

393 - 401 S Fair Oaks Avenue
PASADENA, CA 91105



Pasadena Medical Office

Investment / Owner-User / Development Opportunity

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COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY SUMMARY & HIGHLIGHTS

393 - 401 S Fair Oaks Ave
PASADENA, CA 91105

393-401 South Fair Oaks Avenue presents a rare opportunity to acquire a freestanding medical office property located in Pasadena's prestigious South Fair Oaks Medical Corridor. The ±12,426 square foot building is situated on a ±32,117 square foot lot and features 50 surface parking spaces, offering both functionality and convenience for medical users, developers, and owner-users alike.

The property is currently occupied by UnitedHealth Group (Optum) [NYSE: UNH] with a lease in place until August 31, 2026. With a list price of \$9,000,000, the offering provides an attractive in-place 5.25% cap rate for the next several months, aligning perfectly for an owner-user to purchase the asset and work through their permitting process while strong income continues to flow. Similarly, a developer can leverage this period to advance plans and entitlements before executing their redevelopment strategy once the tenant exits.

The property is located along Pasadena's well-known "Medical Corridor," Fair Oaks Avenue, just two blocks north of Huntington Hospital. This premier healthcare corridor, combined with the property's SFO-CG zoning and proximity to the Del Mar Gold Line Station, makes it a highly compelling owner-user or redevelopment opportunity. SB 79 has been adopted, enabling enhanced density and height allowances and unlocking significant long-term potential for residential or mixed-use development.

Overall, 393-401 S. Fair Oaks Avenue offers developers, owner-users, and investors a chance to own a generational asset in Pasadena's thriving medical district—combining excellent location fundamentals, stable income, and future redevelopment potential.

Asking Price:	\$9,000,000
Price per SF:	\$724.29
CAP Rate:	5.25
Total Building SF:	±12,426 SF
Lot SF:	±32,117 SF
Year Built:	1973
Zoning:	SFO-CG (South Fair Oaks Commercial General)
Parking Ratio:	4.09/1000
APN:	5713-034-054



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PROPERTY HIGHLIGHTS

- ±12,426 SF freestanding medical office building
- Situated on ±32,117 SF of land (0.74 acres) with 50 surface parking spaces (4.09/1,000 SF ratio)
- Zoned SFO-CG (South Fair Oaks Commercial General) allowing for a wide variety of medical, office, and commercial uses
- Built in 1973, well-maintained masonry construction with no deferred maintenance observed
- Centrally located in Pasadena's historic South Fair Oaks Medical Corridor
- Excellent accessibility to the 210, 134, and 110 freeways and Del Mar Metro Gold Line Station (¼ mile away)
- In-place income through August 31, 2026, offering near-term cash flow and flexibility for repositioning
- Exceptional redevelopment potential under SB 79 – Abundant and Affordable Homes Near Transit Act



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EXTERIOR PHOTOS

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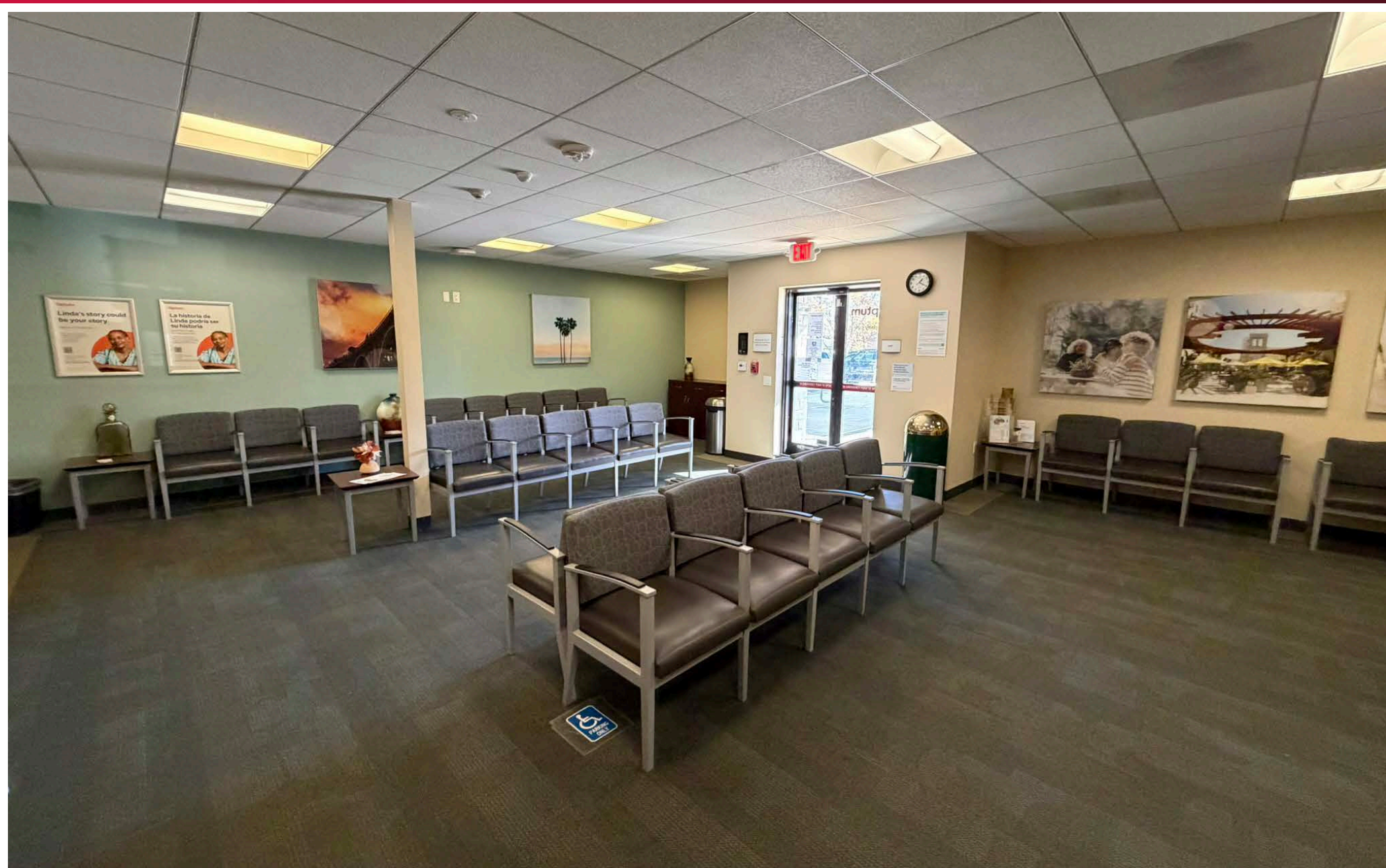
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INTERIOR PHOTOS

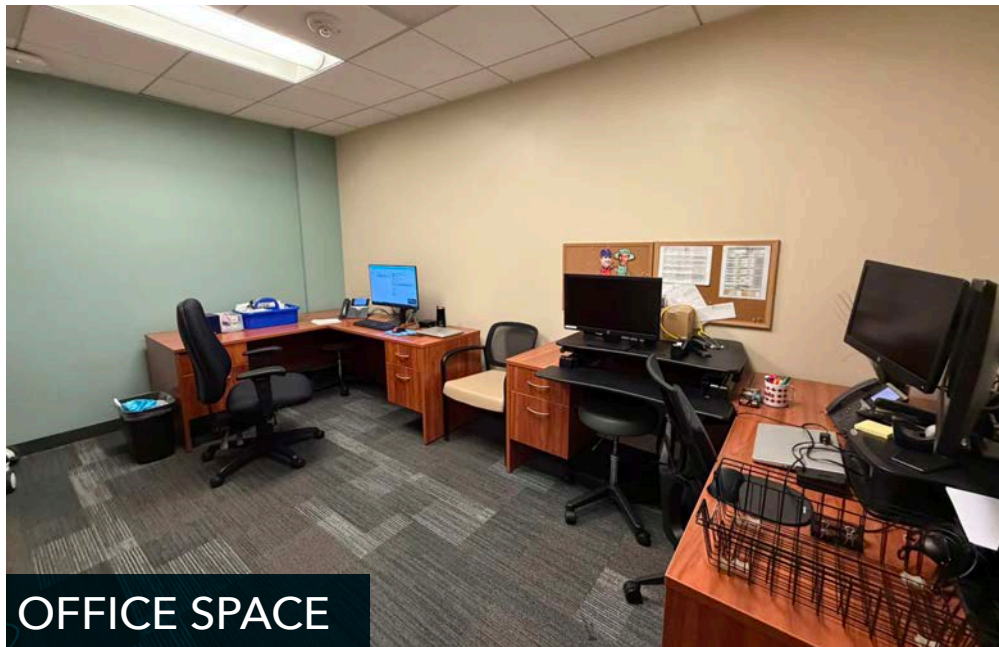
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EXAM ROOM



IMAGING ROOM



OFFICE SPACE



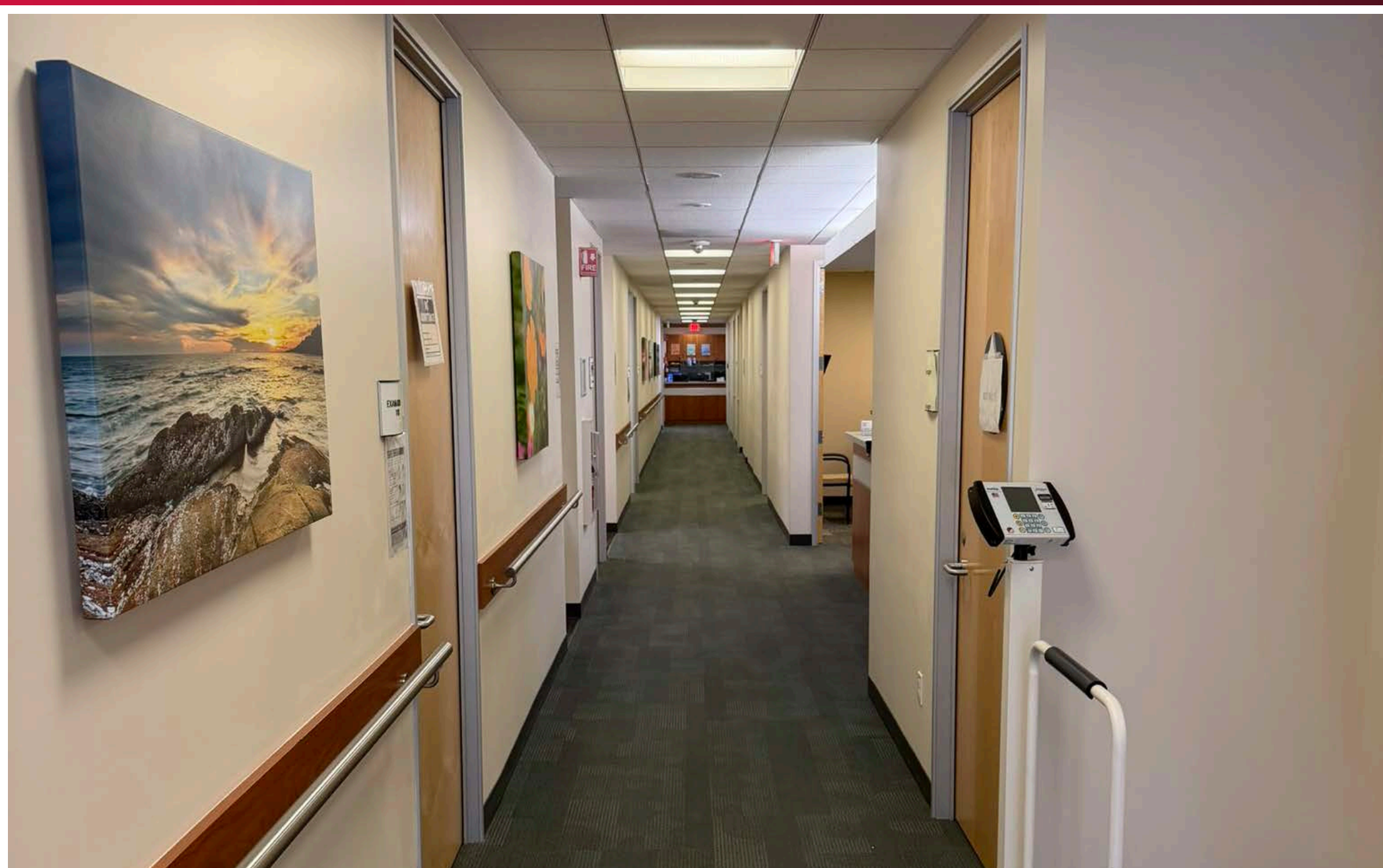
EXECUTIVE OFFICE



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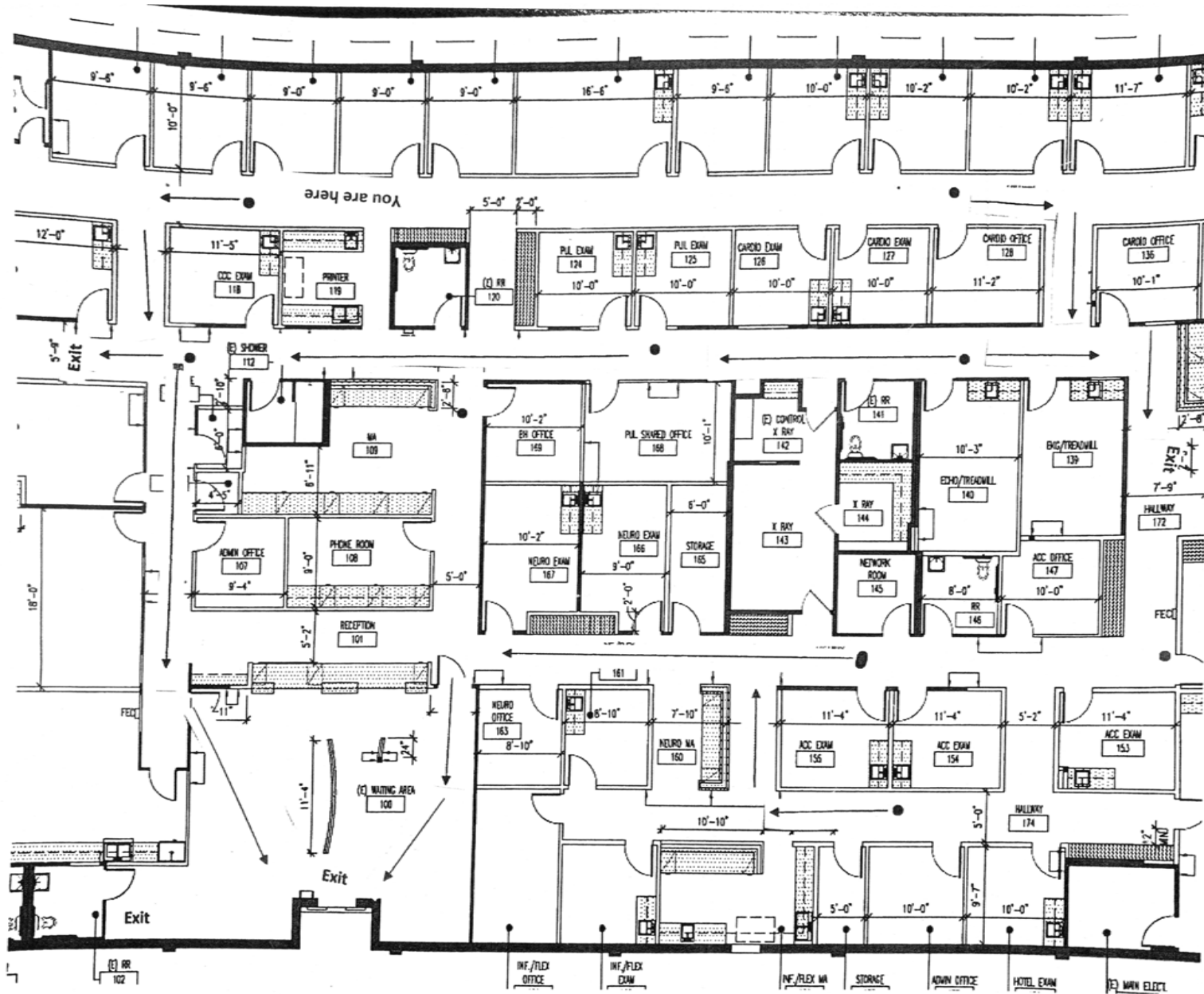
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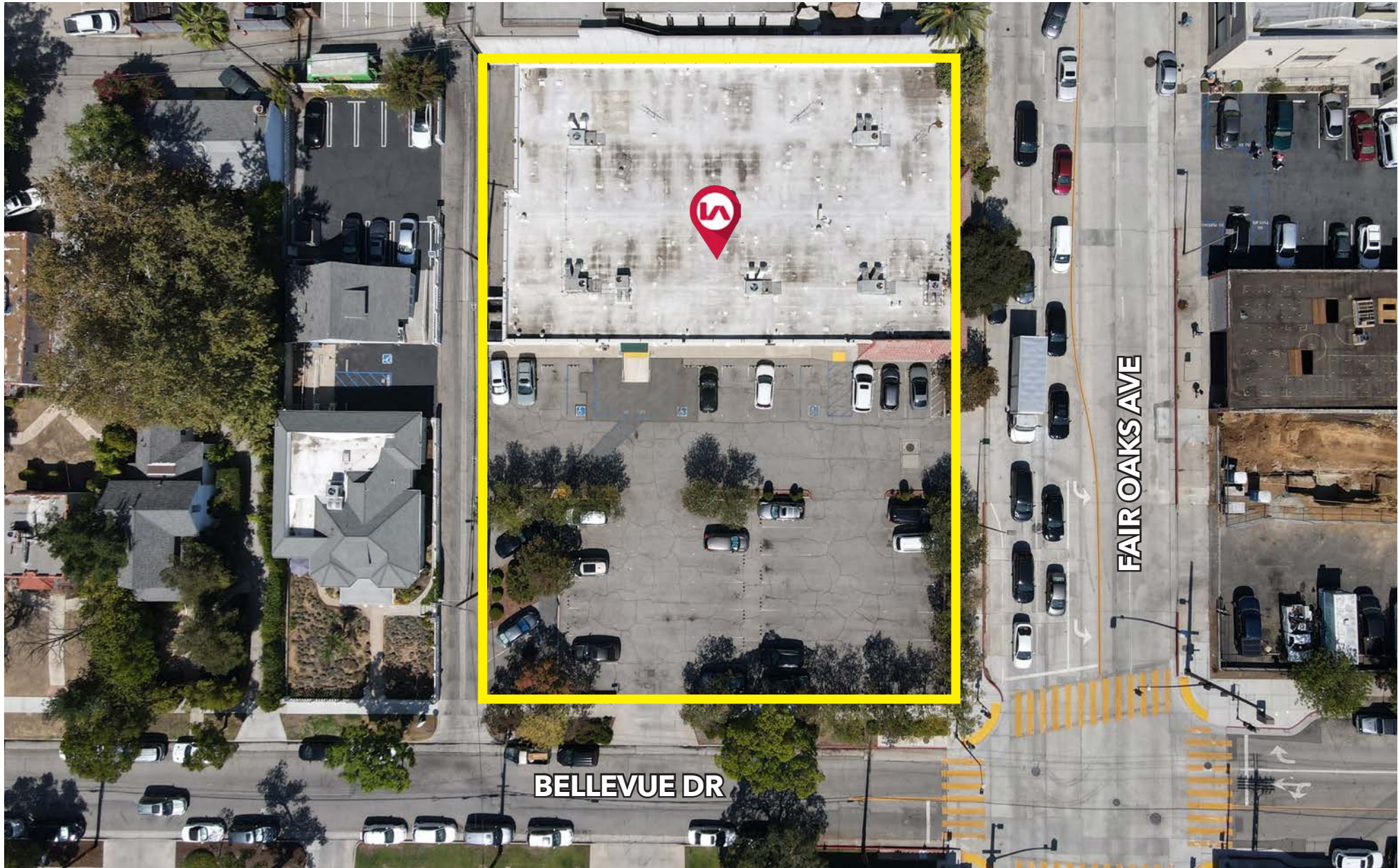
FLOOR PLAN

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AERIAL OVERVIEW

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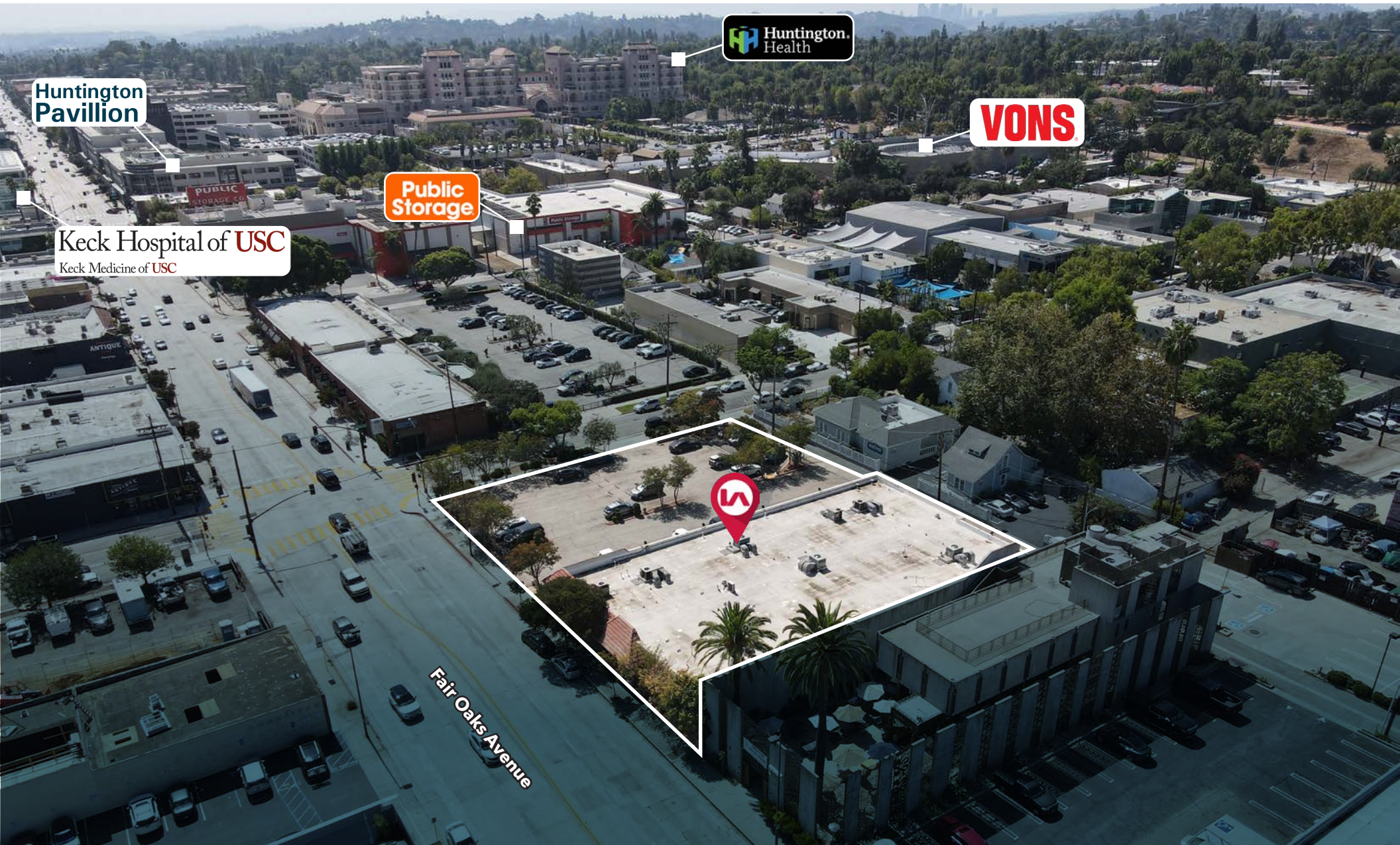
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CRITICAL MEDICAL SITES

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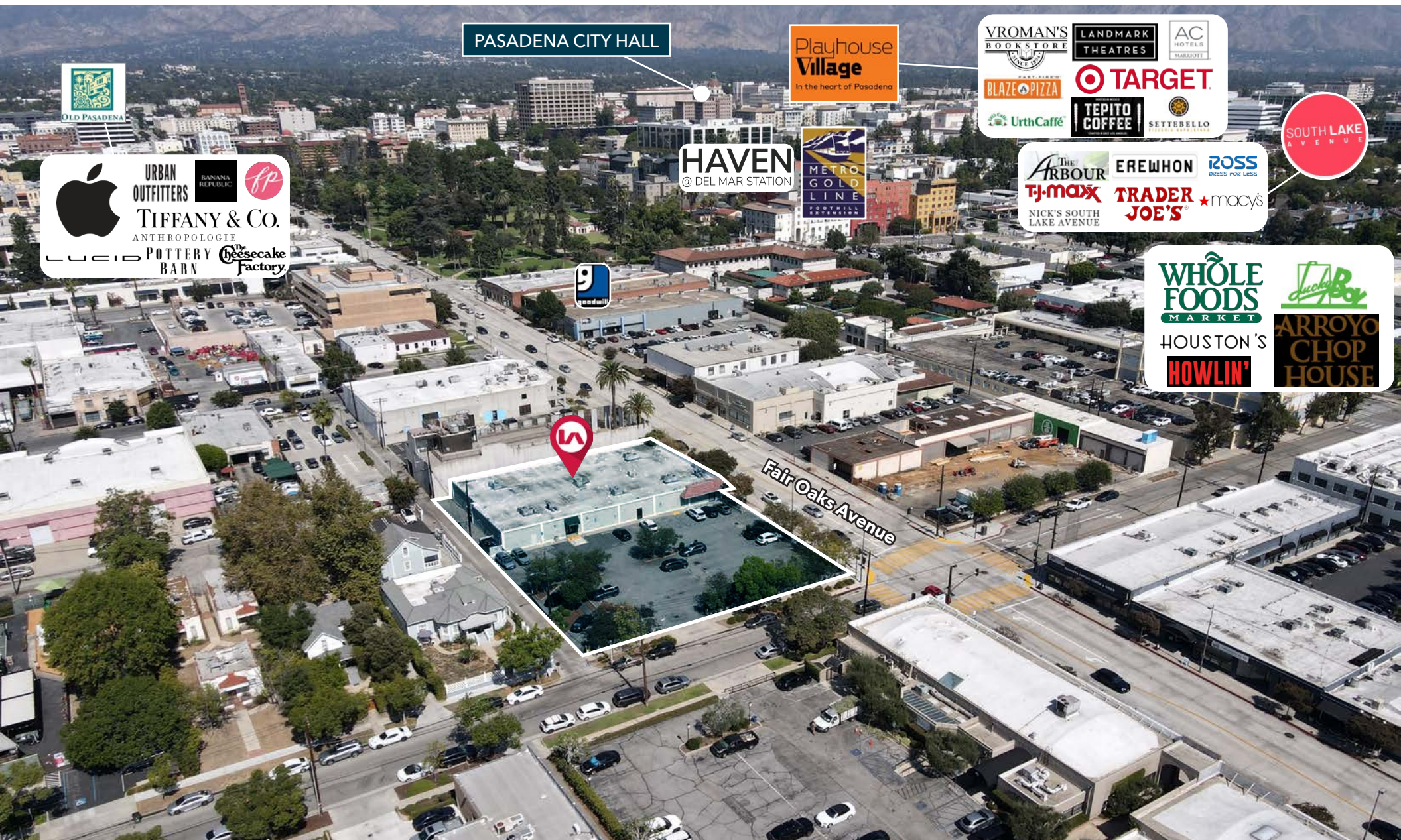
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AMENITIES MAP

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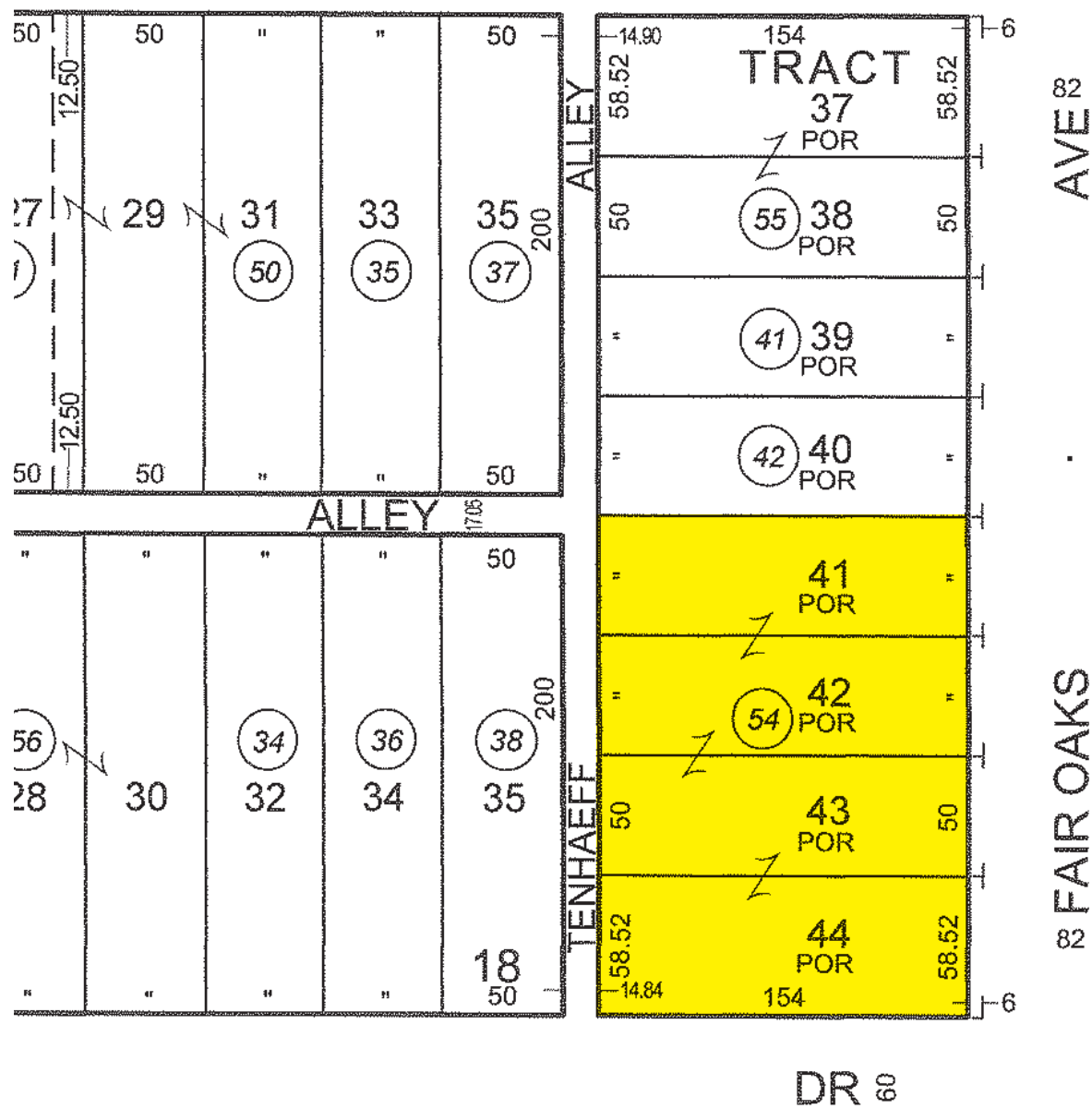
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PARCEL MAP

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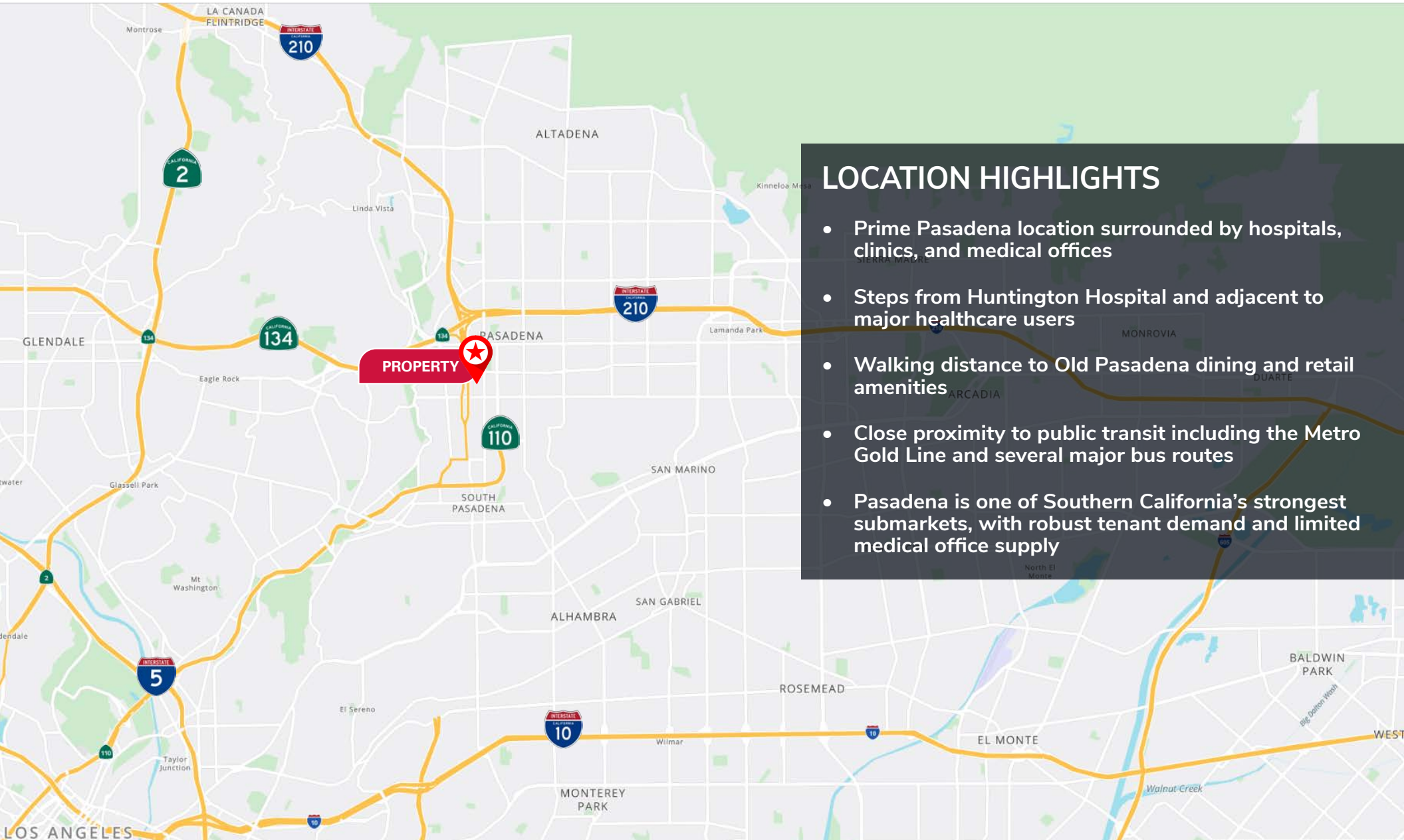
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LOCATION HIGHLIGHTS

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LOCATION HIGHLIGHTS

- Prime Pasadena location surrounded by hospitals, clinics, and medical offices
- Steps from Huntington Hospital and adjacent to major healthcare users
- Walking distance to Old Pasadena dining and retail amenities
- Close proximity to public transit including the Metro Gold Line and several major bus routes
- Pasadena is one of Southern California's strongest submarkets, with robust tenant demand and limited medical office supply



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393 - 401

S FAIR OAKS AVENUE

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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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