



Buyers to submit offers no later than 7/8/24

254 E. UNION STREET • PASADENA • CA 91101



MAX PELLEGRINI • ENGEL & VÖLKERS PASADENA

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ENGEL & VÖLKERS[®]

Seller reserves the right to select any offer prior to the date referenced.

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Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of 254 E. Union Street, Pasadena, CA 91101. This Memorandum was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Engel & Völkers Pasadena. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. While the information contained in the Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an “As Is, Where Is” basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information which may include engineering, environmental or other reports may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental and other experts.

By acknowledging your receipt of this Offering Memorandum from Engel & Völkers Pasadena, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller, and Engel & Völkers Pasadena expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. A prospective purchaser's sole and exclusive rights with respect to this expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Engel & Völkers Pasadena or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. Engel & Völkers Pasadena has a policy of proactive broker cooperation with the investment brokerage community. If applicable, a cooperating broker fee of the sales price shall be paid at closing to cooperating broker that procures and represents the buyer that acquires this property.

If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.

Seller reserves the right to select any offer prior to the date referenced.

Property Overview

A new residential address is poised to rise on Union, moments from main street Colorado and surrounding Old Town Pasadena and around the corner from The Paseo Mall. This is city living at its best, highly scored for walking, biking and transit access (mere blocks from the Metro). The 59-unit structure, now in the "Ready to Issue Permits" stage, enjoys views of Mt. Wilson, Pasadena City Hall and the San Gabriel Mountains. With over 53,000 square feet of living space on six stories, the Mediterranean style building will offer 28 two-bedroom/two-bath units and 25 one-bedroom/one-bath units, along with six studios. A roof terrace with spectacular city and mountain views, a second-floor open space common area, and three levels of subterranean parking/storage complete the amenities. One large retail space will anchor the street level, across the way from a small park. You simply couldn't live closer to the vibrant core of the city's historic district, and the heart of the charming urban Pasadena lifestyle.





254 E. Union Street • Pasadena • CA 91101

Property Details

Address: 254 E. Union Street, Pasadena, CA 91101

- ◆ "Ready-To-Issue Permits"
- ◆ 6 Story with 59 Residential Condominium Development
- ◆ 3-Story Below Ground Subterranean Parking structures with Storage
- ◆ 1,800+ Sq ft commercial space at street level
- ◆ Over 53,000 square feet of living space
- ◆ (28) 2 + 2 Units
- ◆ (25) 1+ 1 Units
- ◆ (6) Studios
- ◆ 98 Walking Score • 70 Transit Score • 79 Bikeable Score
- ◆ Near Shopping, Restaurants, and the Metro Rail
- ◆ Passive Income Potential
- ◆ Seller financing
- ◆ 5 low housing units
- ◆ **There is an easement and owner must provide 61 parking spaces for 16 N Marengo Ave.**

Offering Price: \$8,500,000



Parking Easement

RIGHT OF FIRST OFFER. Parking Lot Owner shall provide Building Owner with a right to purchase the Parking Lot Property subject to the following terms and conditions:

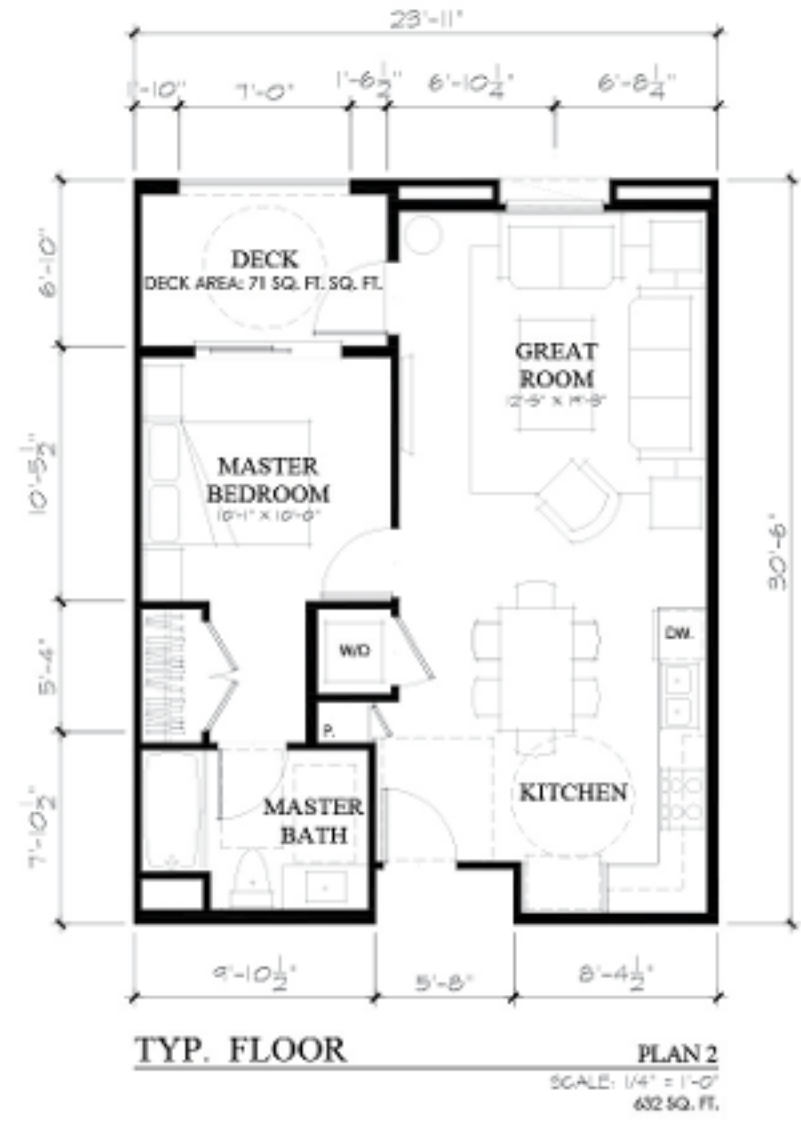
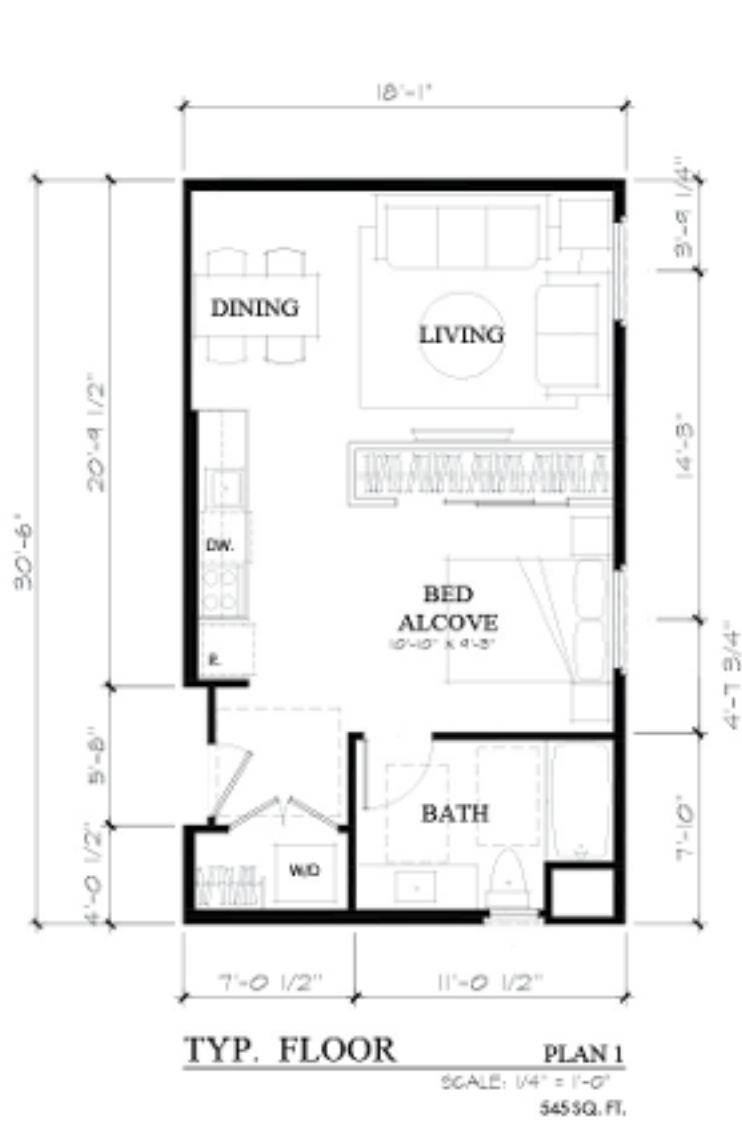
Prior to marketing the Parking Lot Property for sale, Parking Lot Owner shall give written notice (the "First Offer Notice") to Building Owner setting forth an all cash purchase price (the "ROFO Property Price") for the sale of the Parking Lot Property, a description of the parking rights that will burden the Parking Lot Property (which shall include, at a minimum, (i) in the event there are no improvements to the Parking Lot Property, rights of the Building Owner to park on the Parking Lot Property consistent with the Parking Rights set for in this Agreement, and (ii) in the event there are improvements to the Parking Lot Property, at least sixty-one (61) permanent parking spaces upon the completion of construction of such improvements, and temporary off-site parking rights for sixty-one (61) parking spaces located not more than one-half (0.5) of a mile from the Building Property during construction of such improvements (collectively, the "Minimum Parking Rights")) and the anticipated closing date.

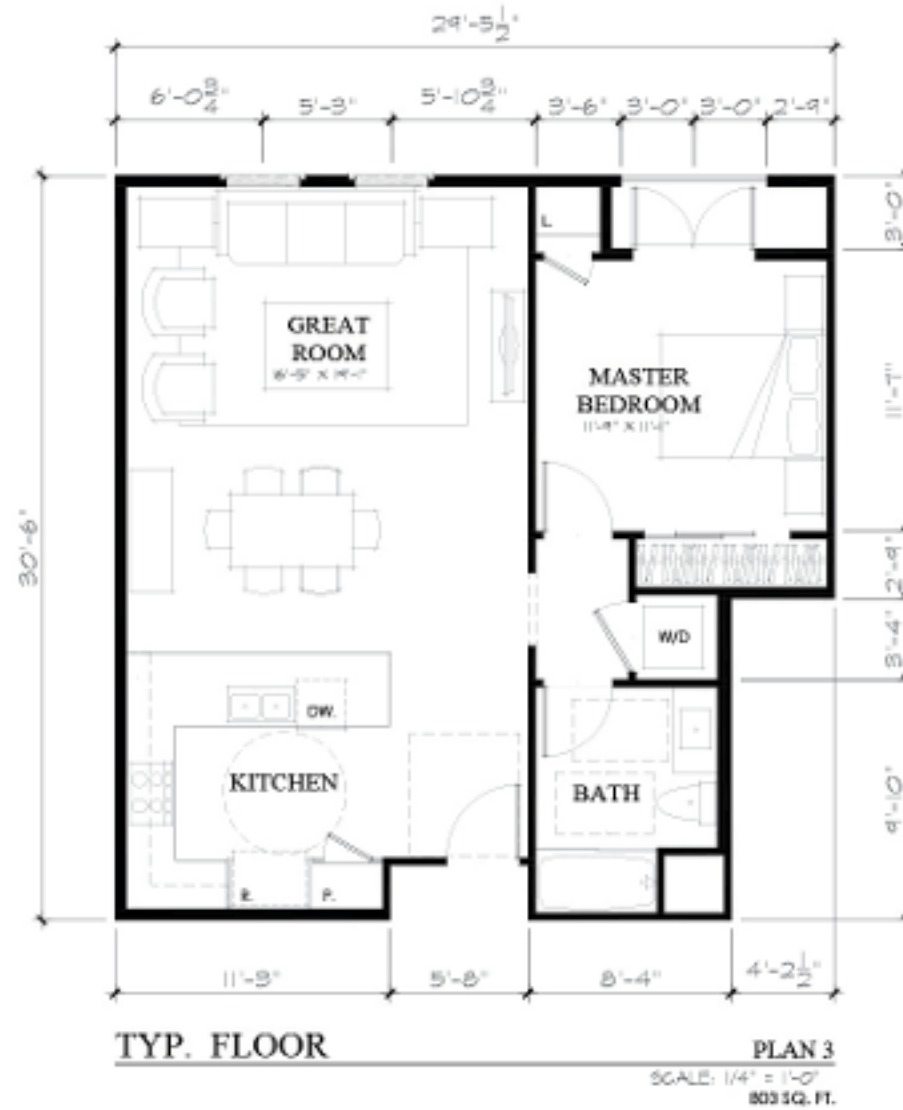


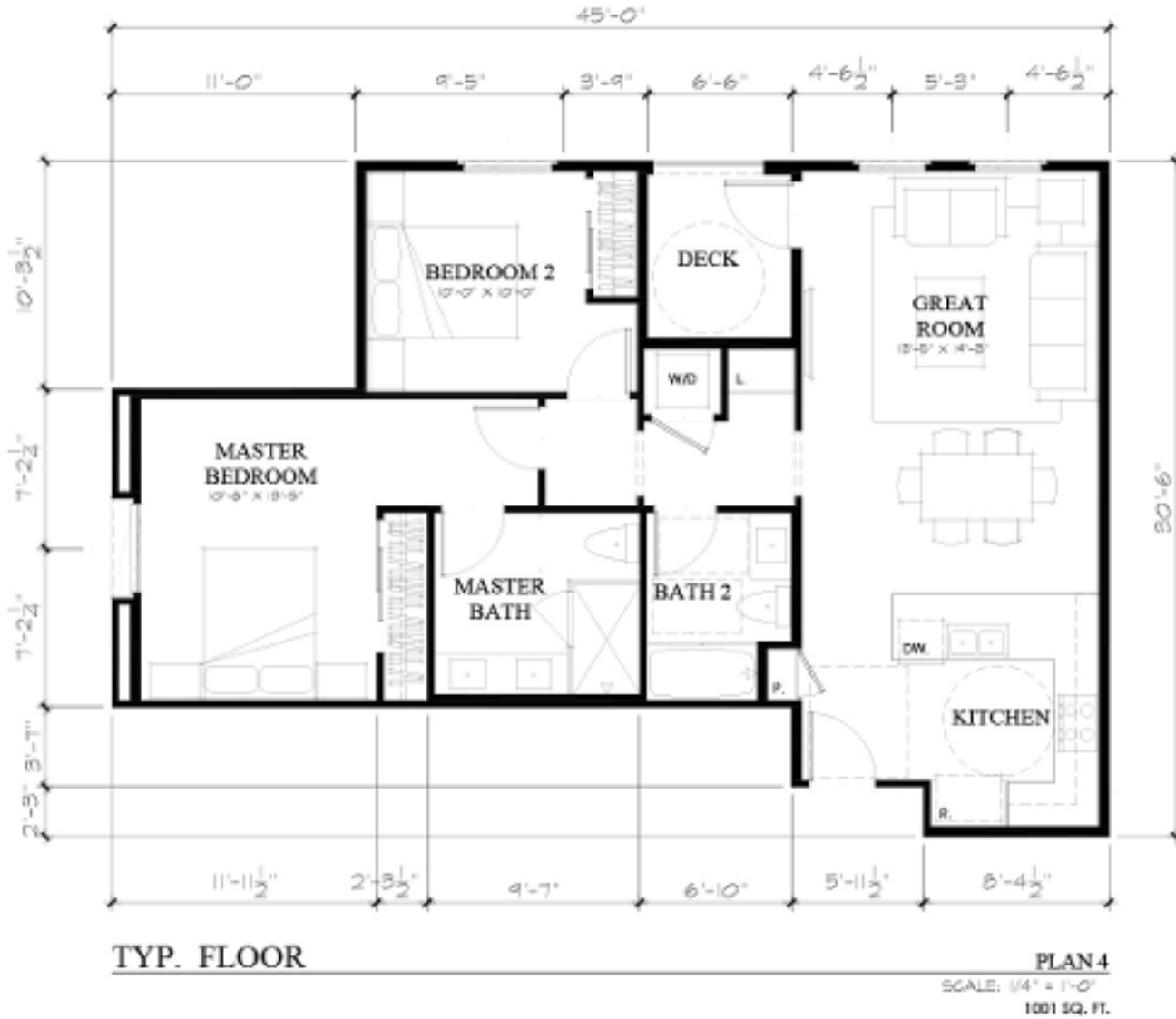
Maps, Aerials, Plans

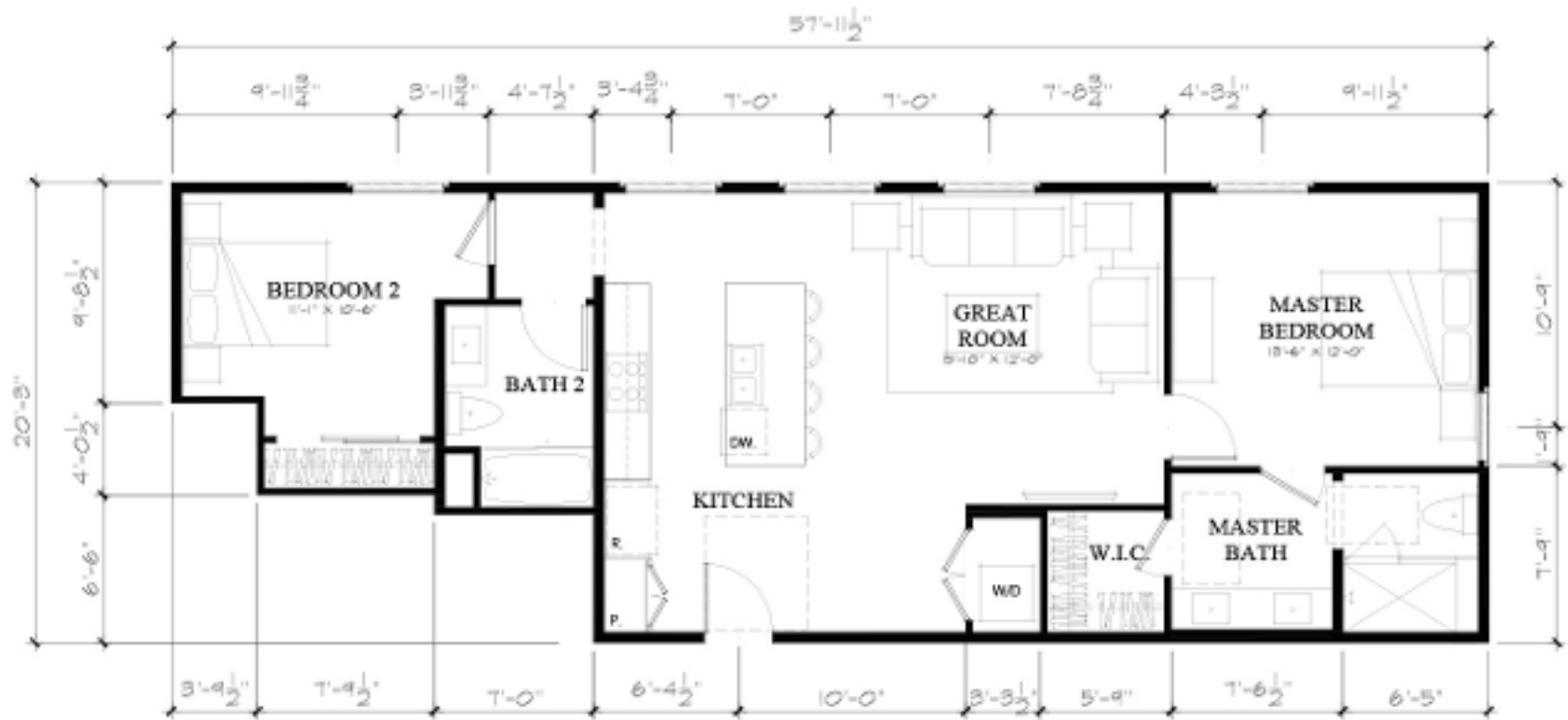
254 E. UNION STREET • PASADENA • CA 91101





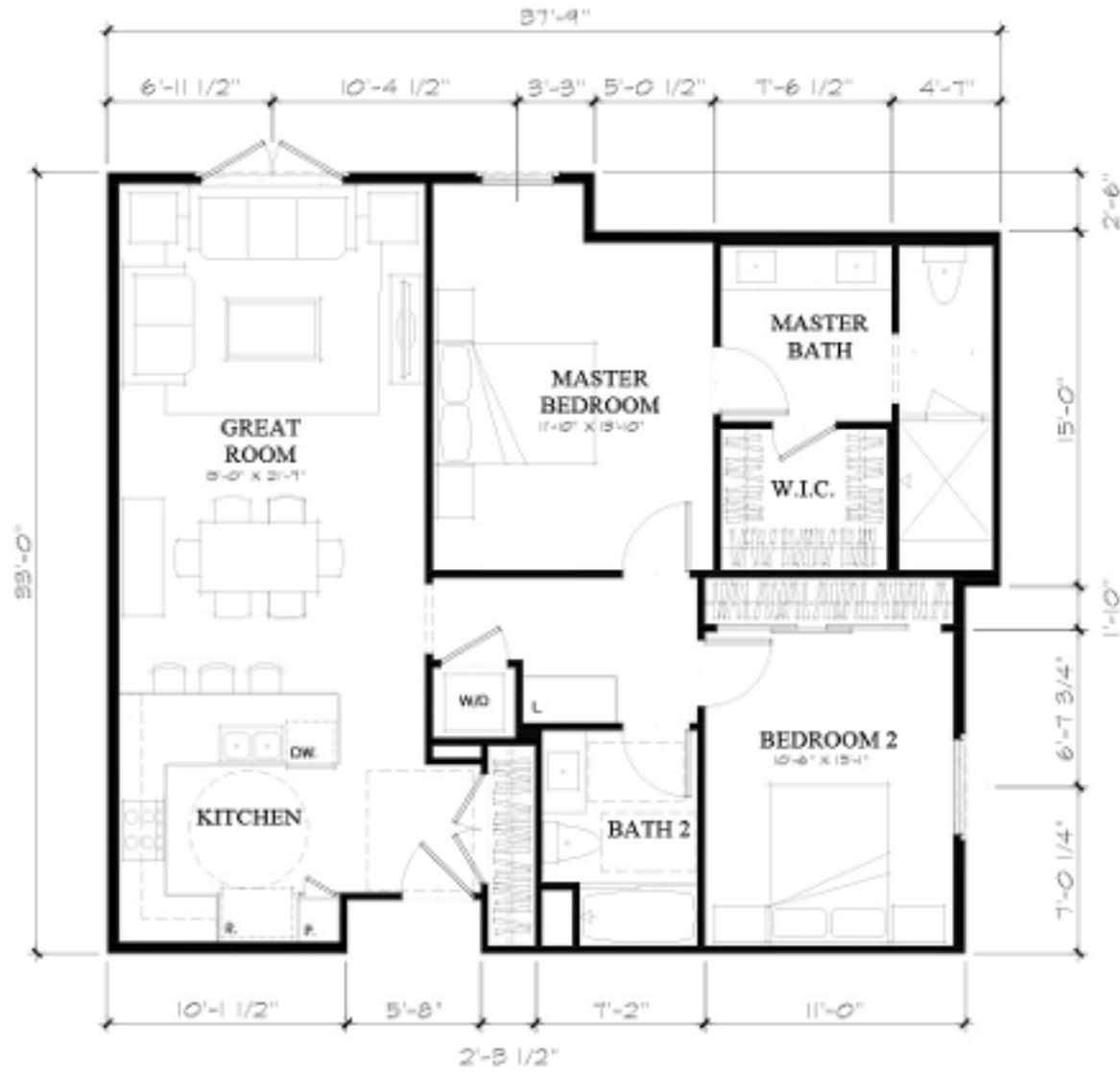






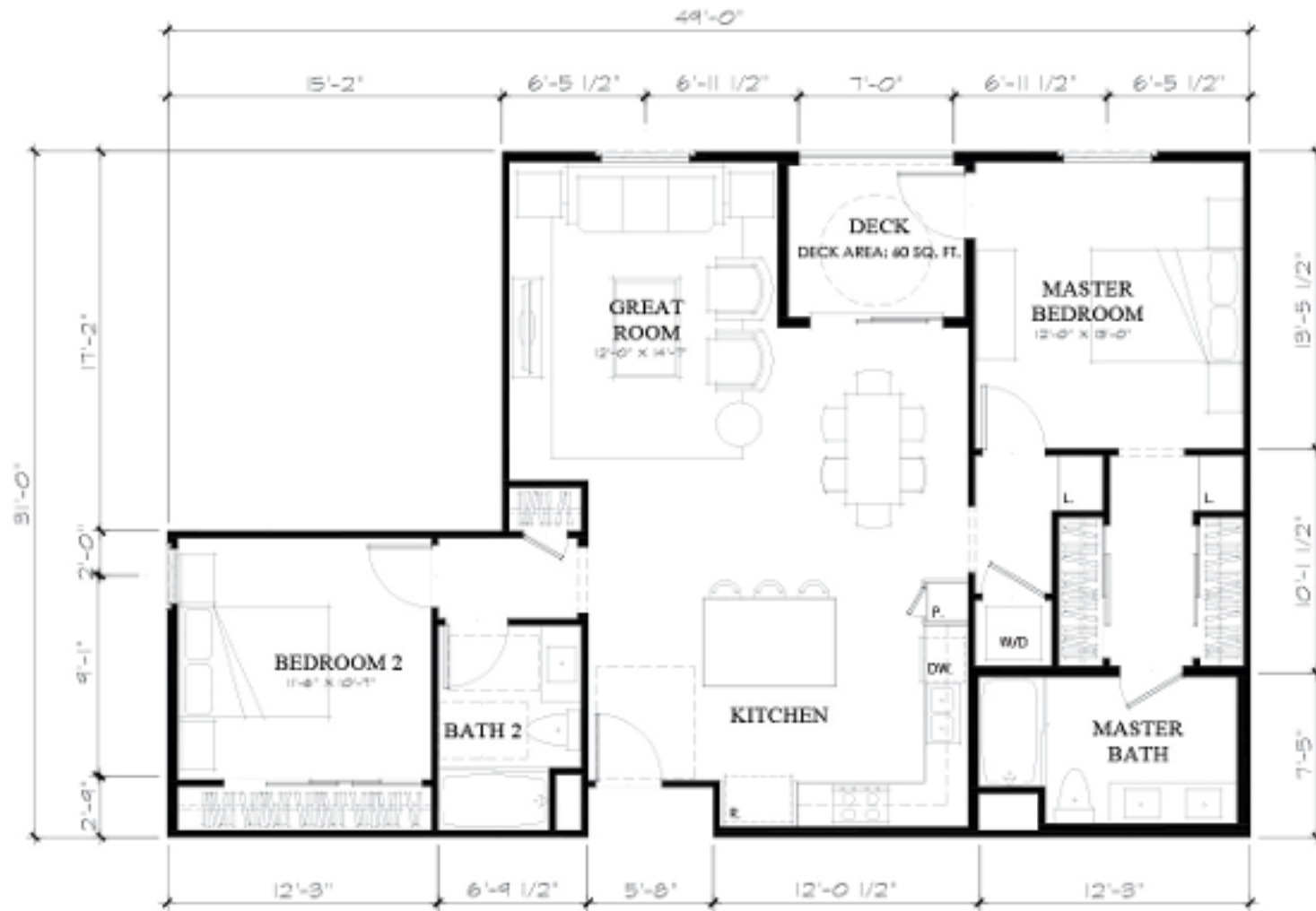
TYP. FLOOR

PLAN 5
 SCALE: 1/4" = 1'-0"
 1042 SQ. FT.



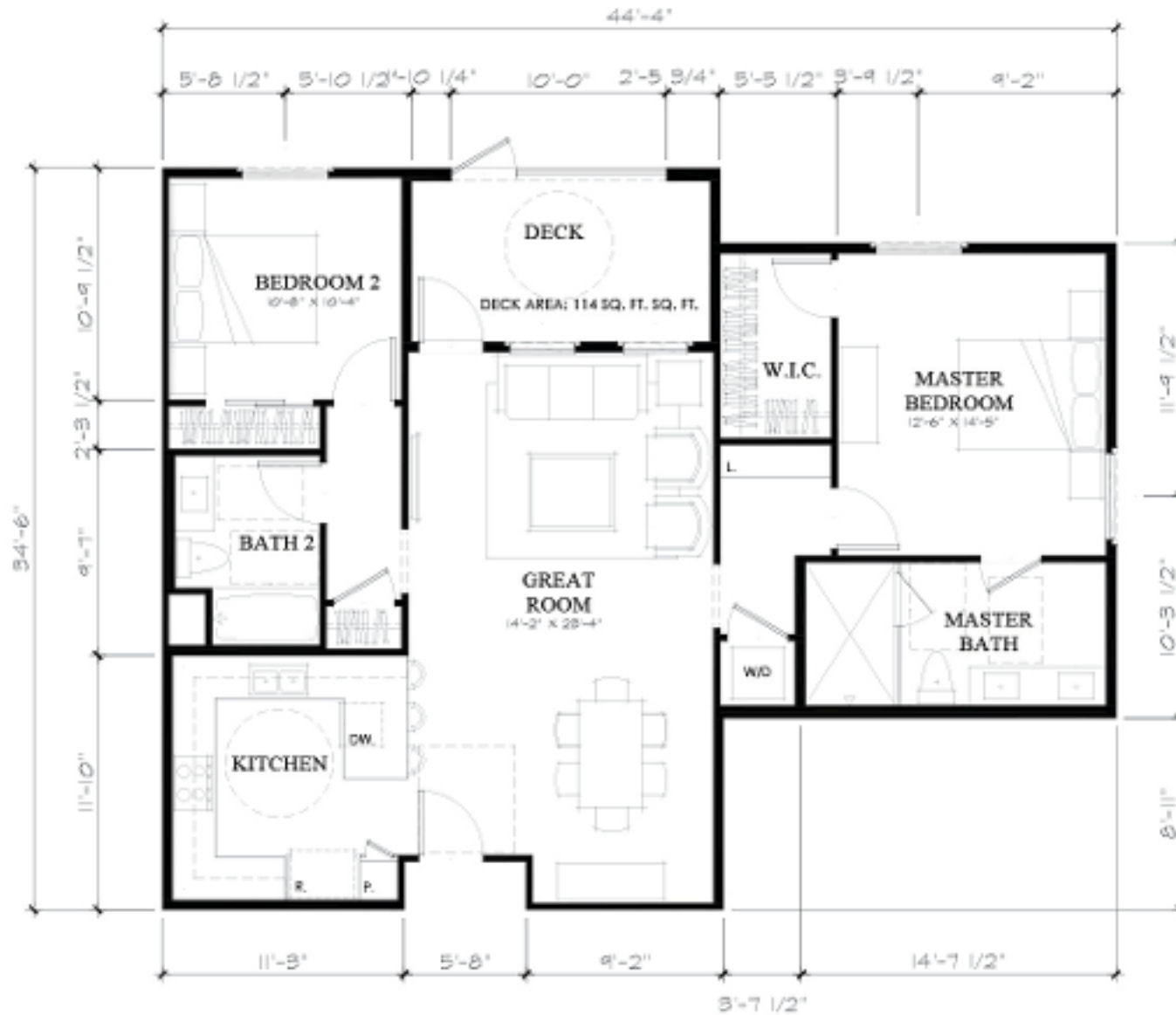
TYP. FLOOR

PLAN 6
SCALE: 1/4" = 1'-0"
1167 SQ. FT.



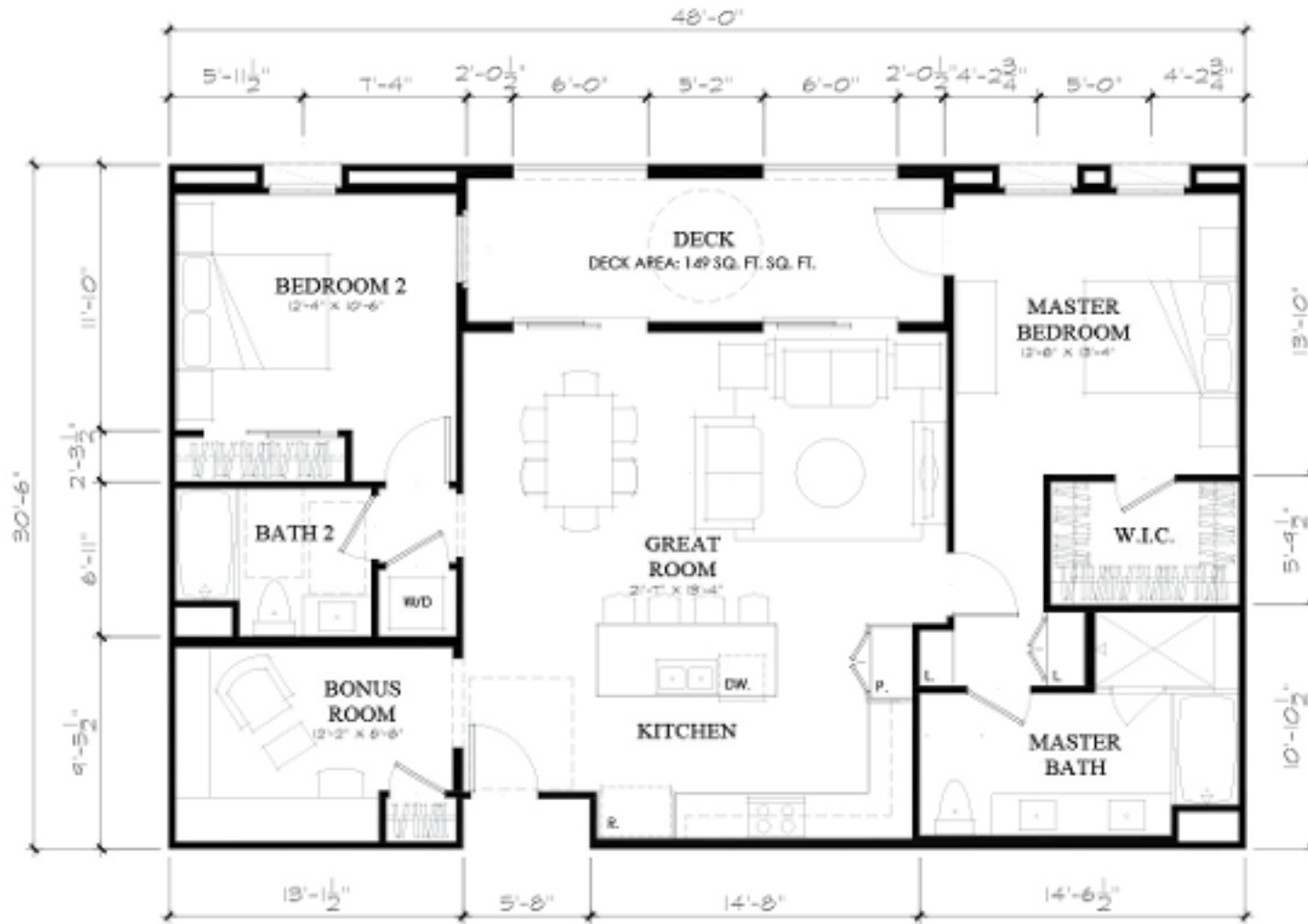
TYP. FLOOR

PLAN 7
 SCALE: 1/4" = 1'-0"
 1186 SQ. FT.



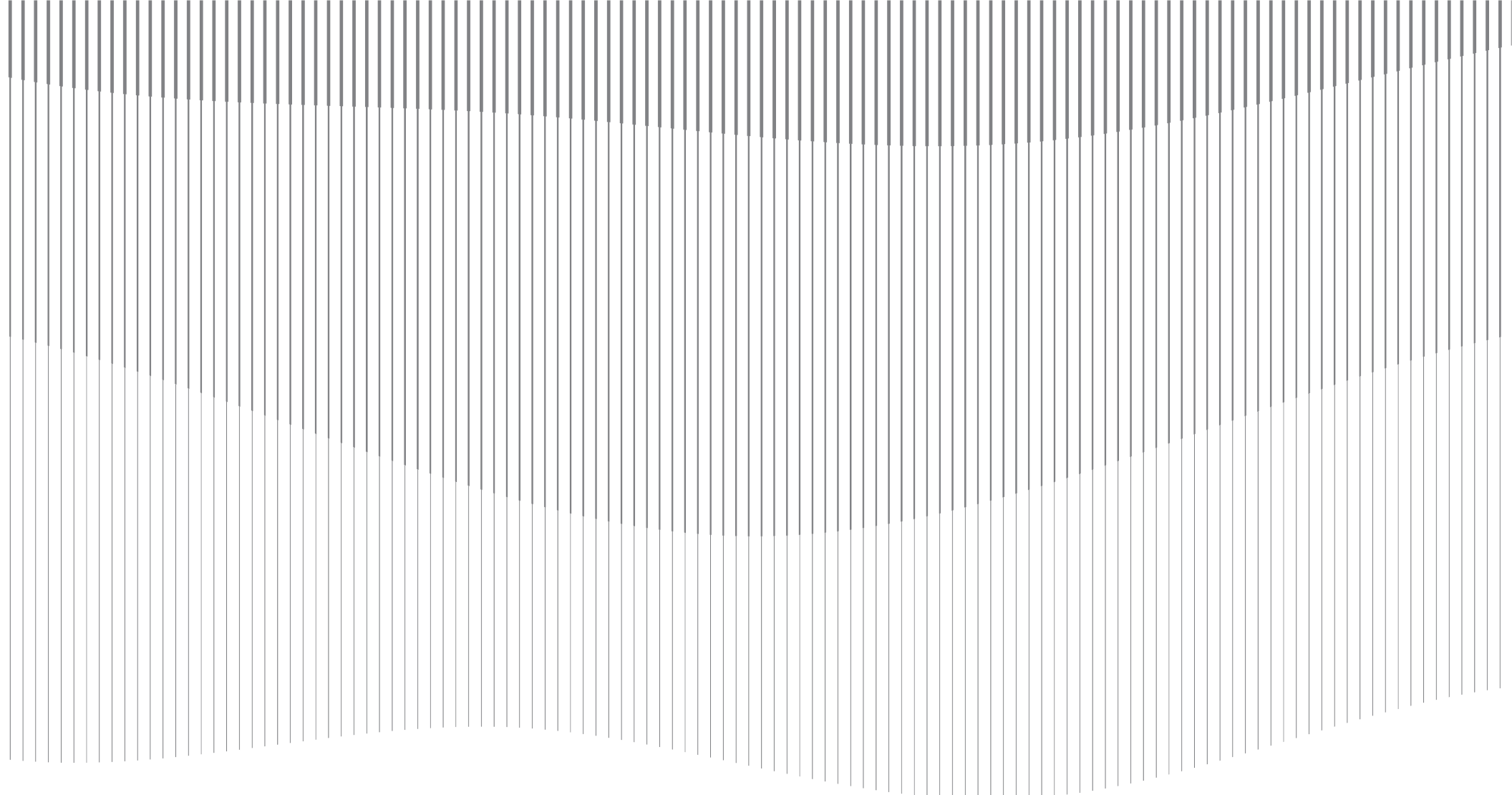
TYP. FLOOR

PLAN 8
SCALE: 1/4" = 1'-0"
1176 SQ. FT.



TYP. FLOOR

PLAN 9
SCALE: 1/4" = 1'-0"
1302 SQ. FT.



Financial Overview

254 E. UNION STREET • PASADENA • CA 91101

No.	Floor	Unit Type	View	Balcony	Area Sq Ft	Beds	Baths	Sales Price	Rent Price
201	2nd	Condo	Courtyard-Street	0	1050	2	2	\$1,079,000	\$4,200
202	2nd	Condo	Courtyard	0	552	0	1	\$676,000	\$2,760
203	2nd	Condo	Courtyard	27	794	1	1	\$853,000	\$3,675
204	2nd	Condo	Courtyard	0	1173	2	2	\$1,206,000	\$4,692
205	2nd	Condo	City Hall	27	806	1	1	\$866,000	\$3,735
206	2nd	Condo-L.H	City Hall	43	1026	2	2	\$1,073,000	\$4,200
207	2nd	Condo	Street	49	635	1	1	\$780,000	\$3,000
208	2nd	Condo	Street	49	635	1	1	\$780,000	\$3,000
209	2nd	Condo	Courtyard-Street	57	1178	2	2	\$1,212,000	\$4,575
210	2nd	Condo	Street	59	635	1	1	\$780,000	\$3,175
211	2nd	Condo-L.H	Street	59	635	1	1	\$780,000	\$3,175
212	2nd	Condo-L.H	Courtyard-Street	109	1191	2	2	\$1,225,000	\$4,775
213	2nd	Studio	None	0	552	0	1	\$668,000	\$2,760
301	3rd	Condo	City Hall	0	1050	2	2	\$1,099,000	\$4,400
302	3rd	Condo	City Hall	62	659	1	1	\$831,000	\$3,295
303	3rd	Condo	City Hall	27	794	1	1	\$873,000	\$3,835
304	3rd	Condo	Courtyard-Street	0	1173	2	2	\$1,206,000	\$4,692
305	3rd	Condo	City Hall	27	806	1	1	\$886,000	\$3,735
306	3rd	Condo-L.H	City Hall	43	1026	2	2	\$1,073,000	\$4,200
307	3rd	Condo	Street	49	635	1	1	\$780,000	\$3,175
308	3rd	Condo	Street	49	635	1	1	\$780,000	\$3,175
309	3rd	Condo	Courtyard-Street	57	1178	2	2	\$1,222,000	\$4,712
310	3rd	Condo	Street	59	635	1	1	\$790,000	\$3,175
311	3rd	Condo	Street	59	635	1	1	\$790,000	\$3,175
312	3rd	Condo-L.H	Courtyard	109	1191	2	2	\$1,235,000	\$4,775
313	3rd	Studio	None	0	552	1	1	\$668,000	\$2,760

No.	Floor	Unit Type	View	Balcony	Area Sq Ft	Beds	Baths	Sales Price	Rent Price
401	4th	Condo	City Hall	0	1050	2	2	\$1,099,000	\$4,400
402	4th	Condo	City Hall	62	659	1	1	\$831,000	\$3,459
403	4th	Condo	City Hall	27	794	1	1	\$873,000	\$3,875
404	4th	Condo	Courtyard	0	1173	2	2	\$1,194,000	\$4,692
405	4th	Condo	City Hall	27	806	1	1	\$886,000	\$3,735
406	4th	Condo	City Hall	43	1026	2	2	\$1,073,000	\$4,200
407	4th	Condo	Street	49	635	1	1	\$790,000	\$3,175
408	4th	Condo	Street	49	635	1	1	\$790,000	\$3,175
409	4th	Condo	Courtyard	57	1178	2	2	\$1,222,000	\$4,712
410	4th	Condo	Street	59	635	1	1	\$790,000	\$3,175
411	4th	Studio	Street	59	635	1	1	\$790,000	\$3,175
412	4th	Condo	Courtyard	109	1191	2	2	\$1,235,000	\$4,775
413	4th	Studio	None	0	552	0	1	\$668,000	\$2,760
501	5th	Condo	City Hall	0	1050	2	2	\$1,099,000	\$4,450
502	5th	Condo	City Hall	62	659	1	1	\$831,000	\$3,550
503	5th	Condo	City Hall	27	794	1	1	\$873,000	\$3,875
504	5th	Condo	Courtyard-Street	0	1173	2	2	\$1,216,000	\$4,692
505	5th	Condo	City Hall	27	806	1	1	\$886,000	\$3,735
506	5th	Condo	City Hall	43	1026	2	2	\$1,073,000	\$4,200
507	5th	Condo	City Hall	109	1283	2	2	\$1,298,000	\$5,260
508	5th	Condo	Courtyard-Street	57	1178	2	2	\$1,222,000	\$4,712
509	5th	Condo	Courtyard-Street	109	1283	2	2	\$1,288,000	\$5,260
510	5th	Condo	Courtyard-Street	109	1191	2	2	\$1,235,000	\$4,775
511	5th	Studio	None	0	552	0	1	\$668,000	\$2,760

No.	Floor	Unit Type	View	Balcony	Area Sq Ft	Beds	Baths	Sales Price	Rent Price
601	6th	Condo	City Hall	27	794	1	1	\$873,000	\$3,975
602	6th	Condo	Courtyard-Street	0	1173	2	2	\$1,206,000	\$4,692
603	6th	Condo	City Hall	27	806	1	1	\$886,000	\$3,835
604	6th	Condo	City Hall	43	1026	2	2	\$1,073,000	\$4,350
605	6th	Condo	Courtyard-Street	109	1283	2	2	\$1,288,000	\$5,260
606	6th	Condo	Courtyard-Street	57	1178	2	2	\$1,222,000	\$4,712
607	6th	Studio	Street	109	1283	2	2	\$1,278,000	\$5,260
608	6th	Condo	Courtyard-Street	109	1191	2	2	\$1,235,000	\$4,875
609	6th	Studio	Courtyard-Street	0	552	0	1	\$668,000	\$2,800
Totals								\$57,870,000	\$233,162



County Overview

Los Angeles County, the most populous county in the United States, is a sprawling region of nearly 10 million residents. Encompassing 88 cities, including the city of Los Angeles, this diverse and dynamic area serves as a global epicenter for business, culture, technology, and innovation. With its extensive infrastructure, vibrant economy, and unparalleled quality of life, Los Angeles County offers a wealth of opportunities for commercial real estate investors.

Los Angeles County's commercial real estate market is robust and diverse, offering opportunities across various property types, including office, industrial, retail, and multifamily sectors. The county's economic strength, coupled with its strategic location, drives strong demand for commercial properties. Emerging submarkets, such as Downtown Los Angeles and Silicon Beach, are experiencing significant growth and development. Investors can find a mix of historic buildings, modern office spaces, industrial parks, and prime retail locations, catering to diverse business needs.



City Overview

Pasadena, California, is a vibrant city located in the heart of Los Angeles County. Known for its rich cultural heritage, thriving economy, and high quality of life, Pasadena presents a dynamic environment for businesses and investors alike. With a population of approximately 140,000 residents, this city seamlessly blends historic charm with modern amenities, making it an attractive location for commercial ventures.

STRATEGIC LOCATION

Pasadena's strategic location is one of its key advantages. Situated just 10 miles northeast of downtown Los Angeles, Pasadena enjoys excellent connectivity via major highways such as the I-210, I-134, and I-110. The city is also served by the Metro Gold Line, providing convenient public transportation options to the Greater Los Angeles area. This accessibility makes Pasadena an ideal hub for businesses looking to tap into the expansive Southern California market.

ECONOMIC VITALITY

Pasadena boasts a robust and diverse economy. It is home to

several renowned institutions such as Caltech, Jet Propulsion Laboratory (JPL), and Huntington Hospital, which contribute to the city's status as a center for innovation and research. Additionally, Pasadena's economy is bolstered by thriving sectors including healthcare, education, finance, technology, and tourism. The presence of corporate headquarters, research facilities, and a strong small business community further underpins the city's economic strength.

QUALITY OF LIFE

Pasadena offers an exceptional quality of life that attracts both residents and businesses. The city is renowned for its beautiful tree-lined streets, historic architecture, and well-maintained public spaces. Pasadena's cultural scene is vibrant, featuring institutions like the Norton Simon Museum, Pasadena Playhouse, and the annual Tournament of Roses Parade and Rose Bowl Game. Furthermore, the city's diverse dining, shopping, and entertainment options cater to a wide array of tastes and preferences.

BUSINESS-FRIENDLY ENVIRONMENT

Pasadena is committed to fostering a business-friendly environment. The city offers various incentives and support services to businesses, including streamlined permitting processes, tax incentives, and access to business development resources. The Pasadena Chamber of Commerce and other local organizations actively support business growth and community engagement.

EDUCATION AND WORKFORCE

Pasadena is home to highly regarded educational institutions, providing a well-educated and skilled workforce. In addition to Caltech, Pasadena

City College offers comprehensive educational programs that cater to various industries' needs. The presence of these institutions ensures a continuous influx of talent, making it easier for businesses to find qualified employees.

REAL ESTATE MARKET

Pasadena's commercial real estate market is diverse and dynamic, offering a range of opportunities from retail spaces to office buildings and industrial properties. The city's historic districts, such as Old Pasadena, provide unique and attractive locations for businesses, while newer developments cater to modern commercial needs. Strong demand and competitive lease rates make Pasadena a compelling choice for commercial real estate investments.





Transportation

Pasadena, California, boasts a well-developed transportation network that ensures seamless connectivity within the city and to the broader Los Angeles metropolitan area. This efficient transportation infrastructure is a significant asset for businesses, residents, and visitors, making Pasadena an attractive location for commercial real estate investment.

ROADWAYS AND HIGHWAYS

Pasadena is strategically located at the crossroads of several major highways, providing excellent access for both local and regional travel. Key highways serving Pasadena include:

Interstate 210 (Foothill Freeway): Running east-west through the northern part of Pasadena, the I-210 connects the city to neighboring communities and major destinations such as San Bernardino and the San Fernando Valley.

Interstate 134 (Ventura Freeway): This freeway links Pasadena to the western suburbs and the city of Glendale, facilitating smooth travel to and from the San Fernando Valley.

State Route 110 (Arroyo Seco Parkway): One of the oldest freeways in California, the SR 110 provides a direct route south to downtown Los Angeles, making it a vital corridor for commuters and businesses.

PUBLIC TRANSPORTATION

Pasadena is well-served by an extensive public transportation system, offering convenient options for commuting and exploring the region.

Metro Gold Line: Pasadena is a key stop on the Metro Gold Line, a light rail line that connects the city to downtown Los Angeles and beyond. Key stations in Pasadena include Fillmore, Del Mar, Memorial Park, Lake, Allen, and Sierra Madre Villa. The Gold Line provides a reliable and efficient transit option, reducing traffic congestion and supporting sustainable transportation.

Pasadena Transit: The local bus service, Pasadena Transit, operates several routes throughout the city, ensuring that residents and visitors can easily access key destinations, including shopping districts, schools, and medical centers. This service complements the regional transit network and enhances local mobility.

BICYCLE AND PEDESTRIAN INFRASTRUCTURE

Pasadena is committed to promoting active transportation options, such as walking and cycling. The city has developed a comprehensive network of bike lanes, trails, and pedestrian-friendly streets to support these modes of transportation.

Bikeways: Pasadena offers a range of bikeways, including dedicated bike lanes, shared roadways, and off-street bike paths. The Arroyo Seco bike path and the

Pasadena Complete Streets Program aim to make cycling a safe and convenient option for commuters and recreational riders.

Pedestrian-Friendly Streets: Pasadena's urban planning emphasizes walkability, with well-maintained sidewalks, crosswalks, and pedestrian signals. The city's historic districts, such as Old Pasadena, are particularly pedestrian-friendly, with a mix of shops, restaurants, and entertainment venues within easy walking distance.

FUTURE TRANSPORTATION PROJECTS

Pasadena continues to invest in its transportation infrastructure to support growth and enhance connectivity.

Gold Line Foothill Extension: Plans are underway to extend the Metro Gold Line further east to Montclair, improving regional access and providing additional transit options for Pasadena residents and businesses.

Transit-Oriented Developments (TODs): Pasadena encourages transit-oriented developments near Metro Gold Line stations, promoting sustainable growth and creating vibrant, mixed-use neighborhoods that reduce dependence on automobiles.



Old Town Pasadena

Old Town Pasadena is a vibrant and historic district located in the heart of Pasadena, California. Renowned for its eclectic mix of retail, dining, and entertainment options, Old Town offers a dynamic blend of contemporary flair and historic charm. The area features beautifully restored 19th-century architecture alongside modern developments, creating an inviting atmosphere for both residents and visitors.

The district spans 22 blocks and is home to a diverse array of high-end boutiques, nationally recognized retailers, and unique local shops. Culinary enthusiasts will appreciate the extensive selection of restaurants, cafes, and bars, ranging from gourmet dining to casual eateries. Cultural attractions,

including art galleries, theaters, and museums, further enrich the vibrant community fabric.

Old Town Pasadena is also a hub for events and festivals, drawing crowds year-round for celebrations such as the annual Tournament of Roses Parade, weekly farmers markets, and seasonal street fairs. Excellent transportation links, including easy access to the Metro Gold Line and major freeways, make Old Town a highly accessible and desirable location for both businesses and visitors.

With its unique blend of historic elegance and modern amenities, Old Town Pasadena continues to be a premier destination, offering a dynamic and thriving environment for commercial opportunities.



Rose Bowl Stadium

The Rose Bowl Stadium, nestled in the picturesque Arroyo Seco area of Pasadena, California, is an iconic landmark and a premier sports and entertainment venue. Established in 1922, this historic stadium is renowned worldwide for hosting the annual Rose Bowl Game, a storied college football tradition known as "The Granddaddy of Them All." With a seating capacity of over 90,000, the Rose Bowl is one of the largest and most recognizable stadiums in the United States.

Beyond college football, the Rose Bowl Stadium is a versatile venue that hosts a diverse array of events, including international soccer matches, concerts featuring top-tier artists, and large-scale community events. Its rich history includes hosting events like the 1932 and 1984 Olympic Games, FIFA World Cup

matches, and Super Bowl championships, solidifying its status as a cornerstone of American sports and entertainment.

The surrounding Rose Bowl area also offers extensive recreational opportunities, including the Rose Bowl Aquatics Center, a golf course, and miles of scenic trails perfect for walking, jogging, and cycling. Ample parking and excellent access to major highways make the stadium a convenient destination for visitors from across Southern California.

With its storied legacy, versatile event hosting capabilities, and prime location within Pasadena, the Rose Bowl Stadium remains a premier attraction and a valuable asset to the community, drawing visitors and sports enthusiasts from around the globe.



The Huntington Library, Art Museum, and Botanical Gardens

Located in San Marino, California, just a short distance from Pasadena, is a world-renowned cultural and educational institution. Established in 1919 by Henry E. Huntington, this 207-acre estate offers a unique blend of rare book collections, distinguished art galleries, and breathtaking botanical gardens.

The Library houses an extraordinary collection of rare books and manuscripts, including a Gutenberg Bible and original works by Shakespeare, Chaucer, and Newton. The Art Museum features European and American art, with masterpieces from Gainsborough, Turner, and Sargent, as well as an extensive collection of American decorative arts.

The Botanical Gardens span 120 acres and are home to over a dozen specialized

gardens. Highlights include the Japanese Garden, the Desert Garden, the Rose Garden, and the Chinese Garden, each offering a unique and serene experience. Seasonal plant displays and meticulously curated landscapes provide year-round beauty and inspiration.

The Huntington also offers educational programs, lectures, and exhibitions, making it a dynamic and enriching destination for scholars, art enthusiasts, and nature lovers alike. Its combination of intellectual resources, artistic treasures, and horticultural wonders makes The Huntington a premier cultural landmark in Southern California.



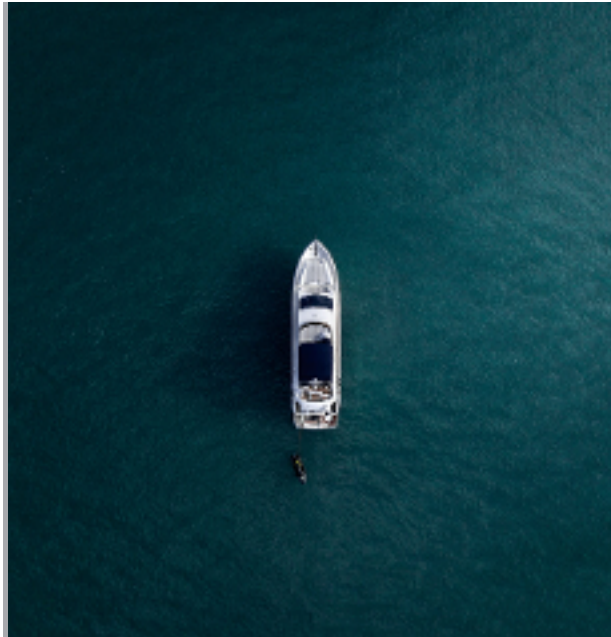
The Pasadena Playhouse

Located in the heart of Pasadena, California, is a historic and prestigious performing arts venue renowned for its rich legacy and vibrant cultural contributions. Established in 1925, the Playhouse has been a cornerstone of the Pasadena arts scene and holds the title of the Official State Theater of California.

The Spanish Colonial Revival-style building exudes classic charm and elegance, creating an inviting atmosphere for theatergoers. The Playhouse has a seating capacity of 686, offering an intimate yet grand setting for a wide variety of theatrical productions. Over the decades, it has showcased an impressive array of performances, from timeless classics to innovative contemporary works, attracting audiences from across the region.

The Pasadena Playhouse is not just a theater but a cultural institution that actively engages with the community through educational programs, workshops, and outreach initiatives. Its commitment to fostering new talent and presenting high-quality performances has earned it national recognition.

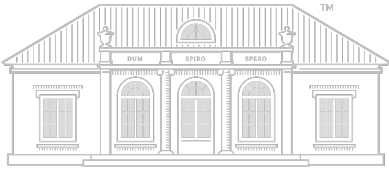
Surrounded by trendy restaurants, shops, and other cultural attractions, the Pasadena Playhouse is situated in a vibrant area that enhances its appeal as a premier destination for both locals and visitors. Its blend of historical significance, architectural beauty, and cultural vitality makes the Pasadena Playhouse a standout feature of Pasadena's dynamic arts and entertainment landscape.



Engel & Völkers offers one of the strongest global referral networks in the industry, with over 11,000 real estate professionals in more than 30 countries, actually working collaboratively to help our clients find their dream home. Drawing on a rich European heritage, the Engel & Völkers brand and iconic signature shops are recognized, respected, and renowned the world over for delivering exceptional listings and bespoke client experiences. With each shop led by experts in their local market, Engel & Völkers delivers specialized, boutique customer care and attention—on a global scale. Whether buying or selling a home, Engel & Völkers ensures an experience of the highest caliber and competence, exclusive expertise, and passion for all that we do, from Miami to Majorca, Boston to Belize, and everywhere in between.

The yachting industry is utterly unique; it revolves around pure luxury and the feelings that come from creating incredible once in a lifetime moments with those closest to you. That's why it needs to be done right, in partnership with true yachting professionals with access to an unrivaled network of partners in real estate and private aviation. Use the power of the Engel & Völkers brand to your advantage when you are buying or selling a luxury yacht in the America: there is no other brokerage company who can offer more exposure or who access to as large a network of potential clients as Engel & Völkers Yachting.

The developments that Engel & Völkers represents around the world vary greatly in scale and scope. Our experience includes residential towers, new home communities, the redesign or re-launch of existing buildings, mixed use lifestyle developments and resort residences. Global recognition and respect for our brand, coupled with the quality of our marketing strategy and the reach of our programs, gives the projects that we represent a distinct advantage. So does the level of local knowledge and international insights that our Development Services teams offer. Through every phase in the process, we provide the level of service that our brand is known for, optimizing the experience for builders, developers and buyers.





Buyers to submit Offers no later than 7/8/24

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PRESENTED BY MAX PELLEGRINI

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ENGEL & VÖLKERS®

Seller reserves the right to select any offer prior to the date referenced.