

MEDICAL* BUILDING FOR SALE

1600 HUNTINGTON DR, SOUTH PASADENA, CA 91030



VIRTUAL TOUR

* 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

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CALDRE#: 01876261

KATHI CONSTANZO

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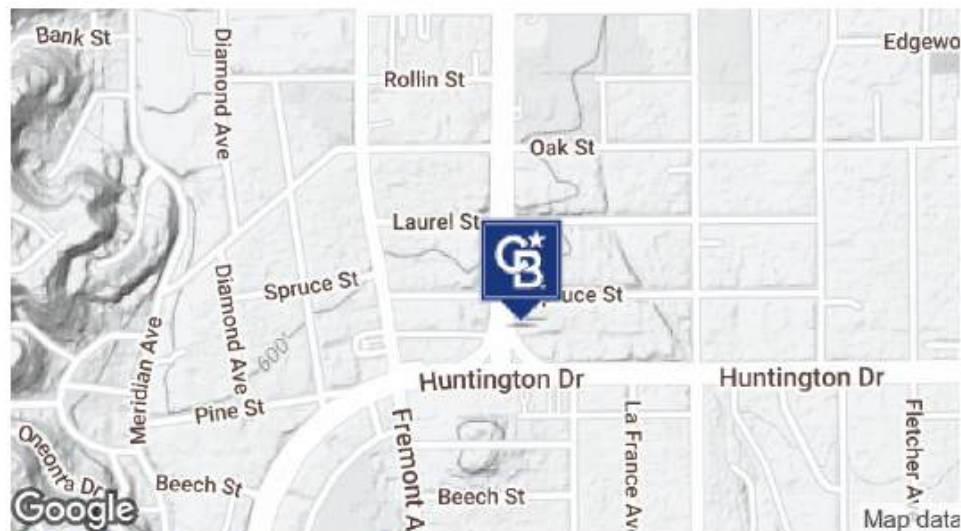
CALDRE#: 02067397



**COLDWELL BANKER
COMMERCIAL
REALTY**

MEDICAL* 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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2

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



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

FIRST FLOOR



**MATTERPORT
VIRTUAL TOUR**

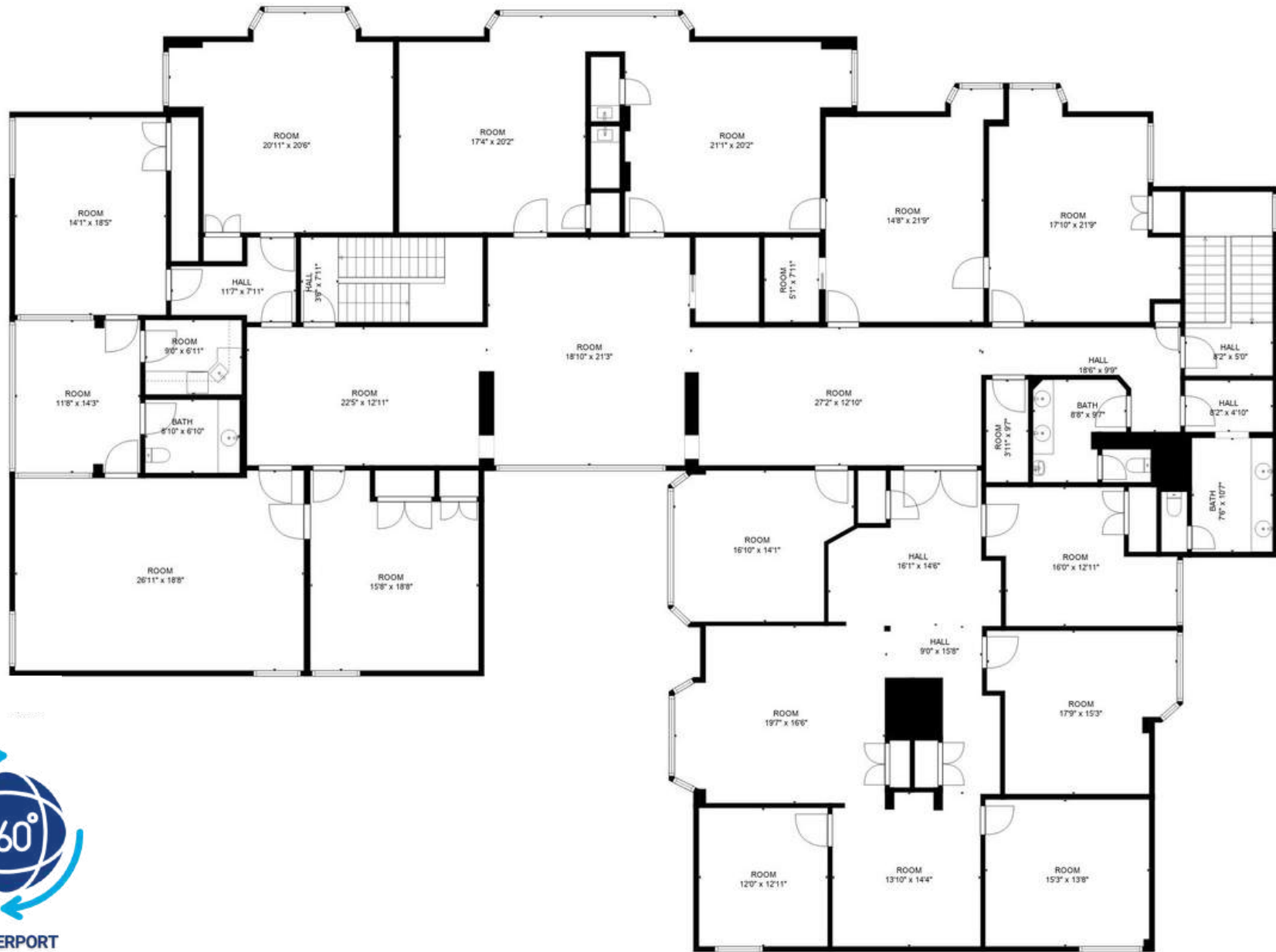
TOTAL: 15,757 SF

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



MATTERPORT
VIRTUAL TOUR

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



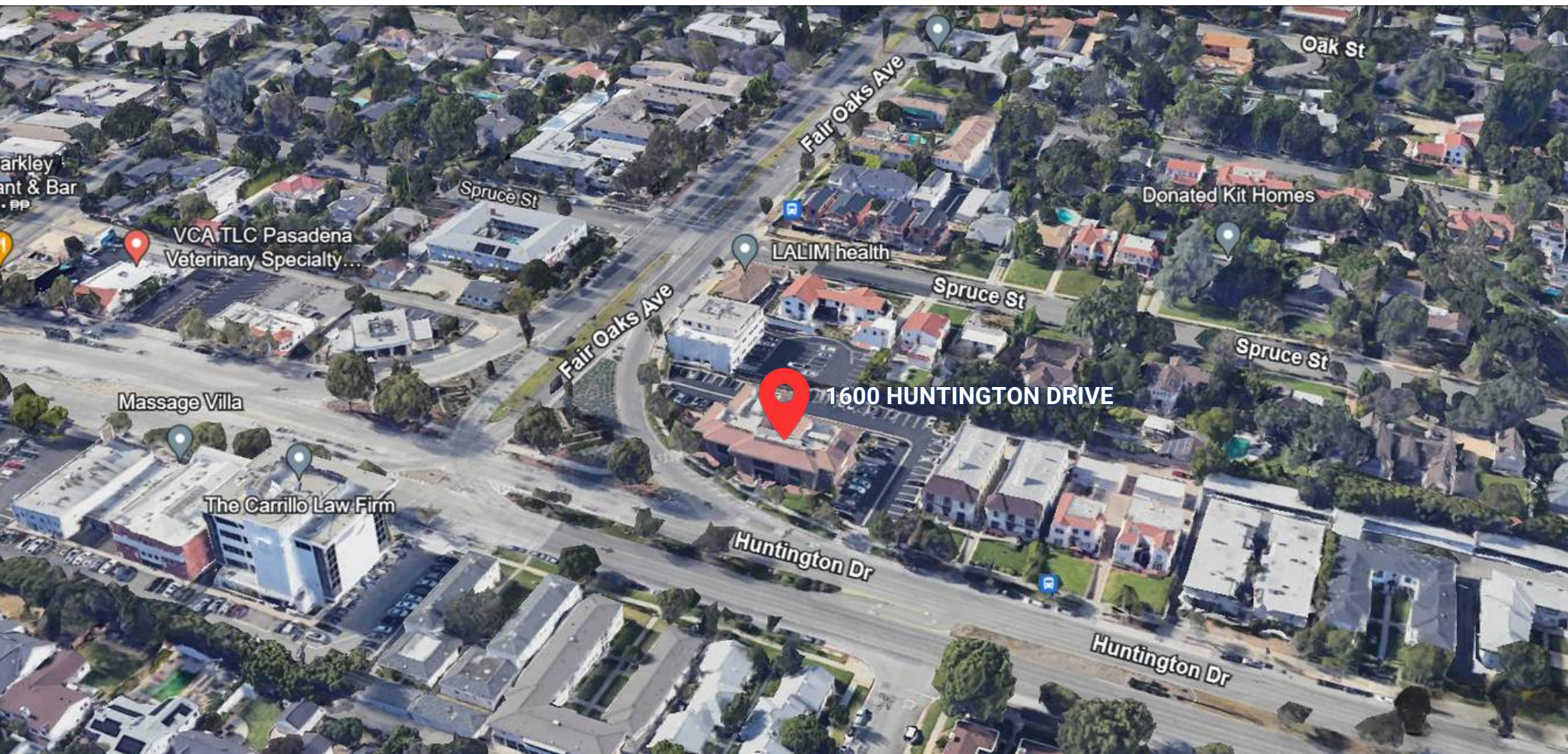
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VIRTUAL TOUR**

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AERIAL MAP

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REGIONAL MAP

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RETAILER MAP

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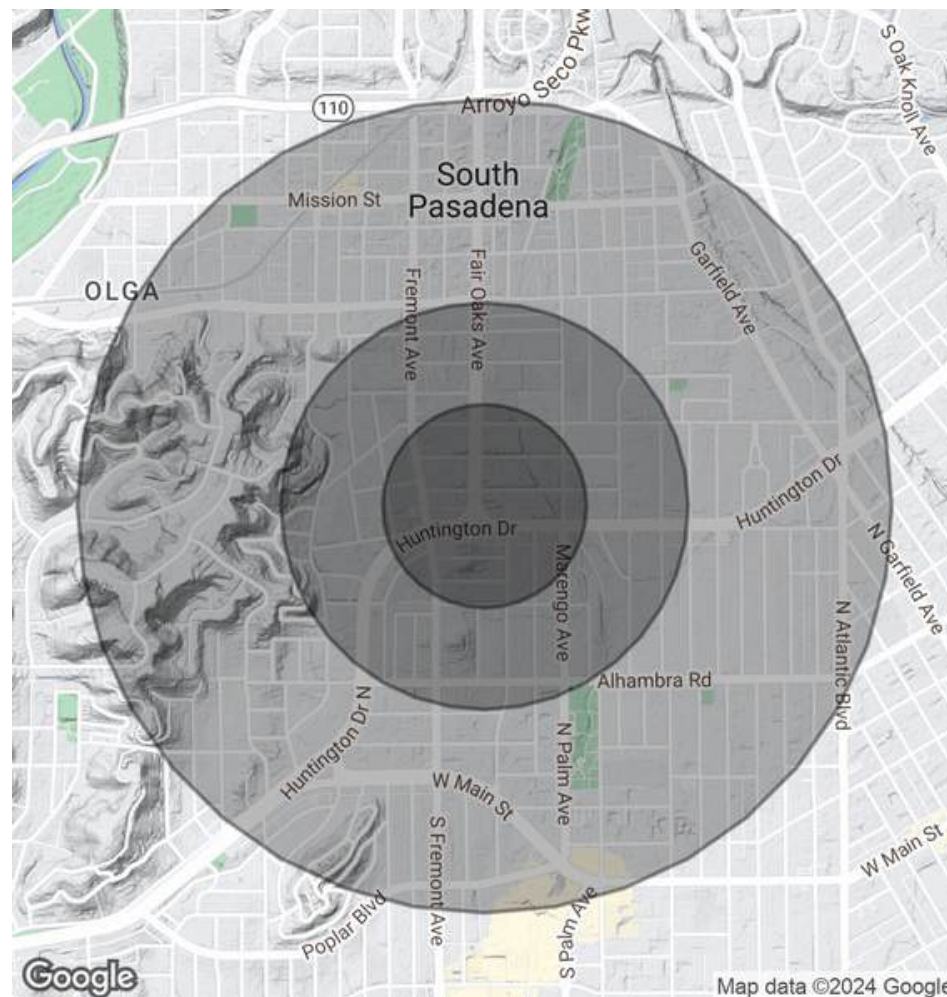
POPULATION

| | 0.25 MILES | 0.5 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 MILES | 0.5 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.ai)



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1600 Huntington Drive, South Pasadena, CA 91030

Exclusively Marketed by

TEAM UKROPINA



BILL UKROPINA
MANAGING
DIRECTOR
CALDRE #00820557



ROBERT IP
COMMERCIAL
BROKER
CALDRE #01876261



KATHI CONSTANZO
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