

# RARE COMMERCIAL BUILDING ON PROMINENT MISSION STREET IN DOWNTOWN SAN MARINO

2459 Mission Street San Marino, CA 91108



**TOTAL SF** +/- 800 Square Feet  
**SALE PRICE** \$980,000

**BILL UKROPINA**  
626 844 2200  
Bill.Ukropina@cbcncrt.com  
CalDRE #00820557

**ROBERT IP**  
626 394 2527  
Robert.Ip@cbcncrt.com  
CalDRE #01876261

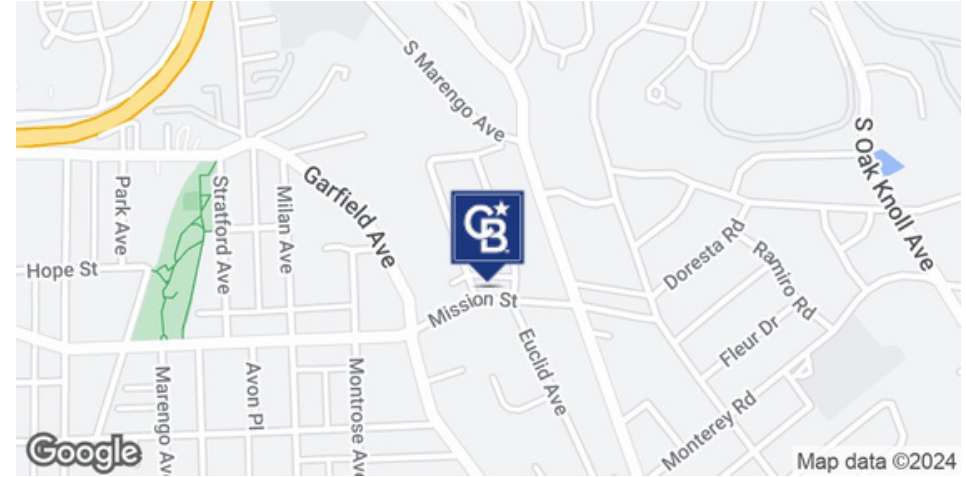


**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

# FOR SALE

2459 Mission Street

San Marino, CA 91108



## PROPERTY DESCRIPTION

Very Rare +/- 800 square feet one story building in downtown San Marino  
 4 tandem parking spaces plus many more along Prominent Mission Street.  
 Tenants on short term Leases.  
 +/- 2,487 square feet of Land  
 Perfect Opportunity for User to own and occupy prime commercial building in downtown San Marino.

Building is occupied, do not disturb tenants.

**Call 626 844-2200 to tour and for Income and Expenses.**

## OFFERING SUMMARY

<b>Sale Price:</b>	\$980,000
<b>Building Size:</b>	+/- 800 SF
<b>Lot Size:</b>	+/- 2,487 SF
<b>APN:</b>	5324-027-038

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	669	1,865	7,881
Total Population	1,753	4,720	19,427
Average HH Income	\$248,531	\$213,829	\$183,804

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**Front of the Building**



**YOUR NAME HERE**



**Outdoor Patio**



**Large Parking area**



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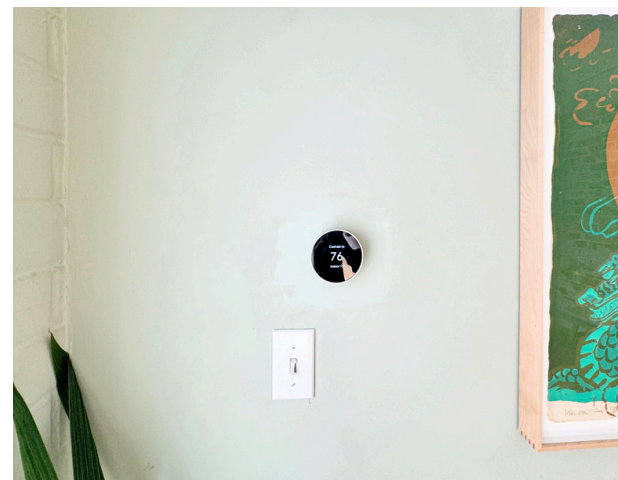
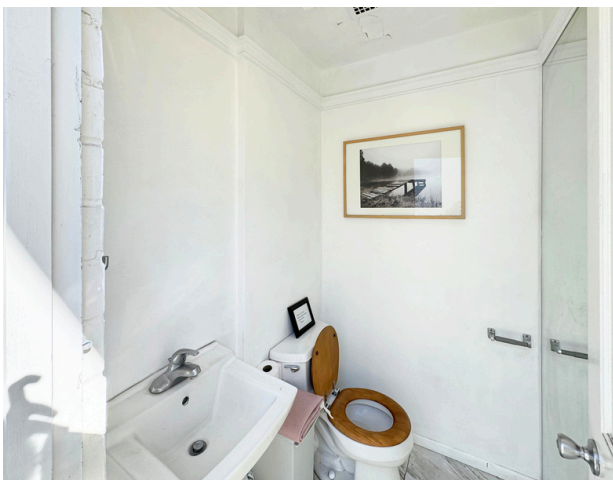
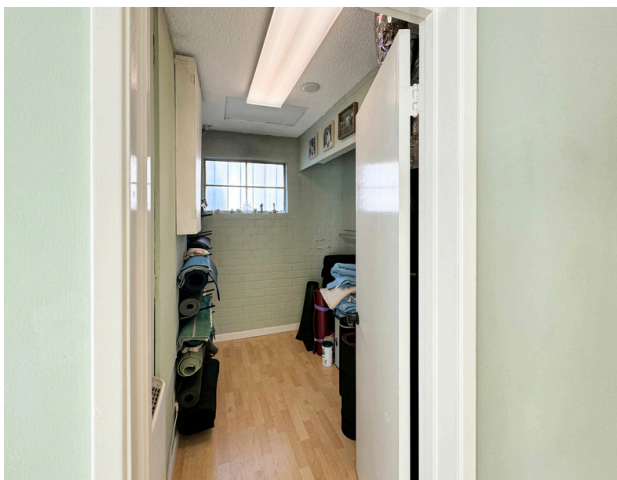
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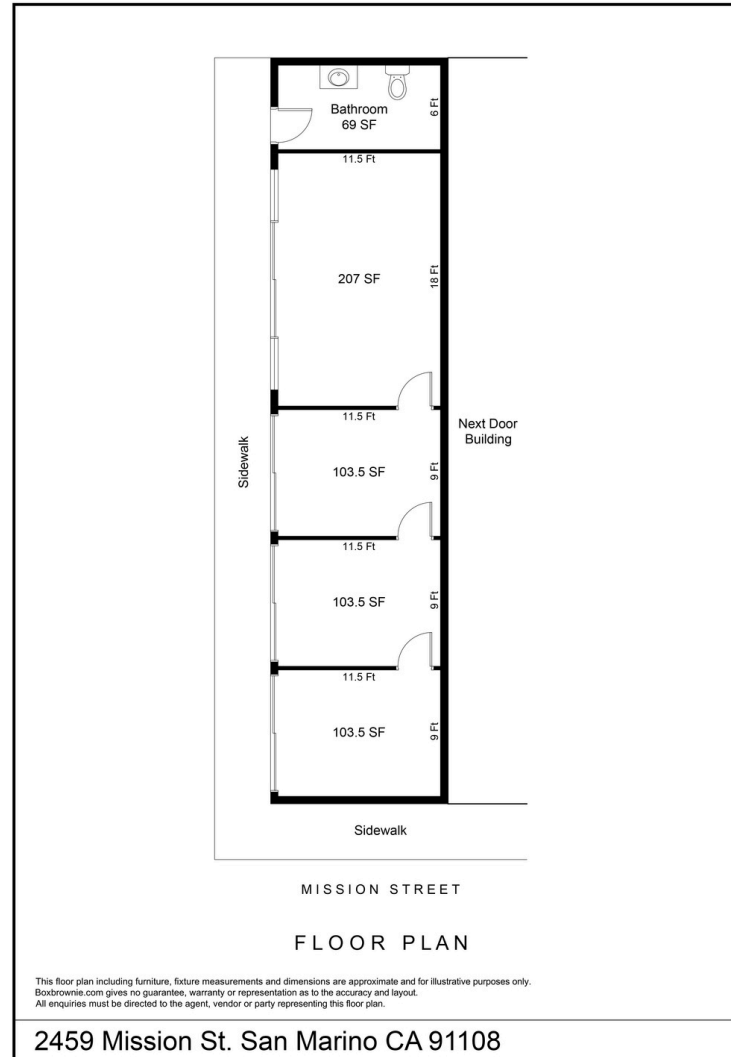
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\*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

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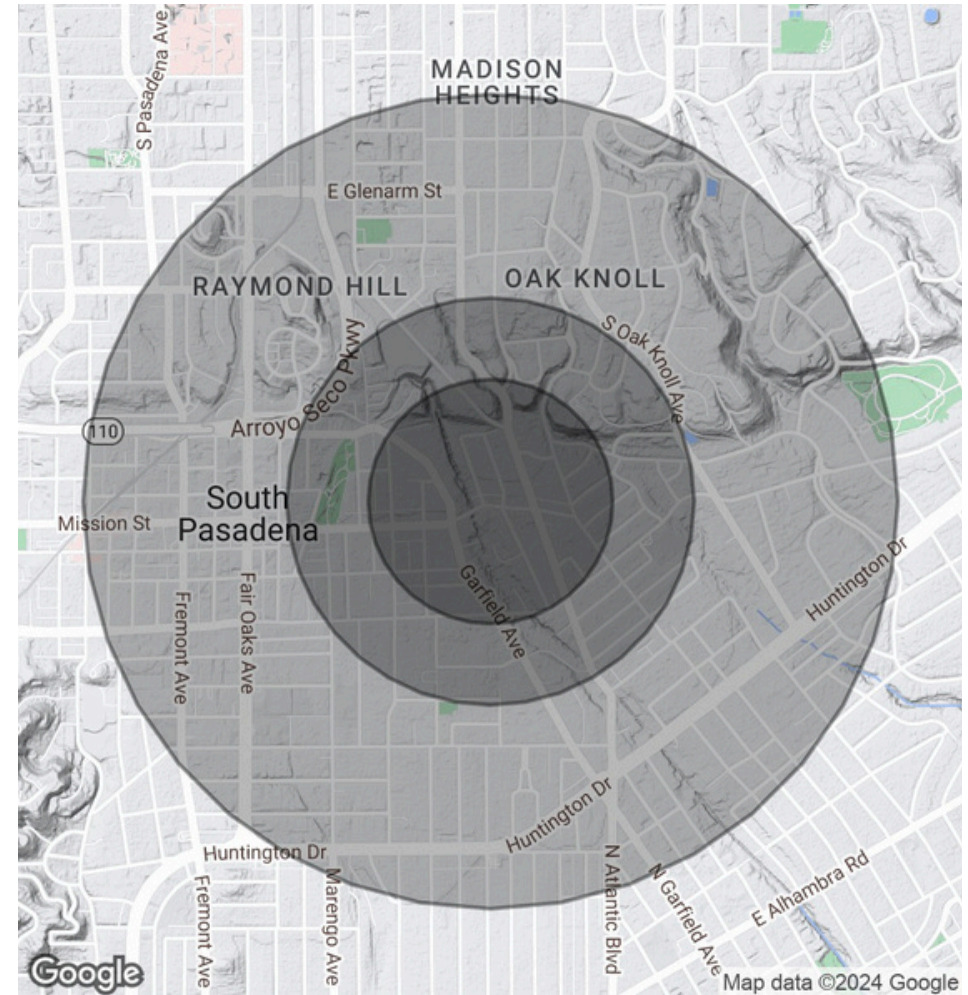
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,753	4,720	19,427
Average Age	43	42	42
Average Age (Male)	42	42	41
Average Age (Female)	44	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	669	1,865	7,881
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$248,531	\$213,829	\$183,804
Average House Value	\$1,776,076	\$1,759,421	\$1,641,885

Demographics data derived from AlphaMap



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