

106 Palmetto Drive
PASADENA, CA 91105



Prime Pasadena Office Opportunity
Rare Small Building with Dedicated Parking!
FOR SALE

MAURICIO OLAIZ
Principal
626.841.1864
molaiz@lee-associates.com
LICENSE ID 02073450

ELLIOTT GALLAHAN
Senior Associate
626.316.3681
egallahan@lee-associates.com
LICENSE ID 02038135

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY SUMMARY & HIGHLIGHTS

106 Palmetto Drive
PASADENA, CA 91105



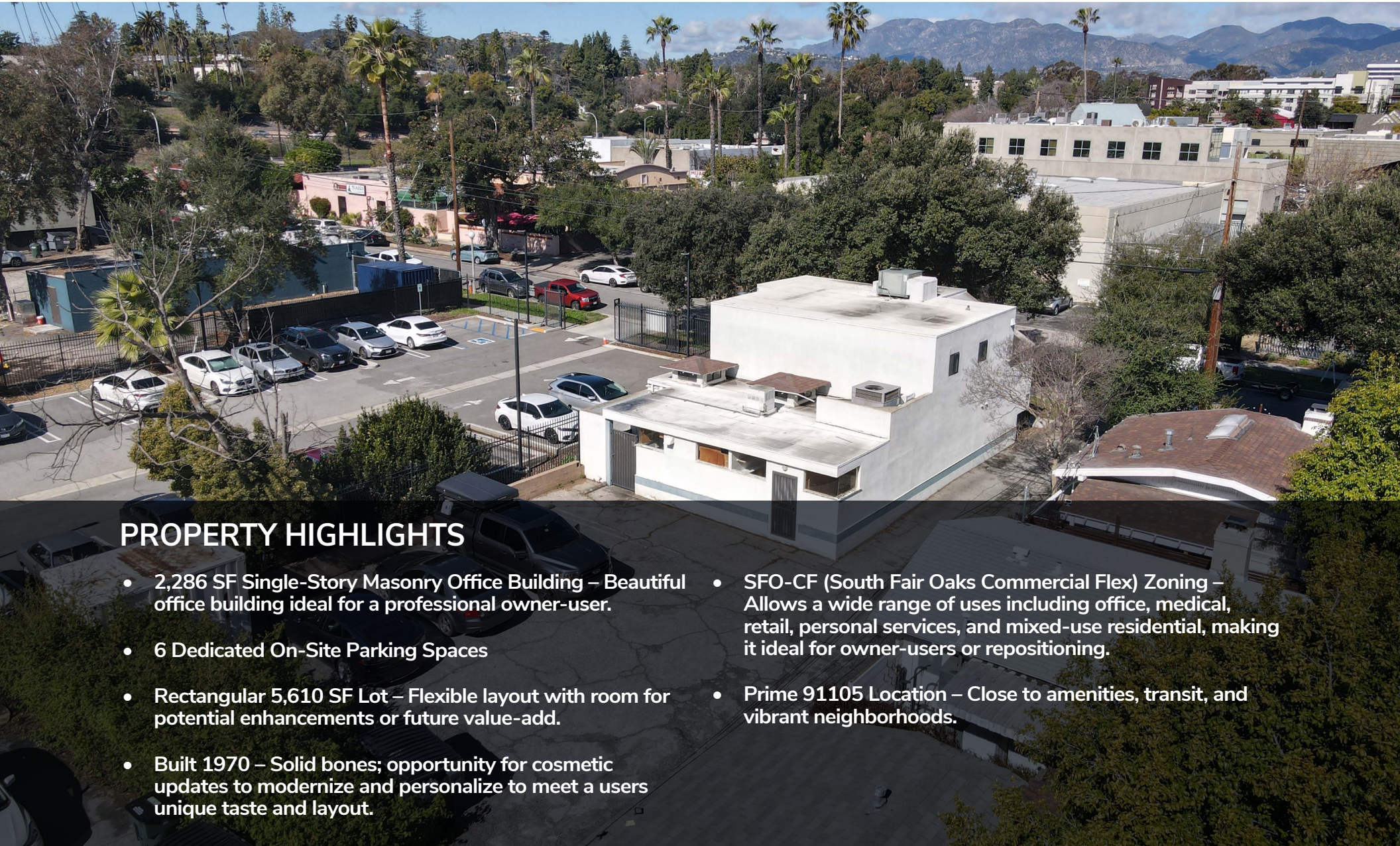
Asking Price:	\$1,800,000
Price Per SF:	\$787.40
Total Building SF:	±2,286 SF
Lot SF:	±5,610 SF
Year Built:	1970
Zoning:	SFO-CF
Parking:	6 Spaces (2.62/1000 SF)
APN:	5713-040-033

Discover a rare owner-user or investment opportunity at 106 Palmetto Drive, a 2,286 SF single-story masonry office building in Pasadena's highly desirable 91105 corridor. Situated on a functional 5,610 SF rectangular lot with six on-site parking spaces (2.62/1,000 SF), the property offers immediate usability with meaningful upside through modernization or repositioning. Zoned SFO-CF (South Fair Oaks Commercial Flex), the site supports a broad mix of uses including office, medical, retail, service-oriented businesses, and residential or mixed-use redevelopment (subject to conditions), providing both operational flexibility and long-term optionality. The zoning's allowance for higher-density residential and a 45-foot height limit further enhances its future redevelopment potential. Ideal for owner-users seeking control of their space or investors targeting a versatile infill asset, the property benefits from close proximity to Old Town Pasadena, major medical institutions, and key transit corridors. Small, well-located buildings with parking and flexible zoning remain in short supply—positioning this asset as a compelling acquisition in a tightening Pasadena market.



MAURICIO OLAIZ • 626.841.1864
molaiz@lee-associates.com

ELLIOTT GALLAHAN • 626.316.3681
egallahan@lee-associates.com



PROPERTY HIGHLIGHTS

- 2,286 SF Single-Story Masonry Office Building – Beautiful office building ideal for a professional owner-user.
- 6 Dedicated On-Site Parking Spaces
- Rectangular 5,610 SF Lot – Flexible layout with room for potential enhancements or future value-add.
- Built 1970 – Solid bones; opportunity for cosmetic updates to modernize and personalize to meet a users unique taste and layout.
- SFO-CF (South Fair Oaks Commercial Flex) Zoning – Allows a wide range of uses including office, medical, retail, personal services, and mixed-use residential, making it ideal for owner-users or repositioning.
- Prime 91105 Location – Close to amenities, transit, and vibrant neighborhoods.



EXTERIOR PHOTOS

106 Palmetto Drive
PASADENA, CA 91105



MAURICIO OLAIZ • 626.841.1864
molaiz@lee-associates.com

ELLIOTT GALLAHAN • 626.316.3681
egallahan@lee-associates.com

EXTERIOR PHOTOS

106 Palmetto Drive
PASADENA, CA 91105



MAURICIO OLAIZ • 626.841.1864
molaiz@lee-associates.com

ELLIOTT GALLAHAN • 626.316.3681
egallahan@lee-associates.com

EXTERIOR PHOTOS

106 Palmetto Drive
PASADENA, CA 91105



MAURICIO OLAIZ • 626.841.1864
molaiz@lee-associates.com

ELLIOTT GALLAHAN • 626.316.3681
egallahan@lee-associates.com

EXTERIOR PHOTOS

106 Palmetto Drive
PASADENA, CA 91105



MAURICIO OLAIZ • 626.841.1864
molaiz@lee-associates.com

ELLIOTT GALLAHAN • 626.316.3681
egallahan@lee-associates.com

EXTERIOR PHOTOS

106 Palmetto Drive
PASADENA, CA 91105



MAURICIO OLAIZ • 626.841.1864
molaiz@lee-associates.com

ELLIOTT GALLAHAN • 626.316.3681
egallahan@lee-associates.com

INTERIOR PHOTOS

106 Palmetto Drive
PASADENA, CA 91105



MAURICIO OLAIZ • 626.841.1864
molaiz@lee-associates.com

ELLIOTT GALLAHAN • 626.316.3681
egallahan@lee-associates.com

AERIAL PHOTO

106 Palmetto Drive
PASADENA, CA 91105



MAURICIO OLAIZ • 626.841.1864
molaiz@lee-associates.com

ELLIOTT GALLAHAN • 626.316.3681
egallahan@lee-associates.com



AMENITIES MAP

106 Palmetto Drive
PASADENA, CA 91105



Keck Hospital of USC
Keck Medicine of USC

Huntington Pavillion

Huntington Health

VONS

Public Storage

Palmetto Dr

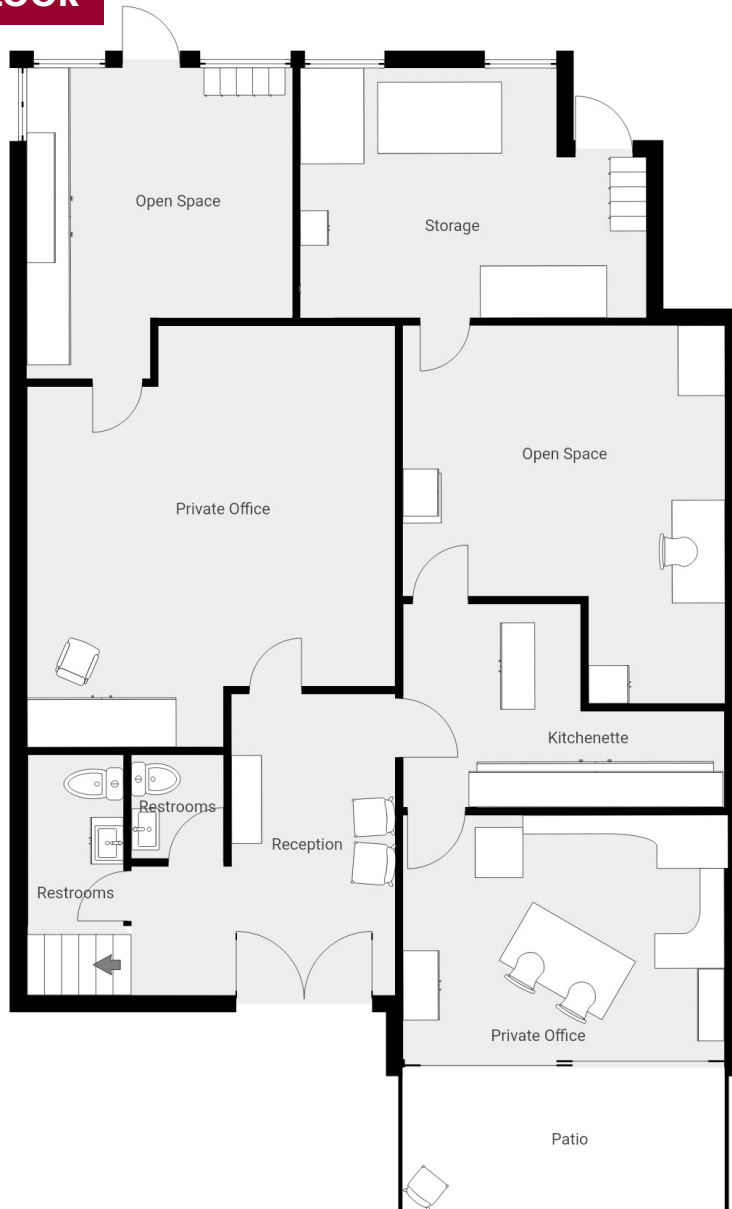
IDEATTACK



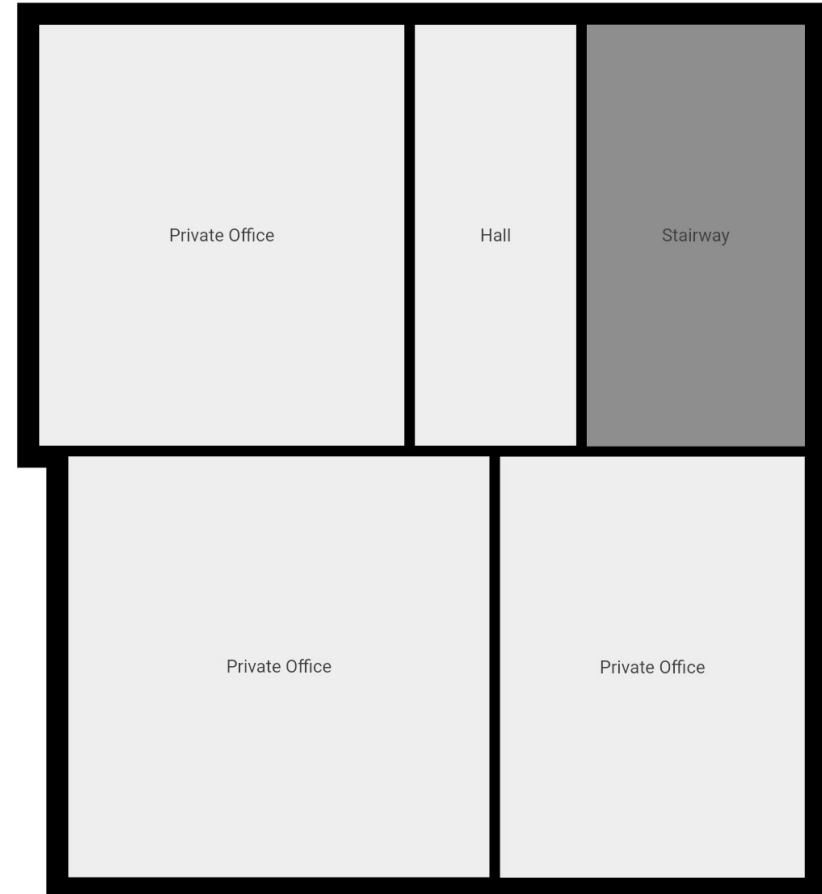
MAURICIO OLAIZ • 626.841.1864
molaiz@lee-associates.com

ELLIOTT GALLAHAN • 626.316.3681
egallahan@lee-associates.com

FIRST FLOOR



SECOND FLOOR



Area Summary Prime Central Pasadena - 106 Palmetto Drive, 91105

Nestled in the heart of Pasadena's dynamic Central District, this exceptional property benefits from one of Southern California's most vibrant and resilient submarkets. The 91105 ZIP offers a perfect blend of professional convenience, cultural access, and upscale living—ideal for office users, service providers, or investors seeking stable, long-term value.

Strategic Location & Connectivity

- Minutes from iconic Old Town Pasadena (historic retail, dining, entertainment, and high foot traffic).
- Close proximity to the Playhouse District (cultural arts hub with theaters and events).
- Excellent access to major freeways (I-210 & I-134) for regional commuting.
- Strong public transit options, including nearby Metro Gold Line, supporting walkable/bikeable lifestyle.
- Walk Score: Very Walkable (high pedestrian access); Bike Score: Very Bikeable.

Vibrant Neighborhood & Demographics Pasadena's Central/West area thrives with a diverse, affluent community:

- City population: ~136,000-137,000 (stable, with strong educational and professional base).
- Median household income: ~\$105,000+ (well above regional averages).
- Median age: ~40 years (mature, established demographic driving demand for professional/medical/services spaces).
- Surrounded by upscale residential pockets, medical facilities, and employment hubs—fostering consistent tenant interest.

Commercial Market Strengths (2026 Trends)

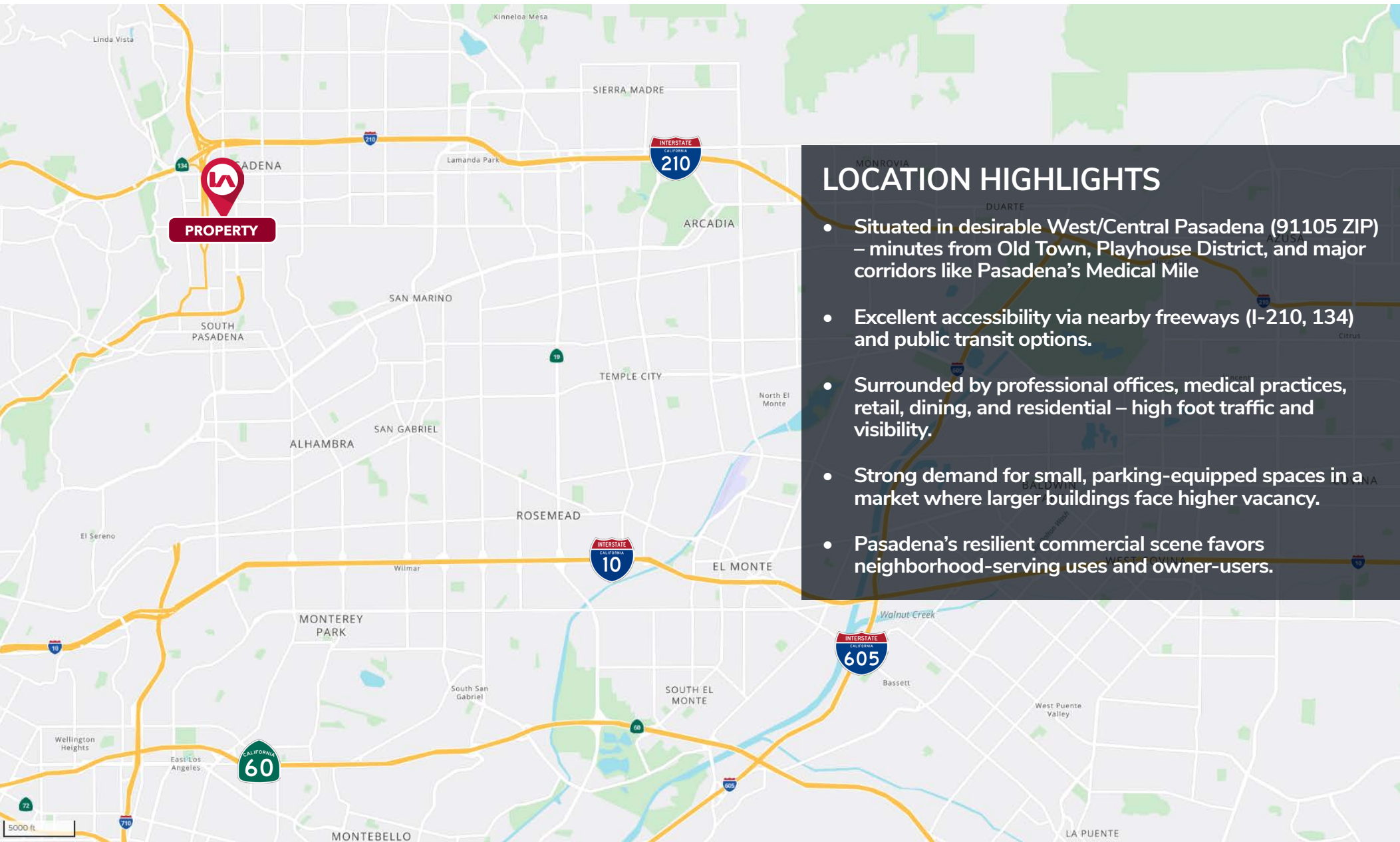
- Pasadena office sector shows stabilization amid broader LA County trends (vacancy ~23-24% overall, with positive momentum for smaller buildings under 3,000 SF featuring dedicated parking).
- Demand remains robust for efficient, parking-rich properties like this one (2.62 spaces/1,000 SF)—a premium in walkable urban settings.
- Resilient retail/service uses, with growth in neighborhood-serving and professional spaces.
- Central District Specific Plan (CDSP) (updated 2023/effective 2024) promotes mixed-use, pedestrian-friendly development—enhancing flexibility for office, medical, retail, personal services, or future mixed-use potential under CD-6 alignment.

Why This Location Delivers 106 Palmetto Drive sits in Pasadena's thriving core—combining historic charm, modern amenities, and growth-oriented planning. Proximity to Caltech, cultural institutions, and vibrant districts ensures high visibility, tenant appeal, and strong resale/lease potential in a market favoring well-located, adaptable assets.



LOCATION HIGHLIGHTS

106 Palmetto Drive
PASADENA, CA 91105



MAURICIO OLAIZ • 626.841.1864
molaiz@lee-associates.com

ELLIOTT GALLAHAN • 626.316.3681
egallahan@lee-associates.com

106

PALMETTO DRIVE

PASADENA, CA 91105

Lee & Associates hereby advises all prospective purchasers of Investment property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.