

PERMIT-READY DEVELOPMENT FOR SALE

826 N FAIR OAKS AVE,
PASADENA, CA
91103



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Hoss MacVaugh
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Investment Highlights

- Approximately 10,724 SQFT of land
- Entitled mixed-use development project
- 6,602 sqft of ground floor commercial and six multi-family residential units
- Plans and permits available by request
- Zoned PSR*
- Major neighbors include Wells Fargo, CVS, Starbucks, USPS and Heritage Square
- Great street visibility



LAND

10,732
SQFT

PRICE

\$1,690,000.00



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826 N Fair Oaks Ave
10,724 SQFT of Land
\$2,300,000.00



PASADENA, CA CITY INFORMATION

200k population, 110k employees, 122k average household income all within a 3-mile radius

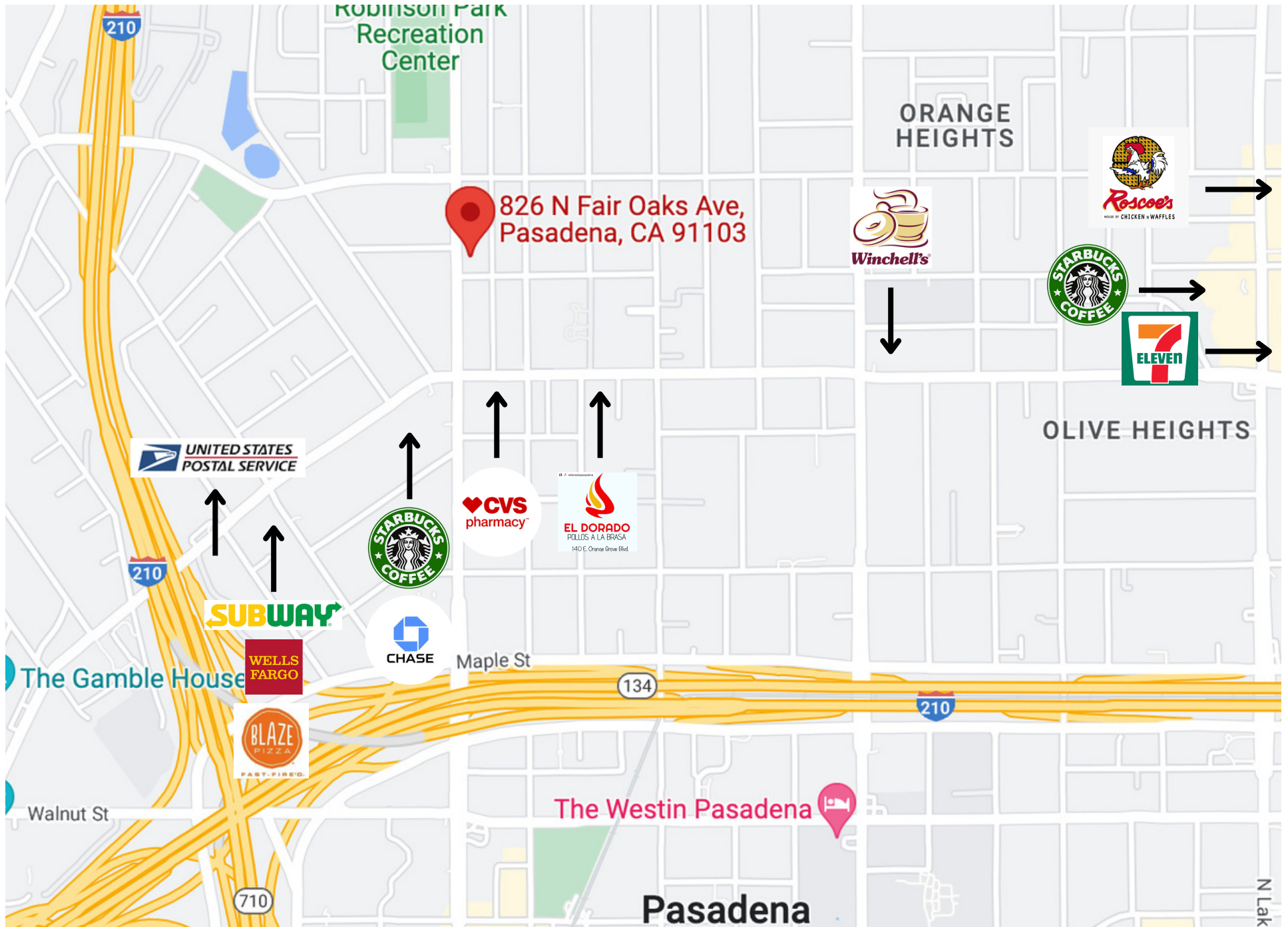
The seasonal population reaches its peak through Rose Bowl games, concerts and over New Years Eve/Day

Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

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Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings





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