

2065 N Fair Oaks Ave  
PASADENA, CA 91103



**Rare North Pasadena  
Industrial Building Available For Sale**

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

## PROPERTY SUMMARY & HIGHLIGHTS

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Asking Price:	\$2,100,000
Price per SF:	\$350.00
Total Building SF:	±6,000 SF
Lot SF:	±8,851 SF
Year Built:	1958
Zoning:	FGSP-CL-1A
Parking Ratio:	1/1,000
APN:	5836-018-005

## PROPERTY HIGHLIGHTS

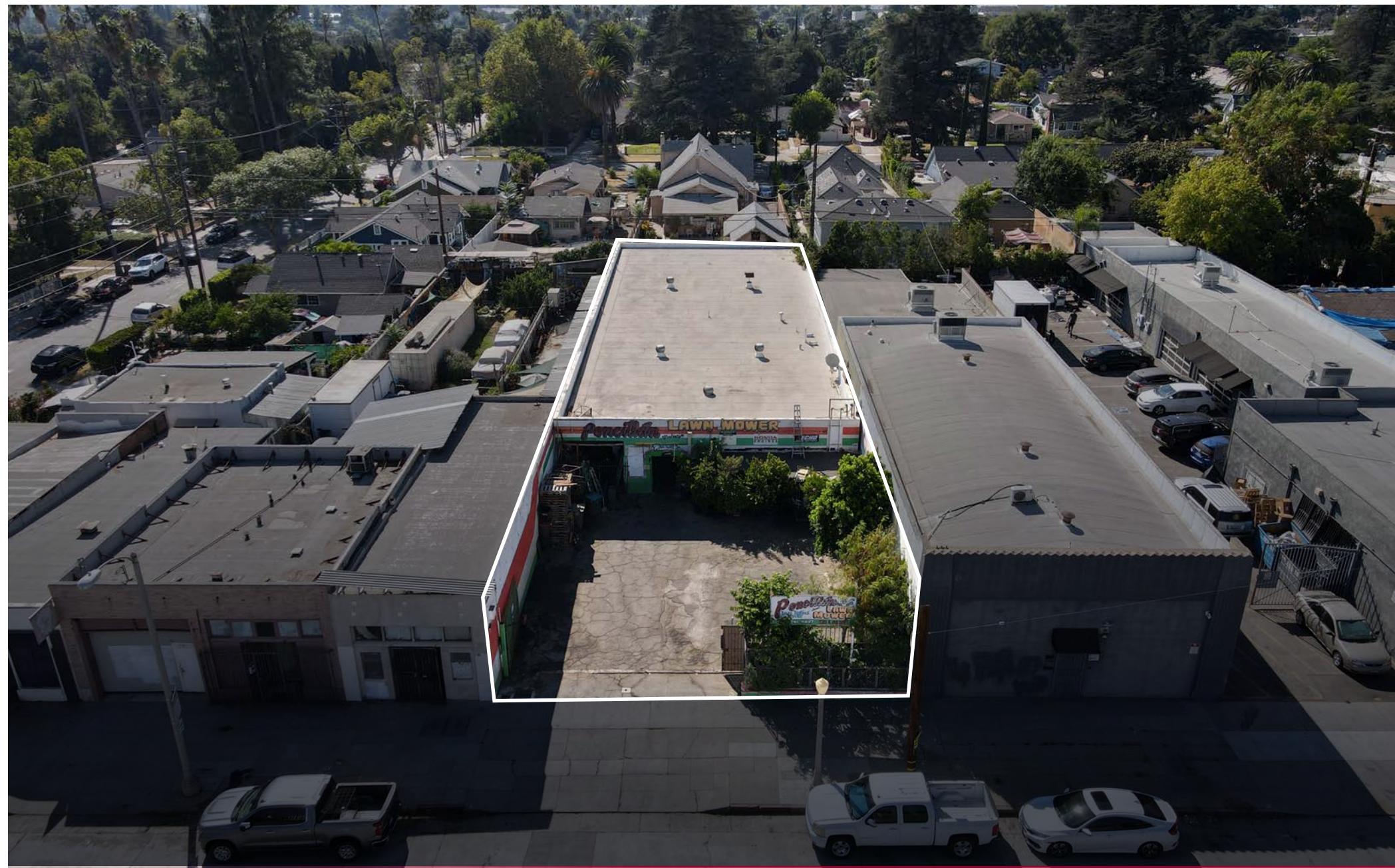
- Freestanding 6,000 SF masonry industrial building
- Secure gated yard space with 6 parking stalls
- 12' clear height
- High visibility along North Fair Oaks Avenue
- Excellent value-add potential to modernize building
- Easy access for trucks / deliveries
- Located in a transitioning corridor with ongoing revitalization



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## EXTERIOR PHOTOS

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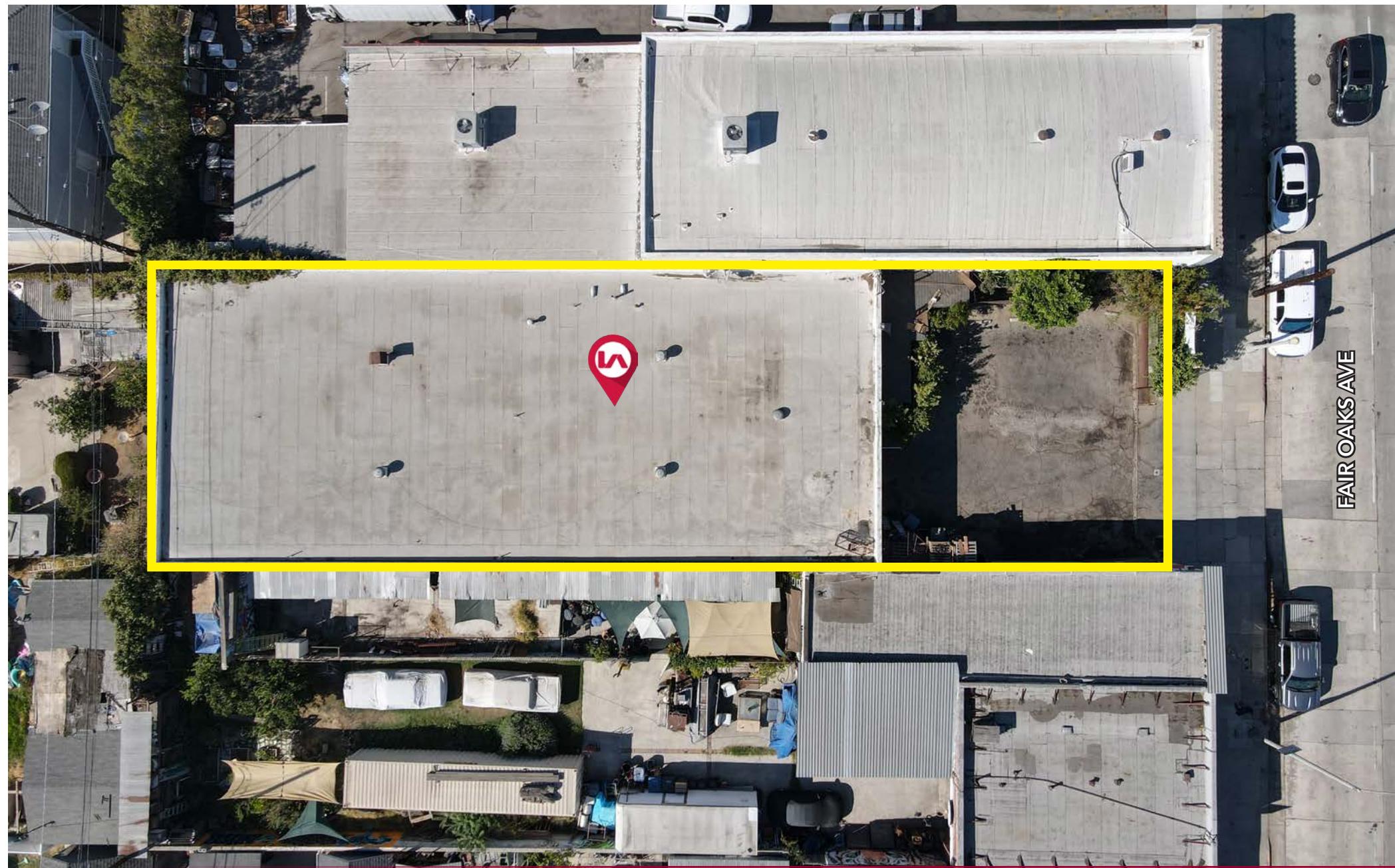
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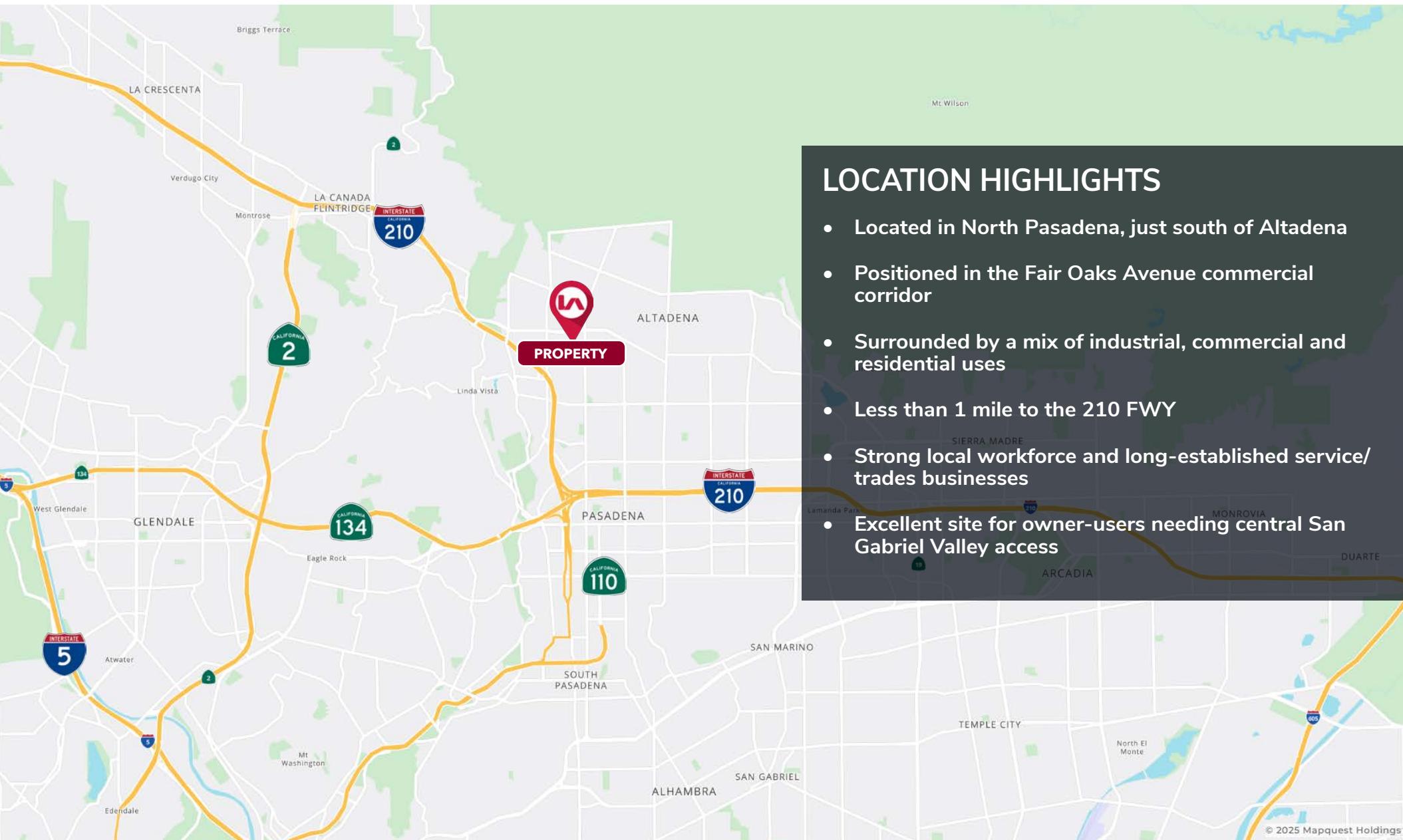
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## LOCATION HIGHLIGHTS

- Located in North Pasadena, just south of Altadena
- Positioned in the Fair Oaks Avenue commercial corridor
- Surrounded by a mix of industrial, commercial and residential uses
- Less than 1 mile to the 210 FWY
- Strong local workforce and long-established service/trades businesses
- Excellent site for owner-users needing central San Gabriel Valley access

# AMENITIES MAP

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# 2065

## N FAIR OAKS AVE

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

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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.

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