

**AVISON
YOUNG**

1139 FAIR OAKS AVE

PASADENA, CA

2,636 SF COMMERCIAL PROPERTY | FREESTANDING RETAIL, OFFICE, OR MEDICAL



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Positioned along the highly visible Fair Oaks corridor in Southwest Pasadena, this 2,636 SF freestanding retail property offers prime street frontage (62') and excellent accessibility near major transit lines. Sitting on a 5,001 SF lot with SP-2 zoning allowing for retail, office or medical, the property features rare onsite parking for four to five vehicles and an adaptable interior layout. Delivered vacant, this site presents a compelling opportunity for owner-users or investors seeking a foothold in one of Pasadena's most desirable commercial pockets.

ADDRESS	1139 Fair Oaks Ave Pasadena, CA 91105
BUILDING SIZE	± 2,636 SF (Buyer to Verify)
LAND SIZE	± 5,001 SF (.12 ACRES)
APN	5719-018-010
ZONING	SP-2 (South Fair Oaks Specific Plan)
YEAR BUILT	1961
PARKING	4-5 Spaces in Rear of Building
SALE PRICE	\$1,635,000.00



LOCATION

1139 FAIR OAKS AVE
PASADENA, CA

This irreplaceable location in Pasadena has gone through a massive growth as it sits in one of the top areas for major world class medical institutions driven by 617 bed Cedars-Sinai Huntington Hospital, UCLA Healthcare, Keck Medicine of USC's new 100k sf Medical Building, Cedars new 100k sf medical building, Shriners Children's Hospital and a myriad of top of their class recognized healthcare facilities all within the Fair Oaks corridor.

Huntington Hospital continues to be recognized as the #1 hospital in California and 2nd in the US for cardiology, heart, and vascular surgery. Driven by exceptionally high demand and revitalization efforts, ongoing residential development, and infrastructure improvements, the Huntington Hospital medical campus and adjacent medical offices attract a constant flow of professionals and patients, while the surrounding neighborhoods—such as South Pasadena, San Marino, Madison Heights and South Arroyo—boast some of the highest median home values in the region.

Additionally, the property is within minutes of Old Pasadena, a thriving dining and retail district that continues to expand its footprint, increasing the area's overall commercial appeal. Well located, smaller owner user freestanding properties like 1139 Fair Oaks are rarely available for sale and are in high demand. As a stabilized owner-user asset and as a long-term investment play, 1139 Fair Oaks offers a rare chance to participate in Pasadena's evolution while benefiting from the security and upward trajectory of a prime, supply-constrained top of the class market.

The property is zoned SP-2 allowing for medical, retail or office. It sits in the South Fair Oaks Specific Plan with the goal and focus here to provide a mixed-use district with multi-family housing, neighborhood-serving amenities, medical services, and educational and employment opportunities, all easily accessible via excellent nearby transit options including major light rail lines, freeways and major easy to get to transportation corridors.



227K
TOTAL POPULATION
(City of Pasadena)



\$230K
AVG. HH INCOME
(City of Pasadena)



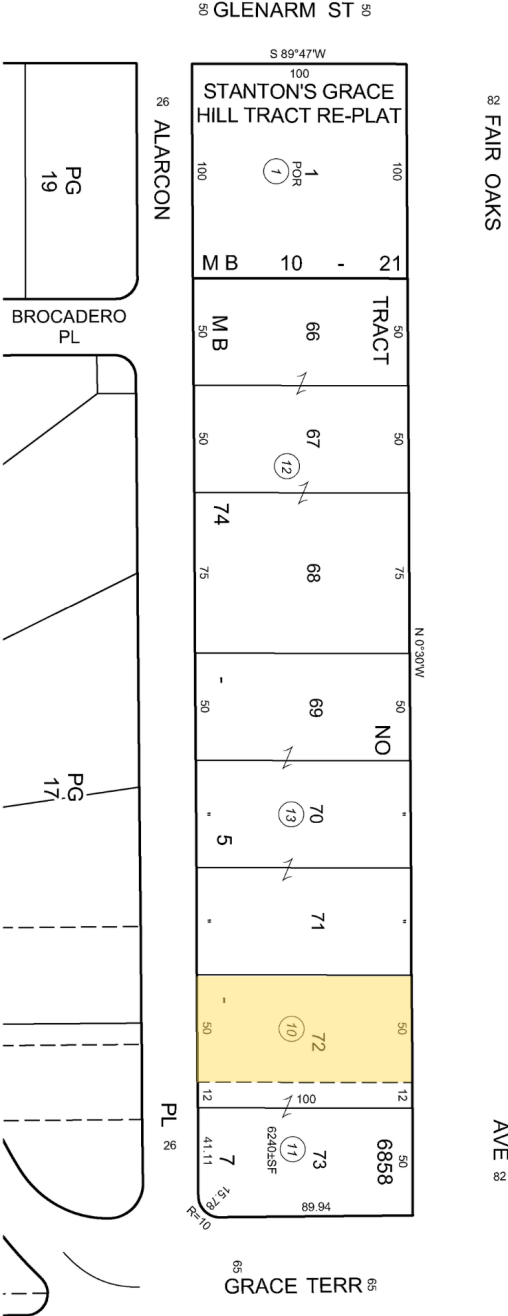
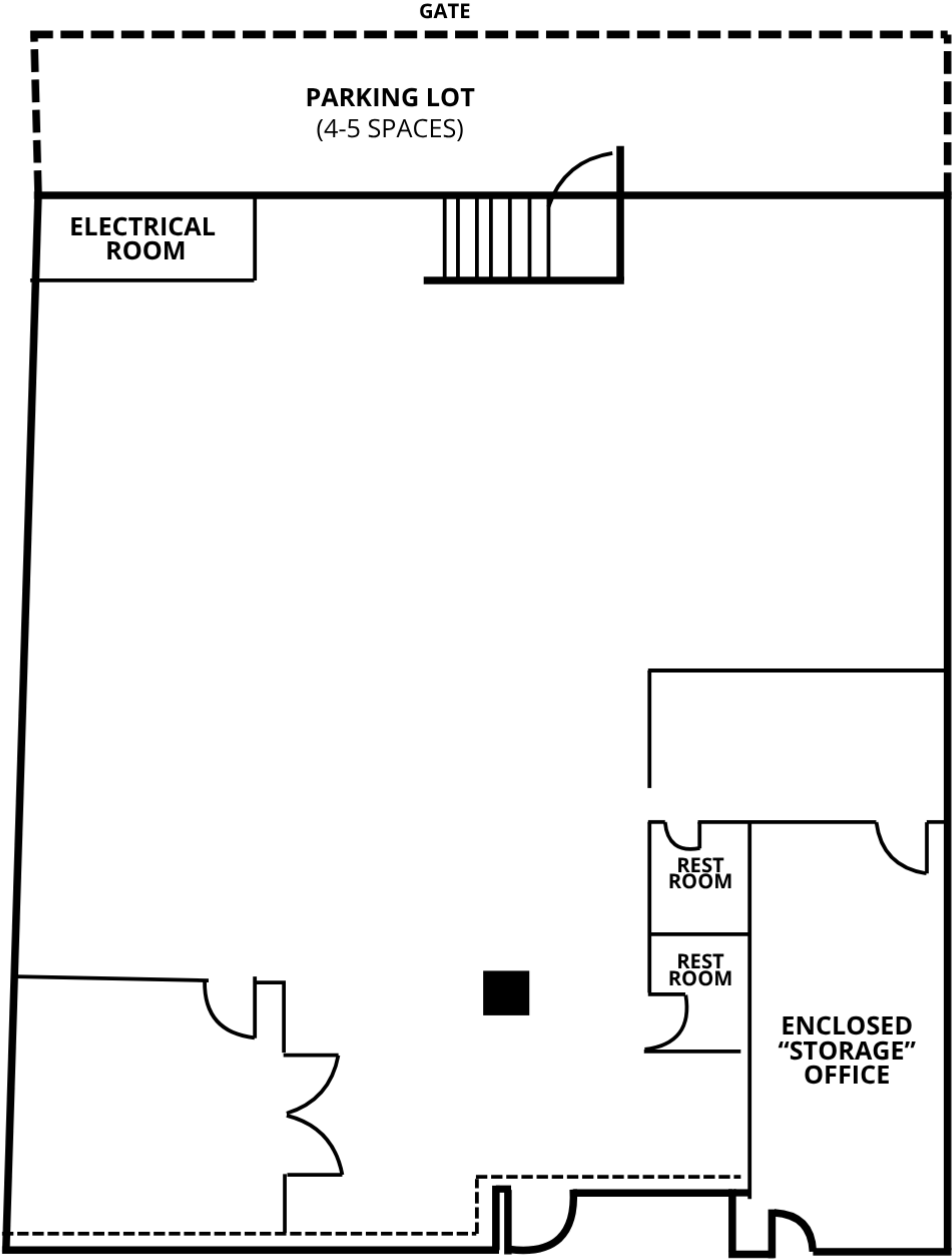
\$1.68M
MEDIAN HOME VALUE
(City of Pasadena)

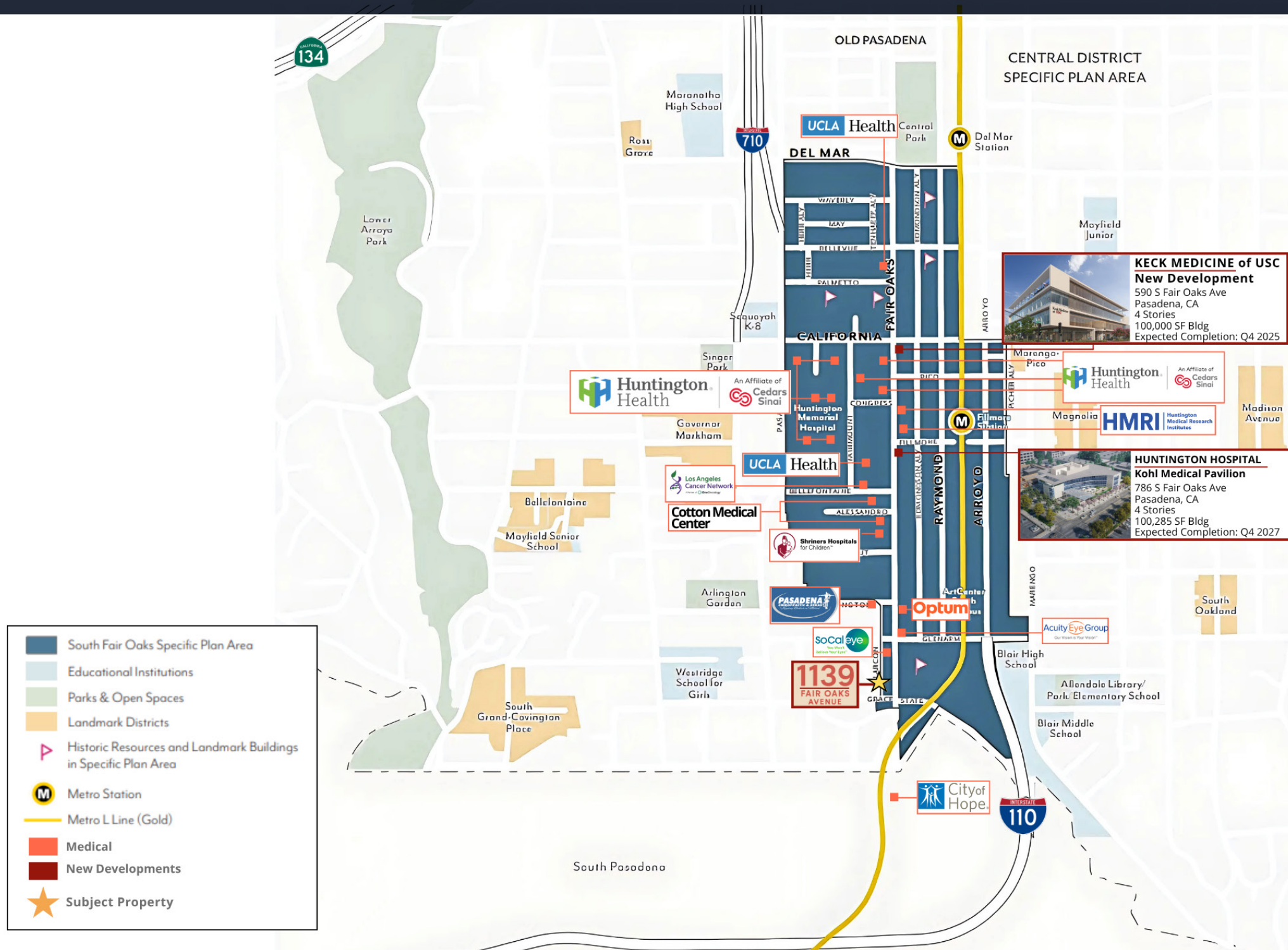


35,200
DAILY TRAFFIC
(Fair Oaks Ave & Glenarm St)

**Sources: CityofPasadena.net and Planning.lacounty.gov*

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FOR MORE INFORMATION:

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