



LINDA VISTA

1259 Linda Vista Avenue

PASADENA, CA 91103



RESIDENTIAL DEVELOPMENT OPPORTUNITY

THIS EXCEPTIONAL CO-OCCUPANCY OPPORTUNITY IS READY FOR REIMAGINATION!

BRING YOUR VISION TO THIS UNIQUE GROUND LEASE OPPORTUNITY.

OFFERING MEMORANDUM

FOR MORE INFORMATION

EDWARD MATEVOSIAN

Lic. 01358783

+ 1 818 502 6744

edward.matevosian@cbre.com

DAMON FELDMETH

Lic. 01171030

+ 1 818 502 6768

damon.feldmeth@cbre.com

JENNY ENG

Lic. 01931224

+ 1 818 907 4606

jenny.eng@cbre.com

KHALID YOSUFZAI

Lic. 02132126

+ 1 818 907 4706

khalid.yosufzai@cbre.com



CBRE

REQUEST FOR PROPOSALS (RFP)

Pasadena Unified School District is seeking proposals from qualified development partners to develop a former Public School, located within the City of Pasadena.

RFP requirements and additional information can be found attached to this Offering Memorandum.



Subject Property
 $\pm 215,132$ Sq Ft. / ± 4.94 Ac

Park Area

The project will retain a park on the site, with potential improvements or modifications incorporated as part of the residential development.



PASADENA UNIFIED SCHOOL DISTRICT

Our Children. Learning Today. Leading Tomorrow.

TIMELINE

| | |
|-----------------|---------------------------------|
| ISSUANCE OF RFP | JANUARY 15TH 2026 (5:00 PM PST) |
|-----------------|---------------------------------|

| | |
|--|----------------------------------|
| DEADLINE FOR FIRMS TO SUBMIT QUESTIONS | FEBRUARY 15TH 2026 (5:00 PM PST) |
|--|----------------------------------|

| | |
|--|------------------------------|
| DISTRICT TO PUBLISH RESPONSES TO QUESTIONS | MARCH 8TH 2026 (5:00 PM PST) |
|--|------------------------------|

| | |
|----------------------------|------------------------------|
| FINAL RESPONSES TO RFP DUE | APRIL 2ND 2026 (5:00 PM PST) |
|----------------------------|------------------------------|

| | |
|--|-------------------------------|
| PROPOSAL REVIEW AND ANALYSIS: BEST AND FINAL ROUND | APRIL 16TH 2026 (5:00 PM PST) |
|--|-------------------------------|

| | |
|------------------------|-----|
| SELECTION OF DEVELOPER | TBD |
|------------------------|-----|

| | |
|--|-----|
| FINALIZE NEGOTIATIONS FOR JOINT OCCUPANCY DEVELOPMENT AGREEMENTS | TBD |
|--|-----|

| | |
|------------------------------------|-----|
| APPROVAL OF DEVELOPMENT AGREEMENTS | TBD |
|------------------------------------|-----|

*ALL SUBMITTAL'S, CORRESPONDENCE, AND/OR DISCUSSIONS ARE REQUIRED TO GO THROUGH CBRE EXCLUSIVELY, VIA THE RFP WEBSITE LINK OR DESIGNATED CBRE CONTACTS.

FROM THE DATE OF ISSUANCE UNTIL THE RFP PROCESS IS COMPLETED, ANY INTERESTED FIRM AND/OR THEIR AGENT OR REPRESENTATIVE, SHALL NOT COMMUNICATE WITH ANY DISTRICT STAFF MEMBER, MEMBER OF THE BOARD, MEMBER OF ANY BOARD APPOINTED COMMITTEE, OR DISTRICT CONSULTANT, EXCLUDING CBRE, REGARDING THIS RFP. ANY INTERESTED FIRMS VIOLATING THE COMMUNICATIONS PROHIBITION MAY BE DISQUALIFIED AT THE DISTRICT'S DISCRETION.

PLEASE REFER TO THE FOLLOWING CBRE CONTACTS BELOW:

EDWARD MATEVOSIAN

Lic. 01358783
+ 1 818 502 6744
edward.matevosian@cbre.com

DAMON FELDMETH

Lic. 01171030
+ 1 818 502 6768
damon.feldmeth@cbre.com

JENNY ENG

Lic. 01931224
+ 1 818 907 4606
jenny.eng@cbre.com

KHALID YOSUFZAI

Lic. 02132126
+ 1 818 907 4706
khalid.yosufzai@cbre.com

THE OFFERING

LAND SIZE

± 215,132 Sq Ft. / ± 4.94 Ac

PARCEL NO.

5705-013-900

LAND USE

CLOSED PUBLIC
SCHOOL CAMPUS

ZONING

PUBLIC AND SEMI-
PUBLIC DISTRICT (PS)

On behalf of Pasadena Unified School District (PUSD), CBRE is proud to present this rare development opportunity within the coveted Linda Vista Neighborhood, ideally suited for high end residential development.

The subject property is being offered on a long term ground lease basis.

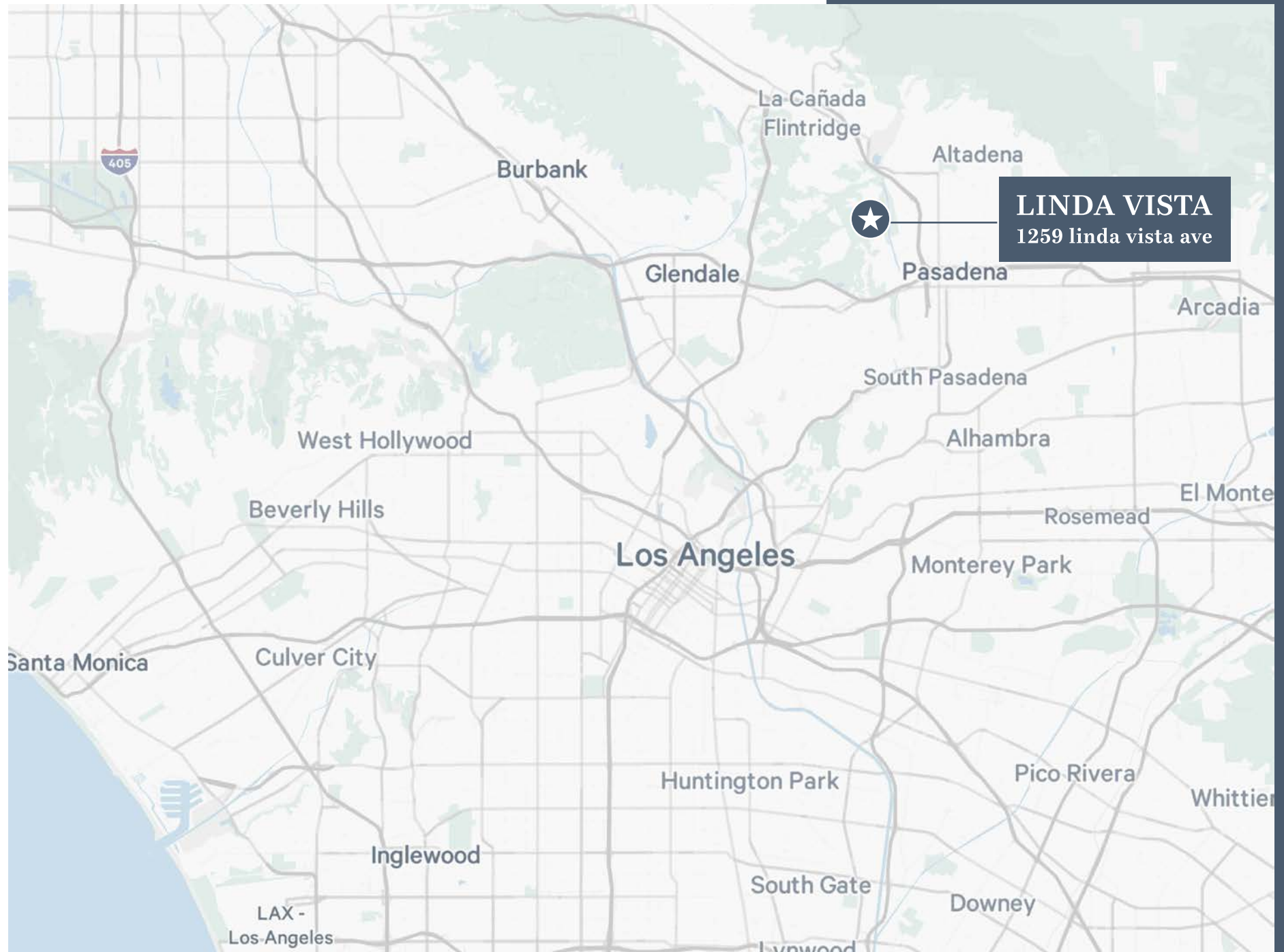


Subject Property
± 215,132 Sq Ft. / ± 4.94 Ac

Park Area

The project will retain a park on the site, with potential improvements or modifications incorporated as part of the residential development.

REGIONAL MAP



LOCAL MAP



PARCEL MAP

LAND SIZE

± 215,132 Sq Ft. / ± 4.94 Ac

PARCEL NO.

5705-013-900

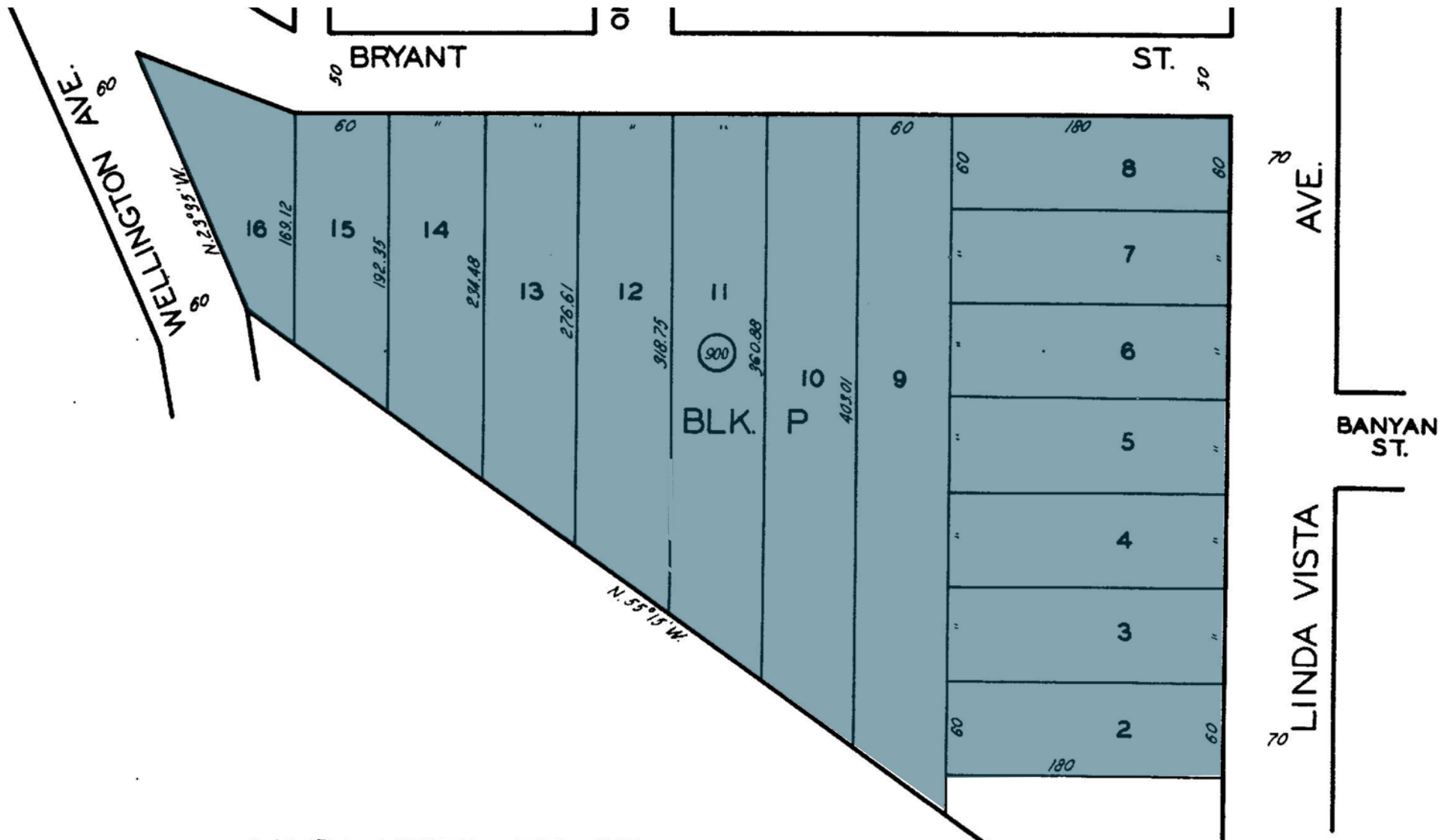
LAND USE

CLOSED PUBLIC
SCHOOL CAMPUS

ZONING

PUBLIC AND SEMI-
PUBLIC DISTRICT (PS)

THE PARCEL MAP OF THE SUBJECT PROPERTY IS FEATURED BELOW SHOWING CROSS STREETS AND OVERALL DIMENSIONS.





LINDA VISTA | PASADENA, CA

Linda Vista in Pasadena is a picturesque residential neighborhood celebrated for its architectural significance, tranquil atmosphere, and breathtaking views. Situated on the western edge of Pasadena, bordering La Cañada Flintridge and Glendale, this highly desirable area boasts a collection of architecturally impressive homes, particularly those in the Mid-Century Modern and Traditional styles, often designed by renowned architects. Its elevated position provides stunning vistas of the San Gabriel Mountains, the Arroyo Seco, and the cityscape. Despite its proximity to Pasadena's amenities, Linda Vista maintains a sense of privacy and serenity, with winding streets, lush landscaping, and large lot sizes contributing to its peaceful environment. The neighborhood's natural beauty is further enhanced by the Arroyo Seco, offering opportunities for outdoor recreation. As a sought-after location, Linda Vista attracts successful

individuals who appreciate its beauty, exclusivity, and convenient access to Pasadena's cultural attractions, shopping, and top-rated schools, making it one of the most desirable places to reside in the region.



PRESTIGIOUS
NEIGHBORHOOD



ARCHITECTURALLY
SIGNIFICANT
HOMES



TRANQUIL &
SECLUDED



LARGE LOTS
& LUSH
LANDSCAPING



CITY OF PASADENA

KNOWN AS THE “ROSE CITY”

Pasadena, California is a premier city in the San Gabriel Valley, located just 10 miles northeast of Downtown Los Angeles. Known for its historic architecture, cultural landmarks, and strong economic base, Pasadena offers a unique blend of urban sophistication and suburban comfort. The city benefits from excellent connectivity via the 210 and 134 Freeways and the Metro Gold Line, making it highly accessible to major employment hubs across Los Angeles County. Anchored by world-class institutions like Caltech and the Jet Propulsion Laboratory, Pasadena attracts a strong workforce and fosters innovation, while its premium market demographics support strong retail and housing demand.

Pasadena is also a cultural and lifestyle destination, hosting the annual Rose Bowl and Tournament of Roses Parade and offering attractions such as Old Pasadena, the Norton Simon Museum, and Huntington Library. The city's vibrant retail corridors feature a mix of national brands and boutique shops, complemented by a thriving dining scene. With low multifamily vacancy rates, consistent rent growth, and high barriers to entry for new development, Pasadena remains one of Southern California's most desirable markets for retail, multifamily, and mixed-use investment.



AREA HIGHLIGHTS



PARKS & RECREATION

Nearby parks include Central Park, Brookside Park and Eaton Canyon Natural Area



EDUCATION

Home to Caltech, Jet Propulsion Laboratory, Pasadena Community Center, Art Center College of Design, and served by Pasadena Unified School District (PUSD), ensuring a strong academic foundation.



SHOPPING & DINING

Bustling shopping and dining attractions such as Old Pasadena, Paseo Colorado, and South Lake Ave District



CULTURE & ENTERTAINMENT

Access to Rose Bowl, the Norton Simon Museum, the Huntington Library, Art Museum, and Botanical Gardens, and other cultural landmarks.



ACCESSIBILITY

Different transit availabilities such as the Metro Gold Line and access to major freeways (I-110, I-210, I-134)



DEMOGRAPHICS

LINDA VISTA - DEMOGRAPHIC COMPREHENSIVE

POPULATION

| | |
|--------------------|-------|
| Current Population | 5,310 |
| Daytime Population | 5,138 |
| Median Age | 48.0 |

INCOME

| | |
|-------------------------|-------------|
| Median Household Income | \$243,731 |
| Median Household Value | \$1,580,205 |
| Per Capita Income | \$94,554 |

EDUCATION

| | |
|---------------------------------|-------|
| Bachelor's Degree | 35.7% |
| Graduate or Professional Degree | 33.1% |

HOUSING UNITS

| | |
|-------------------------|-------|
| Owner-Occupied Housing | 82.8% |
| Renter-Occupied Housing | 14.1% |

INDUSTRY

| | |
|--|-------|
| Health Care and Social Assistance | 16.1% |
| Professional, Scientific, and Technical Services | 12.6% |
| Educational Services | 10.8% |
| Retail Trade | 9.8% |
| Information | 8.0% |

THE LINDA VISTA NEIGHBORHOOD EXHIBITS SIGNIFICANTLY HIGHER MEDIAN HOUSEHOLD INCOMES AND HOUSEHOLD VALUES COMPARED TO THE CITY AS A WHOLE.

PASADENA, CA - SNAPSHOT

POPULATION

| | |
|---|-------------|
| 2024 Population - Current Year Estimate | 134,074 |
| 2024 Median Age | 40.90 |
| Bachelor's Degree | 32.0% |
| Graduate or Professional Degree | 27.4% |
| 2024 Median Household Income | \$107,577 |
| 2024 Median Value of Owner Occ. Housing Units | \$1,131,986 |



CITY OF PASADENA - PLANNED DEVELOPMENTS



1756 E Colorado Blvd

The project from San Diego-based CRP Affordable Housing and Community Development, slated to replace a trio of commercial buildings at 1756-1776 E. Colorado Boulevard, calls for the new construction of a seven-story building containing 88 one-, two-, and three-bedroom apartments with 2,000 square feet of ground-floor commercial space and parking for 23 vehicles.



Keck Medicine of USC

the four-story, 100,000-square-foot building doubles Keck Medicine's capacity in Pasadena. Specialists affiliated with the USC Norris Center, the USC Cardiac and Vascular Institute, and USC Orthopedic Surgery will work out of the facility.



810 N. Marengo Ave

The project, last seen before the Commission in 2023, calls for the construction of a three-story building featuring 32 apartments above subterranean parking for 52 vehicles. A past presentation indicated that the project was relying on density bonus incentives to achieve relief from certain zoning rules, and would set aside a portion of its housing for very low-income households.



1878 E. Walnut st

The project at 1878 E. Walnut Street, which replaced an auto body repair shop, will consist of a two-to-four-story building featuring 58 one-, two-, and three-bedroom flats and townhomes. Plans also call for a one-level, 97-car basement garage.



Pasadena Rose Bowl

Complete a slew of targeted improvements in advance of the 2028 Summer Olympics, when the stadium is scheduled to host soccer matches. They include:

- a new field-level club in the south end zone;
- a new video board which would be one of the largest in the country



80 N. Lake Avenue

The project applicant, listed as Pasadena-based entity ACEM, LLC, is seeking approvals to redevelop a property at 80-100 N. Lake Avenue with a seven-story edifice featuring 74 one-, two-, and three-bedroom homes above 7,469 square feet of ground-floor commercial space and a two-level, 78-car subterranean parking garage.



740 E. Green St

Plans call for the redevelopment of much of the block located between Oak Knoll and Hudson Avenues to clear the way for the construction of a three-to-five-story building featuring 263 studio, one-, and two-bedroom apartments above 14,346 square feet of office space and a subterranean parking garage.



Ginsburg Center of Quantum Precision measurement

The project, which is named for donors Dr. Allen and Charlotte Ginsburg, calls for the construction of a new offices, labs, and accessory uses in a 65,000-square-foot structure with four above-grade levels and two basement levels.

LINDA VISTA

1259 Linda Vista Avenue

INVESTMENT CONTACTS

Edward Matevosian

Senior Vice President

+1 818 502 6744

Lic. 01358783

edward.matevosian@cbre.com

Damon Feldmeth

Senior Vice President

+1 818 502 6768

Lic. 01171030

damon.feldmeth@cbre.com

Jenny Eng

First Vice President

+1 818 907 4606

Lic. 01931224

jenny.eng@cbre.com

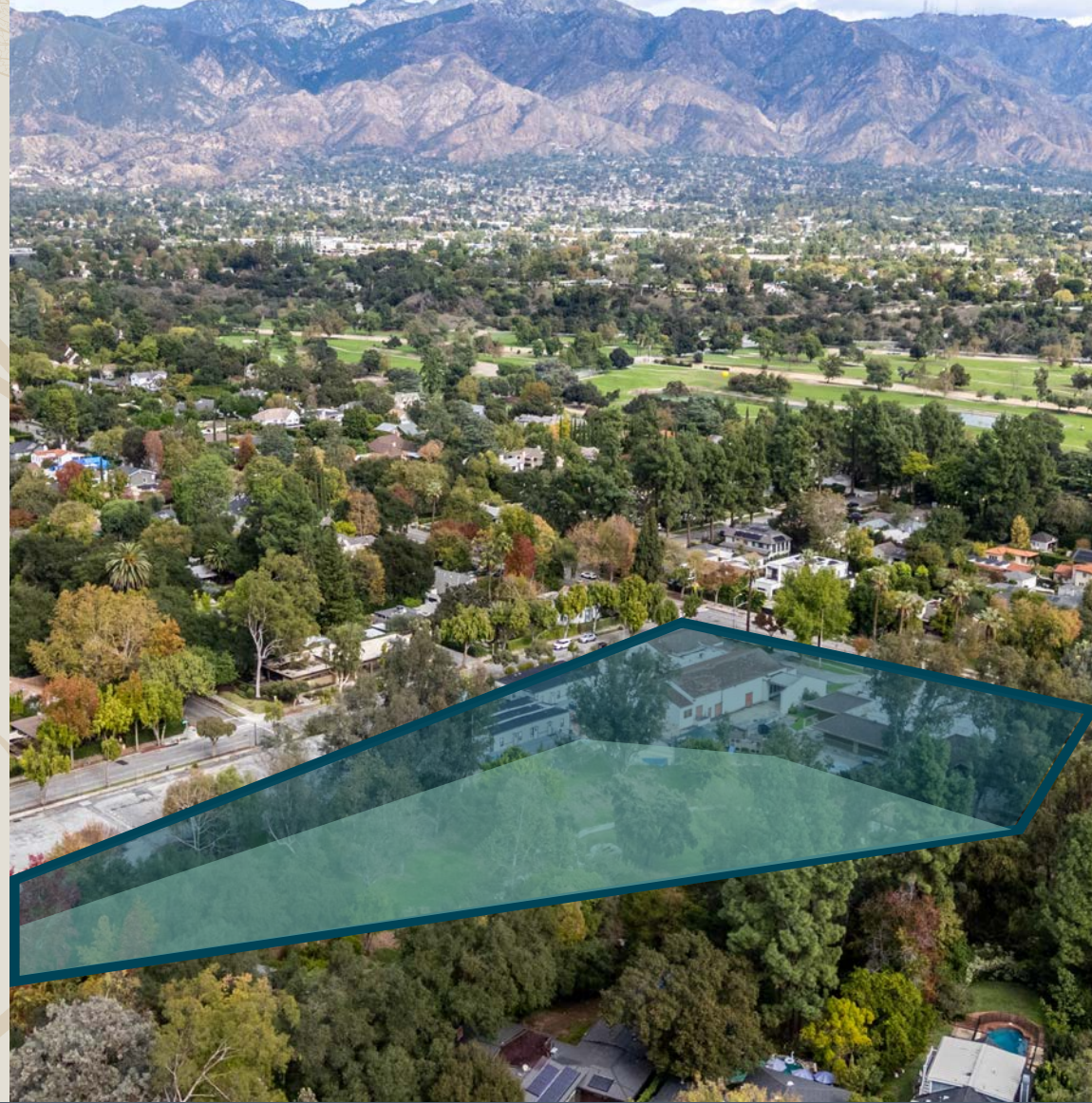
Khalid Yosufzai

Transaction Manager

+1 818 907 4706

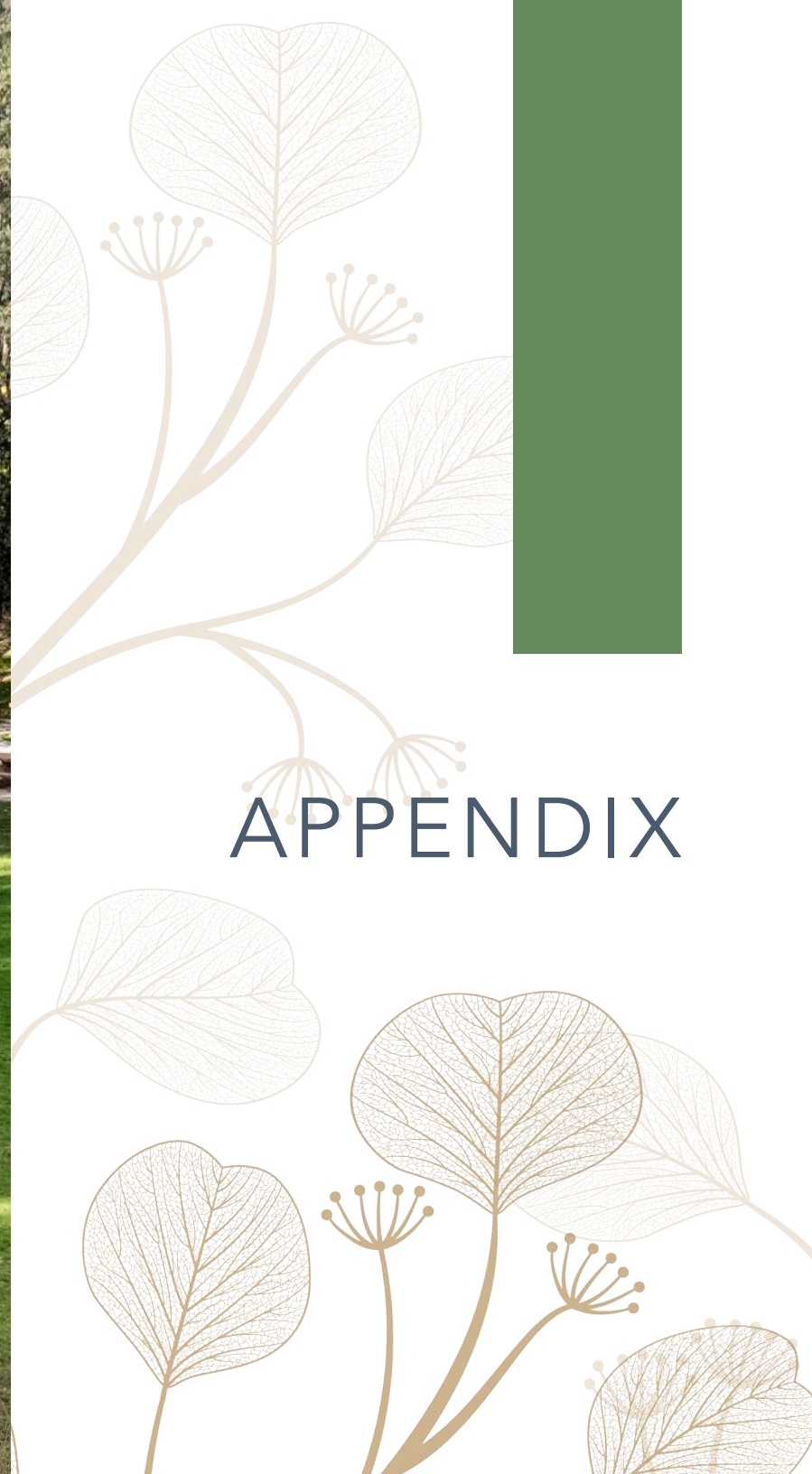
Lic. 02132126

khalid.yosufzai@cbre.com



© 2026 CBRE, Inc. CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CPM Linda Vista_BRO_Eng_v03_RB_KY Edits 01/15/26

CBRE

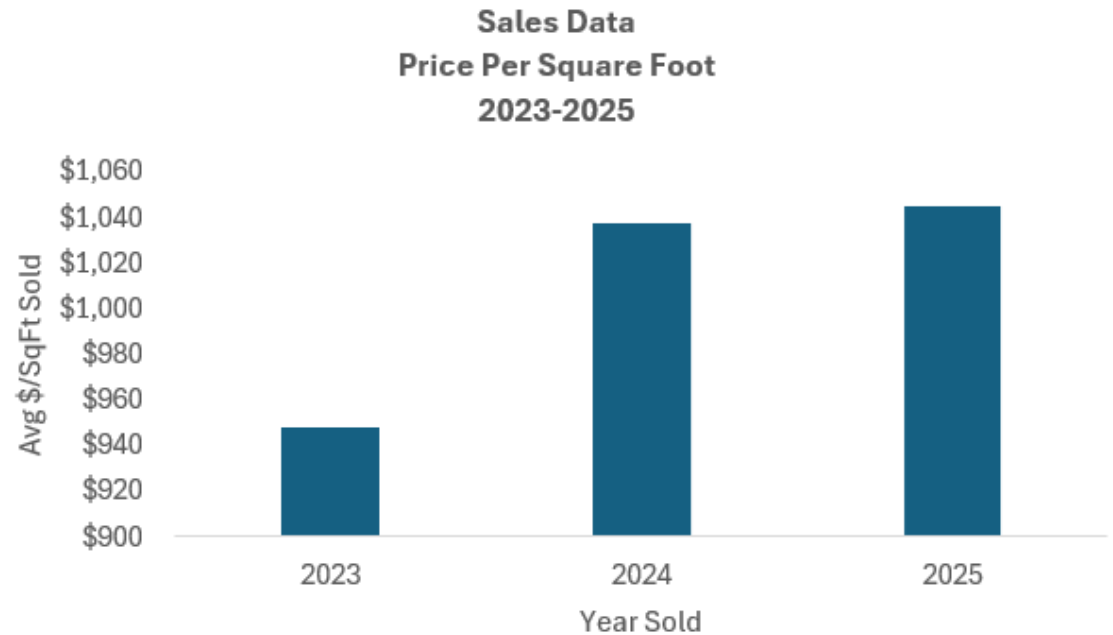


APPENDIX

SINGLE FAMILY SALE COMPARABLES STUDY

| YEAR | AVG of SP \$/SqFt |
|------|-------------------|
| 2023 | \$948 |
| 2024 | \$1,038 |
| 2025 | \$1,045 |

THE DATA INDICATES A CONSISTENT YEAR-OVER-YEAR UPWARD TREND, BASED ON PRICE PER SQUARE FOOT.



SINGLE FAMILY SALE COMPARABLES

| SALE DATE | ADDRESS | CITY | BED | BATH | SQFT | YEAR BUILT | LIST PRICE (LP) | LP \$/SQFT | SALE PRICE (SP) | SP \$/SQFT | LOT SIZE |
|------------|----------------------|----------|-----|------|-------|------------|-----------------|------------|-----------------|------------|----------|
| 3/1/2023 | 1430 ARROYO VIEW DR | PASADENA | 6 | 6 | 5,450 | 2022 | \$7,900,000 | \$1,449.54 | \$7,200,000 | \$1,321 | 15,999 |
| 3/6/2023 | 3 LIDA LN | PASADENA | 3 | 2 | 2,785 | 1946 | \$2,279,000 | \$818.31 | \$2,600,000 | \$934 | 31,563 |
| 3/10/2023 | 4 LIDA LN | PASADENA | 1 | 1 | 1,002 | 1948 | \$1,230,000 | \$1,227.54 | \$1,240,000 | \$1,238 | 13,336 |
| 3/23/2023 | 1820 BRAEMAR RD | PASADENA | 4 | 3 | 2,776 | 1950 | \$2,595,888 | \$935.12 | \$2,815,888 | \$1,014 | 22,681 |
| 5/8/2023 | 1438 ONTARIO AVE | PASADENA | 3 | 2 | 2,141 | 1924 | \$1,699,000 | \$793.55 | \$2,025,000 | \$946 | 5,240 |
| 5/8/2023 | 1444 NORMANDY DR | PASADENA | 2 | 2 | 1,573 | 1951 | \$1,495,000 | \$950.41 | \$1,672,530 | \$1,063 | 30,027 |
| 5/19/2023 | 1860 BRAEMAR RD | PASADENA | 5 | 3 | 4,518 | 1953 | \$4,385,000 | \$970.56 | \$4,536,000 | \$1,004 | 34,459 |
| 6/13/2023 | 1670 KNOLLWOOD DR | PASADENA | 3 | 2 | 2,360 | 1954 | \$1,599,000 | \$677.54 | \$2,152,000 | \$912 | 19,501 |
| 6/13/2023 | 1265 INVERNESS DR | PASADENA | 4 | 4 | 3,195 | 1948 | \$2,785,000 | \$871.67 | \$3,000,000 | \$939 | 19,439 |
| 6/14/2023 | 1447 PARKVIEW AVE | PASADENA | 5 | 4 | 3,077 | 1926 | \$3,360,000 | \$1,091.97 | \$3,360,000 | \$1,092 | 7,521 |
| 6/19/2023 | 1419 WELLINGTON AVE | PASADENA | 4 | 3 | 3,340 | 1937 | \$3,750,000 | \$1,122.75 | \$3,750,000 | \$1,123 | 19,916 |
| 6/20/2023 | 1677 LINDA VISTA AVE | PASADENA | 4 | 4 | 2,765 | 1951 | \$2,425,000 | \$877.03 | \$2,550,000 | \$922 | 27,072 |
| 7/21/2023 | 1750 LINDA VISTA AVE | PASADENA | 3 | 3 | 3,304 | 1955 | \$2,700,000 | \$817.19 | \$2,840,000 | \$860 | 29,751 |
| 7/24/2023 | 2025 LINDA VISTA AVE | PASADENA | 3 | 4 | 3,360 | 1987 | \$1,880,000 | \$559.52 | \$1,700,000 | \$506 | 27,429 |
| 8/4/2023 | 1230 WELLINGTON AVE | PASADENA | 9 | 5 | 4,600 | 1941 | \$3,400,000 | \$739.13 | \$2,525,000 | \$549 | 21,780 |
| 8/14/2023 | 1480 LANCASHIRE PL | PASADENA | 4 | 2 | 2,315 | 1964 | \$1,795,000 | \$775.38 | \$1,950,000 | \$842 | 11,970 |
| 11/27/2023 | 1190 YOCUM ST | PASADENA | 4 | 4 | 3,744 | 1936 | \$4,195,000 | \$1,120.46 | \$4,175,000 | \$1,115 | 12,614 |
| 12/15/2023 | 1490 WELLINGTON AVE | PASADENA | 4 | 2 | 2,052 | 1947 | \$1,598,000 | \$778.75 | \$1,450,000 | \$707 | 12,831 |
| 12/29/2023 | 1560 ONTARIO AVE | PASADENA | 4 | 3 | 2,241 | 1949 | \$2,250,000 | \$1,004.02 | \$2,600,000 | \$1,160 | 10,426 |
| 12/29/2023 | 1560 ONTARIO AVE | PASADENA | 4 | 3 | 2,241 | 1949 | \$2,250,000 | \$1,004.02 | \$2,600,000 | \$1,160 | 10,426 |
| 1/14/2024 | 1360 LOMAY PL | PASADENA | 3 | 3 | 1,816 | 1959 | \$1,995,000 | \$1,098.57 | \$1,964,000 | \$1,081 | 11,196 |
| 2/13/2024 | 1415 WICKS RD | PASADENA | 4 | 4 | 2,526 | 1954 | \$2,800,000 | \$1,108.47 | \$3,300,000 | \$1,306 | 12,510 |
| 3/5/2024 | 1820 LINDA VISTA AVE | PASADENA | 3 | 3 | 2,452 | 1948 | \$2,500,000 | \$1,019.58 | \$2,500,000 | \$1,020 | 50,086 |
| 3/21/2024 | 1895 DEVON RD | PASADENA | 3 | 3 | 2,618 | 1976 | \$2,000,000 | \$763.94 | \$2,500,000 | \$955 | 31,635 |
| 4/11/2024 | 1465 WELLINGTON AVE | PASADENA | 3 | 2 | 1,857 | 1957 | \$1,849,000 | \$995.69 | \$1,968,000 | \$1,060 | 12,335 |
| 4/12/2024 | 1446 LINDA VISTA AVE | PASADENA | 3 | 3 | 2,011 | 1941 | \$1,949,000 | \$969.17 | \$1,960,000 | \$975 | 9,605 |
| 4/23/2024 | 1490 LANCASHIRE ST | PASADENA | 3 | 3 | 2,298 | 1965 | \$2,000,000 | \$870.32 | \$2,000,000 | \$870 | 11,981 |
| 6/7/2024 | 1401 LIDA ST | PASADENA | 3 | 2 | 1,710 | 1946 | \$1,300,000 | \$760.23 | \$1,400,000 | \$819 | 10,749 |
| 6/8/2024 | 1190 BANYAN ST | PASADENA | 3 | 2 | 1,978 | 1936 | \$1,799,000 | \$909.50 | \$2,311,900 | \$1,169 | 11,712 |

| SALE DATE | ADDRESS | CITY | BED | BATH | SQFT | YEAR BUILT | LIST PRICE (LP) | LP \$/SQFT | SALE PRICE (SP) | SP \$/SQFT | LOT SIZE |
|------------|----------------------|----------|-----|------|-------|------------|-----------------|------------|-----------------|------------|----------|
| 6/10/2024 | 1519 VISTA LN | PASADENA | 3 | 4 | 2,020 | 1950 | \$2,185,000 | \$1,081.68 | \$2,100,000 | \$1,040 | 9,961 |
| 7/2/2024 | 1530 LANCASHIRE ST | PASADENA | 4 | 3 | 2,407 | 1964 | \$2,675,000 | \$1,111.34 | \$2,700,000 | \$1,122 | 16,464 |
| 7/5/2024 | 1365 LINDA VISTA AVE | PASADENA | 3 | 3 | 2,373 | 1929 | \$2,200,000 | \$927.10 | \$2,400,000 | \$1,011 | 7,200 |
| 7/12/2024 | 1590 LINDA VISTA AVE | PASADENA | 5 | 7 | 4,278 | 2007 | \$4,750,000 | \$1,110.33 | \$4,850,000 | \$1,134 | 35,020 |
| 8/14/2024 | 1475 SCENIC DR | PASADENA | 3 | 2 | 1,737 | 1949 | \$1,640,000 | \$944.16 | \$1,984,560 | \$1,143 | 10,051 |
| 8/21/2024 | 1236 LINDA VISTA AVE | PASADENA | 3 | 4 | 3,060 | 1935 | \$2,949,000 | \$963.73 | \$3,270,500 | \$1,069 | 10,200 |
| 10/7/2024 | 1453 WICKS RD | PASADENA | 3 | 2 | 2,162 | 1957 | \$1,980,000 | \$915.82 | \$2,300,000 | \$1,064 | 18,990 |
| 10/9/2024 | 1339 LINDA VISTA AVE | PASADENA | 3 | 3 | 2,906 | 1993 | \$2,950,000 | \$1,015.14 | \$3,320,000 | \$1,142 | 10,813 |
| 10/23/2024 | 1275 LIDA ST | PASADENA | 3 | 2 | 1,961 | 1941 | \$1,790,000 | \$912.80 | \$2,060,000 | \$1,050 | 7,605 |
| 11/18/2024 | 1500 INVERNESS DR | PASADENA | 3 | 5 | 3,740 | 1992 | \$3,395,000 | \$907.75 | \$3,238,888 | \$866 | 23,982 |
| 12/19/2024 | 1361 INVERNESS DR | PASADENA | 3 | 2 | 1,934 | 1951 | \$1,699,000 | \$878.49 | \$1,827,000 | \$945 | 8,830 |
| 12/20/2024 | 1491 LINDA VISTA AVE | PASADENA | 3 | 3 | 2,096 | 1949 | \$1,900,000 | \$906.49 | \$2,000,000 | \$954 | 13,498 |
| 1/6/2025 | 1175 LINDA VISTA AVE | PASADENA | 4 | 4 | 3,400 | 2000 | \$2,988,000 | \$878.82 | \$3,050,000 | \$897 | 14,669 |
| 2/2/2025 | 1490 WELLINGTON AVE | PASADENA | 4 | 3 | 2,052 | 1947 | \$2,278,888 | \$1,110.57 | \$2,335,000 | \$1,138 | 12,831 |
| 2/10/2025 | 1715 KNOLLWOOD DR | PASADENA | 4 | 5 | 3,132 | 1959 | \$2,945,000 | \$940.29 | \$2,899,000 | \$926 | 17,164 |
| 4/28/2025 | 1545 KNOLLWOOD TER | PASADENA | 4 | 3 | 2,600 | 1954 | \$2,395,000 | \$921.15 | \$2,370,000 | \$912 | 12,015 |
| 5/2/2025 | 1244 LINDA VISTA AVE | PASADENA | 2 | 2 | 1,621 | 1946 | \$1,899,000 | \$1,171.50 | \$2,025,000 | \$1,249 | 9,600 |
| 5/8/2025 | 1333 LIDA ST | PASADENA | 5 | 4 | 3,830 | 1922 | \$2,750,000 | \$718.02 | \$2,650,000 | \$692 | 12,026 |
| 5/12/2025 | 1494 SCENIC DRIVE | PASADENA | 4 | 3 | 2,472 | 1950 | \$2,395,000 | \$968.85 | \$2,410,000 | \$975 | 8,448 |
| 5/15/2025 | 1440 VISTA LN | PASADENA | 3 | 3 | 1,967 | 1958 | \$1,900,000 | \$965.94 | \$1,955,000 | \$994 | 7,713 |
| 5/29/2025 | 1535 ONTARIO AVE | PASADENA | 5 | 5 | 4,933 | 1951 | \$3,845,000 | \$779.44 | \$3,780,000 | \$766 | 14,127 |
| 6/3/2025 | 1700 DEVON RD | PASADENA | 3 | 3 | 2,012 | 1951 | \$3,298,000 | \$1,639.17 | \$3,300,000 | \$1,640 | 25,441 |
| 7/10/2025 | 1340 LOMAY PL | PASADENA | 4 | 2 | 2,242 | 1950 | \$2,050,000 | \$914.36 | \$2,585,000 | \$1,153 | 9,760 |
| 7/25/2025 | 1550 SCENIC DR | PASADENA | 4 | 5 | 3,346 | 1938 | \$3,125,000 | \$933.95 | \$3,350,000 | \$1,001 | 19,862 |
| 8/11/2025 | 1265 INVERNESS DR | PASADENA | 4 | 4 | 3,195 | 1948 | \$3,099,000 | \$969.95 | \$3,005,000 | \$941 | 19,446 |
| 9/11/2025 | 1180 LAUREL ST | PASADENA | 4 | 5 | 3,411 | 1940 | \$3,060,000 | \$897.10 | \$4,000,000 | \$1,173 | 10,801 |
| 9/15/2025 | 1555 SCENIC DR | PASADENA | 4 | 3 | 2,840 | 1938 | \$3,249,000 | \$1,144.01 | \$3,200,000 | \$1,127 | 34,446 |
| 9/22/2025 | 1950 LINDA VISTA AVE | PASADENA | 3 | 3 | 3,126 | 1959 | \$2,199,000 | \$703.45 | \$2,100,000 | \$672 | 14,651 |
| 9/29/2025 | 1415 ONTARIO AVE | PASADENA | 2 | 3 | 1,740 | 1895 | \$1,895,000 | \$1,089.08 | \$2,000,000 | \$1,149 | 10,914 |
| 9/30/2025 | 1568 NORMANDY DR | PASADENA | 4 | 5 | 7,193 | 1999 | \$7,000,000 | \$973.17 | \$7,000,000 | \$973 | 49,571 |
| 11/4/2025 | 1283 AFTON ST | PASADENA | 3 | 3 | 2,084 | 1949 | \$2,090,000 | \$1,002.88 | \$2,460,000 | \$1,180 | 8,412 |
| 11/18/2025 | 1290 MOUNT VERNON PL | PASADENA | 4 | 4 | 2,416 | 1949 | \$2,600,000 | \$1,076.16 | \$2,600,000 | \$1,076 | 12,302 |
| 11/20/2025 | 1345 LOMAY PL | PASADENA | 4 | 3 | 2,607 | 1950 | \$2,650,000 | \$1,016.49 | \$2,870,000 | \$1,101 | 8,700 |
| 12/1/2025 | 1566 LINDA VISTA AVE | PASADENA | 3 | 3 | 1,922 | 1987 | \$1,899,000 | \$988.03 | \$2,400,000 | \$1,249 | 14,605 |