# MEDICAL<sup>®</sup> BUILDING FOR SALE

## 1600 HUNTINGTON DR, SOUTH PASADENA, CA 91030



Medical Use requires a Conditional Use Permit

**BUILDING SIZE: 18,517 SF** 

LOT SIZE: 35,099 SF

\$9,780,000

#### 74 PARKING SPACES - 4 PER 1,000

#### **BILL UKROPINA**

0:626.844.2200 BILL.UKROPINA@CBCNRT.COM CALDRF#: 00820557

#### **ROBERT IP** C: 626.394.2527 ROBERT.IP@CBCNRT.COM CALDRE#: 01876261

#### **KATHI CONSTANZO**

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## MEDICAL<sup>®</sup> BUILDING FOR SALE

#### 1600 Huntington Drive South Pasadena, CA 91030





#### **PROPERTY DESCRIPTION**

Building Size:	18,517 SF
Lot Size:	35,099 SF
Sale Price:	\$9,780,000
Parking:	Approximately 74 Parking Spaces - 4 per 1,000

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	791	2,873	11,629
Total Population	1,719	6,681	29,273
Average HH Income	\$131,008	\$143,910	\$128,535

#### \* MEDICAL USE REQUIRES A CONDITIONAL USE PERMIT

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### 1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030

Building Size: 18,517 SF Lot Size: 35,099 SF \$9,780,000

## 1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030



















## 1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030

















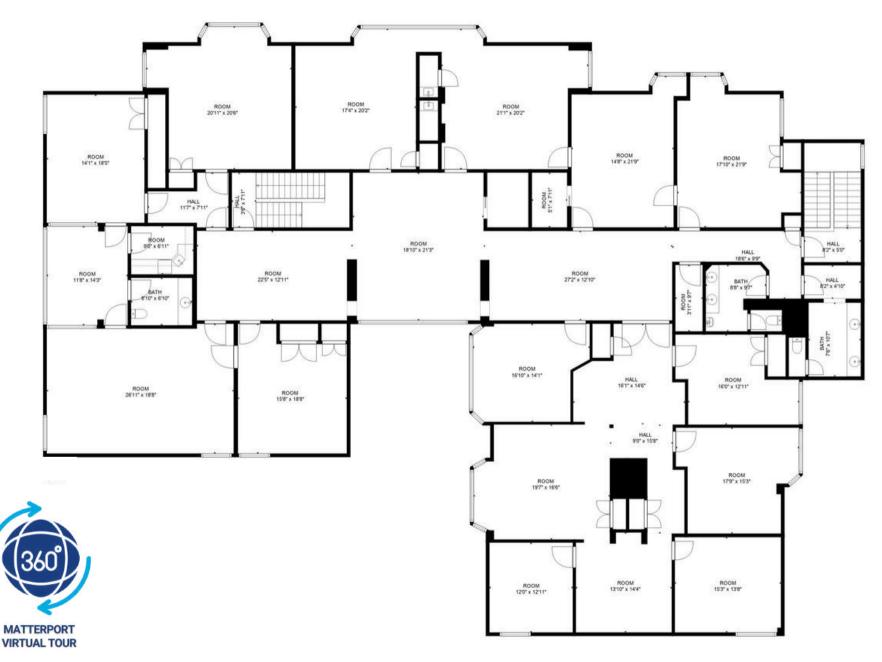
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### FLOOR PLAN - 1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030 FIRST FLOOR



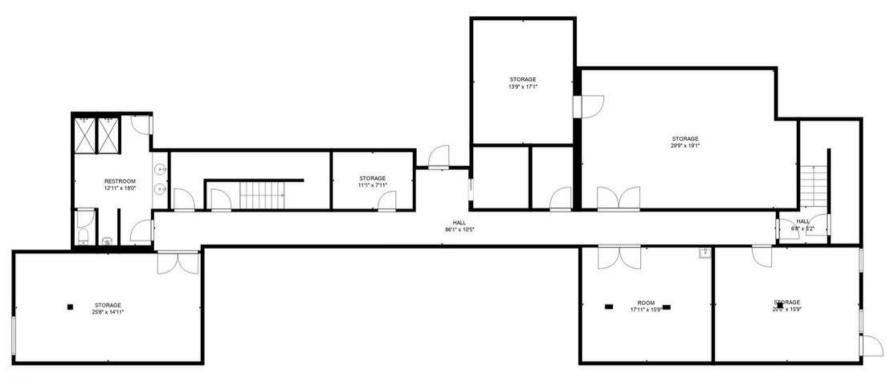
**TOTAL: 15,757 SF** BASEMENT: 1,484 SF, FIRST FLOOR: 7,128 SF, SECOND FLOOR: 7,145 SF EXCLUDED AREAS: STORAGE 1,582 SF

### FLOOR PLAN - 1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030 SECOND FLOOR



**TOTAL: 15,757 SF** BASEMENT: 1,484 SF, FIRST FLOOR: 7,128 SF, SECOND FLOOR: 7,145 SF EXCLUDED AREAS: STORAGE 1,582 SF

### FLOOR PLAN - 1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030 BASEMENT



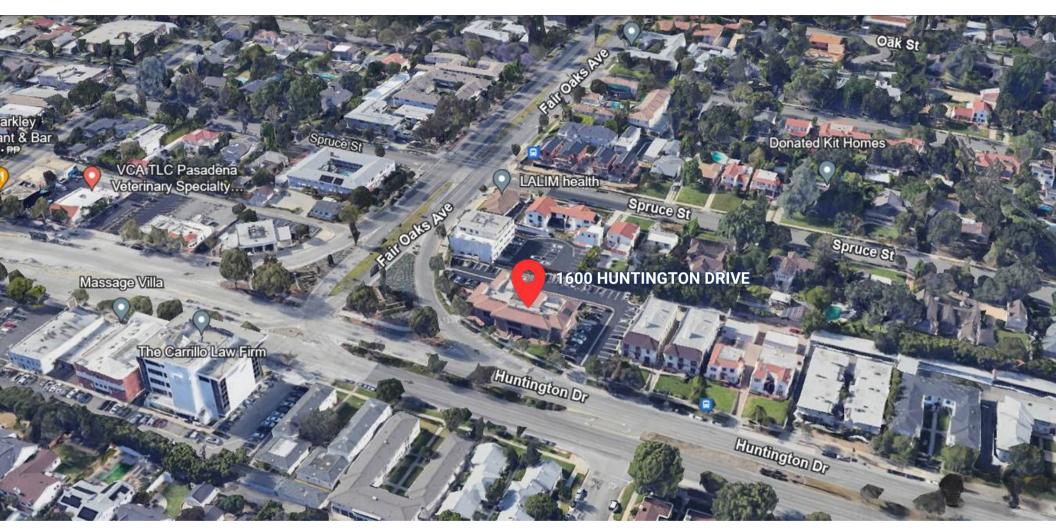
FLOOR 1



TOTAL: 15,757 SF BASEMENT: 1,484 SF, FIRST FLOOR: 7,128 SF, SECOND FLOOR: 7,145 SF EXCLUDED AREAS: STORAGE 1,582 SF

## 1600 Huntington Drive

South Pasadena, CA 91030



#### **AERIAL MAP**

#### **BILL UKROPINA**

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**1600 Huntington Drive** South Pasadena, CA 91030

Pasadena 210 134 LAMANDA PARK 2 Slendale EAGLE ROCK East Pasadena SOUTH ARROYO Adams Square San Marino East San Gabriel South HIGHLAND PARK Pasadena **Temple City** South Pasadena, CA NORTHEAST LOS ANGELES 5 Alhambra San Gabriel Rosemead LINCOLN HEIGHTS FastTrak Express Lanes Toll Rd 10 10 110 01 710 **Monterey Park** TOWN 5 GARVEY Map data ©202

**REGIONAL MAP** 

#### **BILL UKROPINA**

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**RETAILER MAP** 

#### **BILL UKROPINA**

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#### KATHI CONSTANZO

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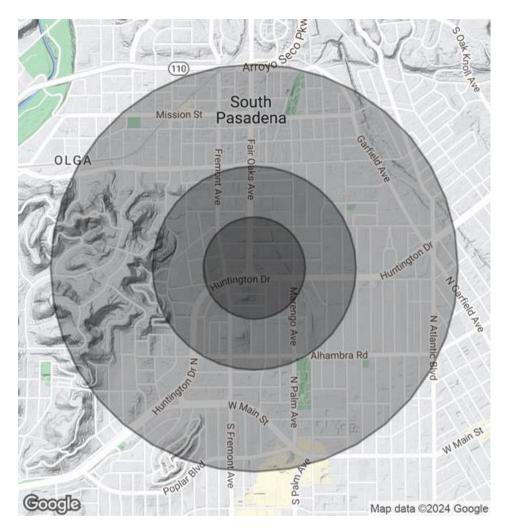
#### POPULATION

	0.25 MILES0.5 MILES		1 MILE	
Total Population	1,719	6,681	29,273	
Average Age	41.1	41.5	40.9	
Average Age (Male)	40.4	39.7	39	
Average Age (Female)	40.3	41.7	42.2	

#### HOUSEHOLDS & INCOME 0.25 MILES0.5 MILES 1 MILE

Total Households	791	2,873	11,629
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$131,008	\$143,910	\$128,535
Average House Value	\$973,877	\$1,019,748	\$898,421

\* Demographic data derived from 2020 ACS - US Census



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Vehicle Traffic Volume

1600 Huntington Drive, South Pasadena, California 91030, United States (Nearby Activity 500 ft)
1600 Huntington Drive, South Pasadena, CA 91030



Feb 1st, 2023 - Jan 31st, 2024 Data provided by Placer Labs Inc. (www.placer.al)

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1600 Huntington Drive, South Pasadena, CA 91030

### **Exclusively Marketed by**

# **TEAM UKROPINA**



BILL UKROPINA MANAGING DIRECTOR CALDRE #00820557

#### **CONTACT INFORMATION:**

DIRECT: 626 844 2200 CELL: 626.233.0383 BILL.UKROPINA@CBCNRT.COM ROBERT IP COMMERCIAL BROKER CALDRE #01876261 KATHI CONSTANZO COMMERCIAL BROKER CALDRE #02067397

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