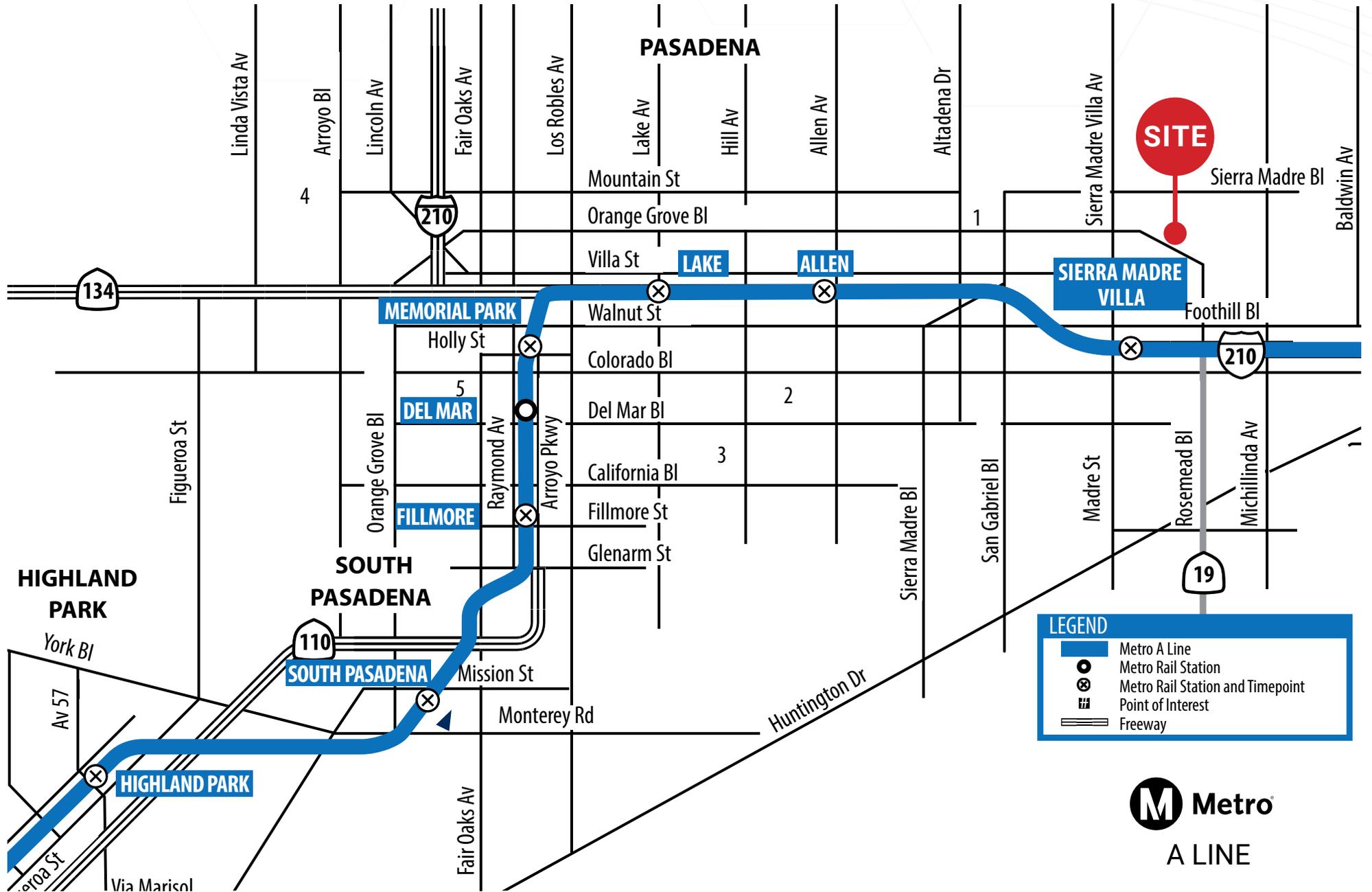
600
ROSEMEAD
BLVD

- EL TORO
- OLD NAVY
- TRADER JOE'S
- STARBUCKS COFFEE
- ROSS DRESS FOR LESS
- ISLANDS
- UPS
- Ralphs
- HomeGoods
- PANDA INN
- T Mobile
- Jockey Milk
- citi
- RITE AID
- BevMo!
- Marshalls
- CHASE
- CVS

REGIONAL MAP



METRO A LINE MAP



MARKET OVERVIEW

Pasadena Office Market Overview

The City of Pasadena, centrally located between Glendale and Arcadia in Los Angeles County, is adjacent to Southern California's growing San Gabriel Valley region. Pasadena is approximately seven miles east of Glendale and 12 miles northeast of Downtown Los Angeles. Spanning 23.1 square miles, Pasadena, along with Glendale and Burbank, forms the Tri-Cities office market.

Pasadena features numerous major office centers, including Old Town Pasadena, Paseo Colorado, and South Lake Avenue. Due to its proximity to Los Angeles and the I-210 freeway, Pasadena serves as an ideal location for office tenants. The famous Old Pasadena historic district serves as a walkable commercial hub attracting a diverse business base.

Pasadena, the easternmost of the Tri-Cities, exists wholly in the San Gabriel Valley and boasts the largest concentration of cultural and technology centers. NASA's Jet Propulsion Laboratory and CalTech are located within Pasadena. The city is also home to the Rose Bowl, Pasadena City College, and Fuller Theological Seminary. Additionally, the San Gabriel Valley, with over thirty colleges and universities, provides access to a highly educated and skilled workforce.

The Pasadena office market contains 17,182,108 square feet of office space, making it a significant part of the booming Tri-Cities office submarket. Pasadena offers a central location with solid demand driven by a growing population and employment base, fueled by a robust tech/media business in the greater Tri-Cities and Los Angeles County.

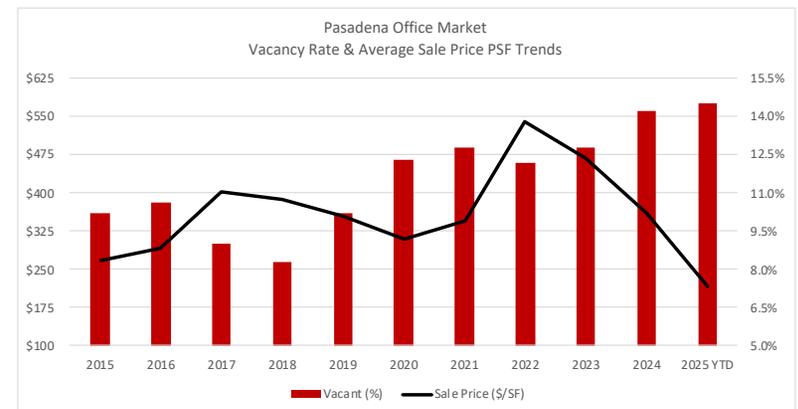
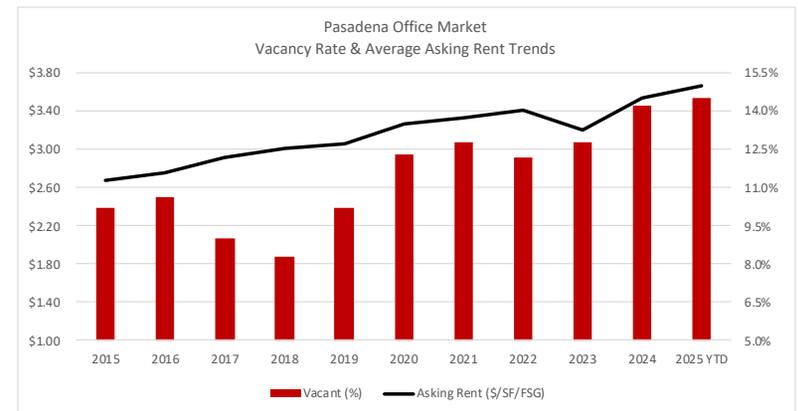
Over the past decade, Pasadena has emerged as an attractive office market within the Tri-Cities area of Los Angeles. Rising rental rates and demand for office space have been key drivers of this growth. The average asking rent for office space has increased by 37.1% over the past ten years, rising 3.4% in the past year to \$3.66 FSG per square foot per month as of Q1 2025. Office occupancy rates have averaged 88.8% over the decade, with the vacancy rate at 14.6% as of Q1 2025. Leasing activity has been robust, averaging 791,213 square feet annually over the same ten-year period.

On the sales side, the average price per square foot for office space has decreased by 18.4% over the past ten years, with limited sales registering \$217 per square foot as of Q1 2025. The average building size sold over the decade was 29,493 square feet, with the average size at 20,592 square feet as of Q1 2025. Sales activity has been steady, averaging 919,986 square feet annually over the same ten-year period, with 61,776 square feet sold in 2025 year to date.

Demand from a diverse business base, including entertainment, media, and technology, drives the demand for Pasadena office space. Proximity to a productive labor force, growing population, and a hot housing market are key factors that will keep demand, rents, and sale prices growing steadily for Pasadena office space.

Pasadena Office Market as of Q2 2025

Existing Total RBA (SF)	17,182,108
Under Construction (SF)	100,000
Total Available (%)	20.3%
Total Vacancy (%)	14.6%
Leasing Volume YTD (SF)	328,966
Sales Volume YTD (SF)	61,776
Average Asking Rent \$/PSF FSG	\$3.66



Source: NAI Capital Commercial Research

AREA OVERVIEW



Pasadena, CA

The City of Pasadena is centrally located between Glendale and Arcadia in Los Angeles County, adjacent to Southern California's growing San Gabriel Valley region. Pasadena lies approximately seven miles east of Glendale and 12 miles northeast of Downtown Los Angeles. The City spans 23.1 square miles and together with Glendale and Burbank forms the Tri-Cities retail market.

Pasadena represents Los Angeles County's ninth-largest city and offers residents a high quality of life with a low crime rate, excellent schools, and plenty of local entertainment and events. Due to its proximity to the City of Los Angeles and I-210, Pasadena serves as an ideal location for retail businesses. The famous Old Pasadena historic district serves as a walkable commercial hub that attracts residents and tourists alike, particularly during the annual Tournament of Roses parade and Rose Bowl Game. Other popular attractions include the Huntington Library, Art Museum and Botanical Gardens and Santa Anita Park in adjacent Arcadia.

Population & Income

Pasadena, California, has a population of approximately 140,000 residents, making it one of the larger cities in Los Angeles County. The city is known for its diverse demographics, with a mix of young professionals, families, and retirees. Pasadena attracts a highly educated population, partly due to the presence of institutions like the California Institute of Technology (Caltech) and ArtCenter College of Design. The city also has a strong employment base, with industries ranging from technology and healthcare to finance and education.

In terms of income, Pasadena has a relatively high median household income, which is estimated to be around \$107,000. However, the city experiences a wide range of income levels, with affluent neighborhoods like San Rafael Hills and South Arroyo having significantly higher averages, while other areas see more moderate incomes. Pasadena remains an attractive place to live due to its strong economy, high quality of life, and cultural amenities.

AREA DEMOGRAPHICS

City of Pasadena Demographics & Economy



POPULATION
140,049



AVG HH INCOME
\$163,829



MEDIAN AGE
40.1



TOTAL EMPLOYEES
91,848



**ANNUAL HH
RETAIL EXPENDITURES**
\$3.3 Billion



HOUSEHOLDS
58,880



MEDIAN HOME VALUE
\$1.01 Million



TOTAL BUSINESSES
11,743



UNEMPLOYMENT RATE
3.0%



**MONTHLY HH
RETAIL EXPENDITURES**
\$4,670

 Population	1 Mile	3 Miles	5 Miles
Estimated Population (2025)	13,049	132,488	398,481
Projected Population (2030)	12,523	125,928	383,832
Census Population (2020)	13,117	132,392	398,291

 Households	1 Mile	3 Miles	5 Miles
Estimated Households (2025)	5,006	51,168	151,166
Projected Households (2030)	4,929	49,961	149,412
Census Households (2020)	5,000	51,514	149,739

 Daytime Demos	1 Mile	3 Miles	5 Miles
Total Businesses (2025)	1,386	8,450	25,618
Total Employees (2025)	10,250	54,447	169,946

 Income	1 Mile	3 Miles	5 Miles
Estimated Average Household Income (2025)	\$181,173	\$177,725	\$164,199
Projected Average Household Income (2030)	\$178,690	\$175,418	\$161,768
Census Average Household Income (2010)	\$102,973	\$100,626	\$92,073
Estimated Per Capita Income (2025)	\$69,633	\$68,789	\$62,496
Projected Per Capita Income (2030)	\$70,467	\$69,753	\$63,185

Source: Applied Geographic Solutions

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