

1000 FREMONT AVENUE

SOUTH PASADENA, CA



PRICE REDUCED - \$5,400,000

FOR SALE

12,057 SF COMMERCIAL PROPERTY | INVESTMENT OPPORTUNITY

**AVISON
YOUNG**

PROPERTY DETAILS



1000 FREMONT AVENUE

SOUTH PASADENA

Built in 1925, this once in a generation investment pride of ownership opportunity has a long-storied past, first as a mortuary and then repurposed for what felt like were it's roots as a live performing arts theater space. The well established (22) office, retail, and service tenants on 2 floors are anchored by an interior beautiful courtyard and an absolute "best of" restaurant with Fiore Café and their magnificent outdoor garden space. The Fremont Center Theatre & Office Building (cherished by the existing beloved operators and other legends who called it home including Ray Bradbury) is an absolute irreplaceable trophy asset in the heart of historic South Pasadena. Large long term leased parking lot comes with the sale.

ADDRESS	1000 Fremont Avenue South Pasadena, CA 91030
BUILDING SIZE	± 12,057 SF (Buyer to Verify)
LAND SIZE	± 20,744 SF
APN	5315-003-028
ZONING	SPC1
YEAR BUILT	1925
# OF TENANTS	22
PARKING	41 spaces (30 spaces in adjacent lot per long term parking lease)
SALE PRICE	\$5,900,000 \$5,400,000 (\$448/SF Building)
NOI	Proforma \$385,459*
CAP RATE	Proforma 7.14%*
HIGHLIGHTS:	<ul style="list-style-type: none">• Large private courtyard• Newly painted interior & exterior• Well maintained central HVAC

*Please inquire for full set of [Financials available with NDA](#)



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1000 FREMONT AVENUE

SOUTH PASADENA

UNIQUE INVESTMENT OPPORTUNITY



Highly visible, signalized intersection



Mostly short-term leases in place



Prime location in South Pasadena.



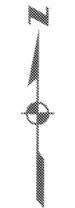
Boasting exceptional demographics



Tremendous upside potential

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2022



MAPPED AND GIS SERVICES SCALE 1" = 100'



AVISON YOUNG

LOCATION

1000 FREMONT AVENUE

SOUTH PASADENA

The South Pasadena Submarket in Los Angeles, California, is a highly desirable residential and commercial area known for its small-town charm, historic architecture, and excellent quality of life. Nestled just northeast of downtown Los Angeles, South Pasadena is characterized by its tree-lined streets, well-preserved Craftsman-style homes, and a strong sense of community.

The local economy is vibrant, with a mix of boutique shops, gourmet restaurants, and professional services catering to both residents and visitors. South Pasadena's public schools are highly regarded, making it a popular choice for families. The city is also home to several parks and recreational facilities, including the Arroyo Seco Park and the historic South Pasadena Farmers' Market, which contribute to the area's appeal.

South Pasadena is celebrated for its strong sense of community and active lifestyle. The city hosts numerous community events throughout the year, such as the South Pasadena Farmers' Market, Concerts in the Park, and the annual Eclectic Music Festival and Arts Crawl. Additionally, there are ample parks and recreational facilities, including the Arroyo Seco Park, which offers opportunities for hiking, biking, and other outdoor activities.

Conveniently located, South Pasadena offers easy access to major freeways, including the 110 and 210, facilitating commutes to downtown Los Angeles and other parts of the region. The Metro Gold Line also serves the area, providing residents with a convenient public transit option to various destinations, including Union Station and the broader Metro rail network.

Overall, the South Pasadena Submarket offers a blend of suburban tranquility and urban convenience, making it one of the most attractive locales in the greater Los Angeles area actively promotes the arts through various programs and events, fostering a creative environment for both residents and visitors.

- "A" Destination location with tons of unique shops, cafes and restaurants in a classic and historic Main Street setting
- Metro Line adjacent in a walkable (93 Walk Score), dynamic neighborhood
- Exceptional community with one of the highest-rated & sought-after public school districts in California



250K

TOTAL POPULATION (3 mile)



\$140K

AVG. HH INCOME (1 mile)



\$2.01M

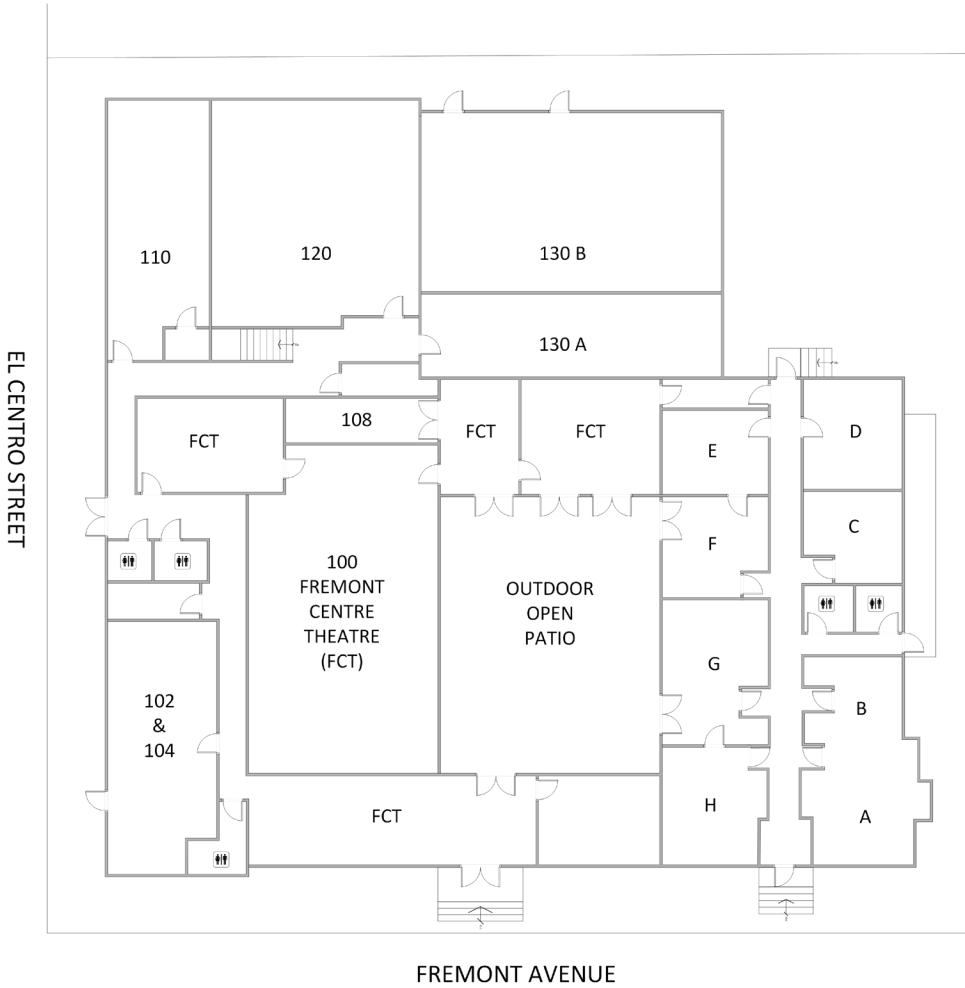
MEDIAN HOME VALUE (1 mile)



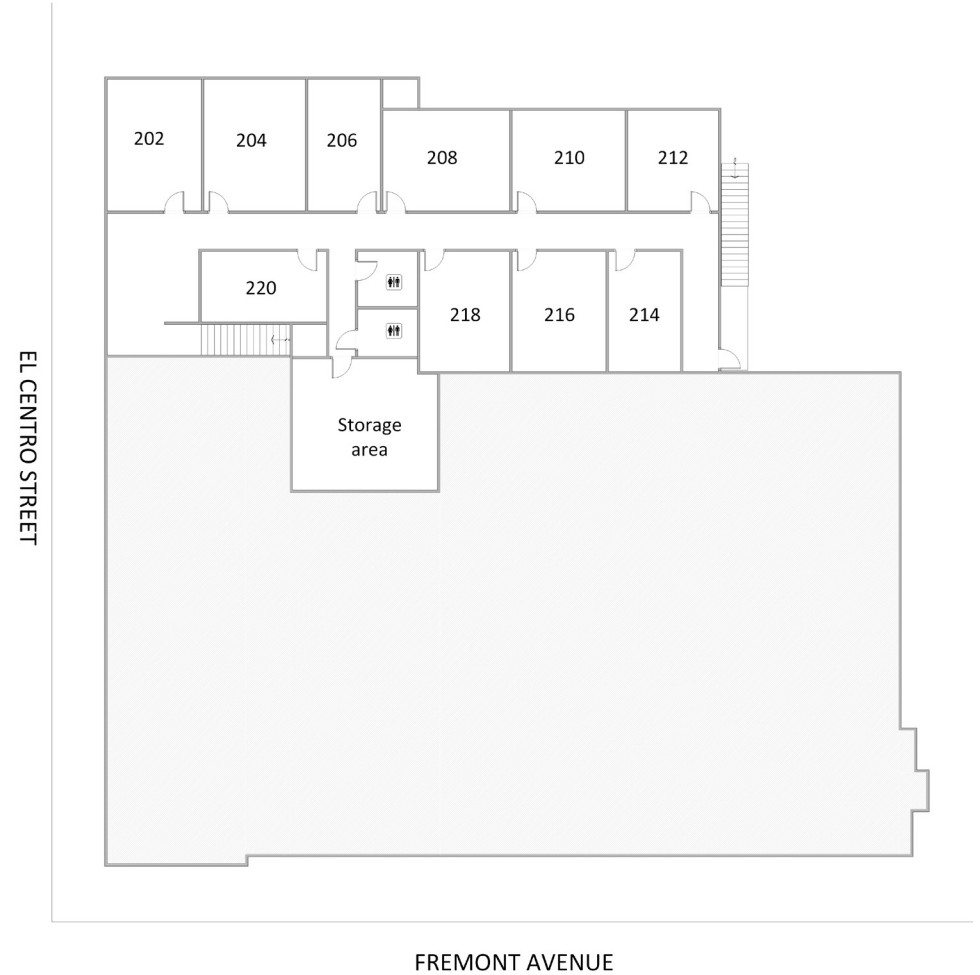
51K

DAILY TRAFFIC (FREMONT @ MISSION)

GROUND FLOOR



SECOND FLOOR



PROPERTY PHOTOGRAPHS

1000 FREMONT AVENUE SOUTH PASADENA



PROPERTY PHOTOGRAPHS

1000 FREMONT AVENUE SOUTH PASADENA



FREMONT CENTRE THEATRE

1000 FREMONT AVENUE
SOUTH PASADENA



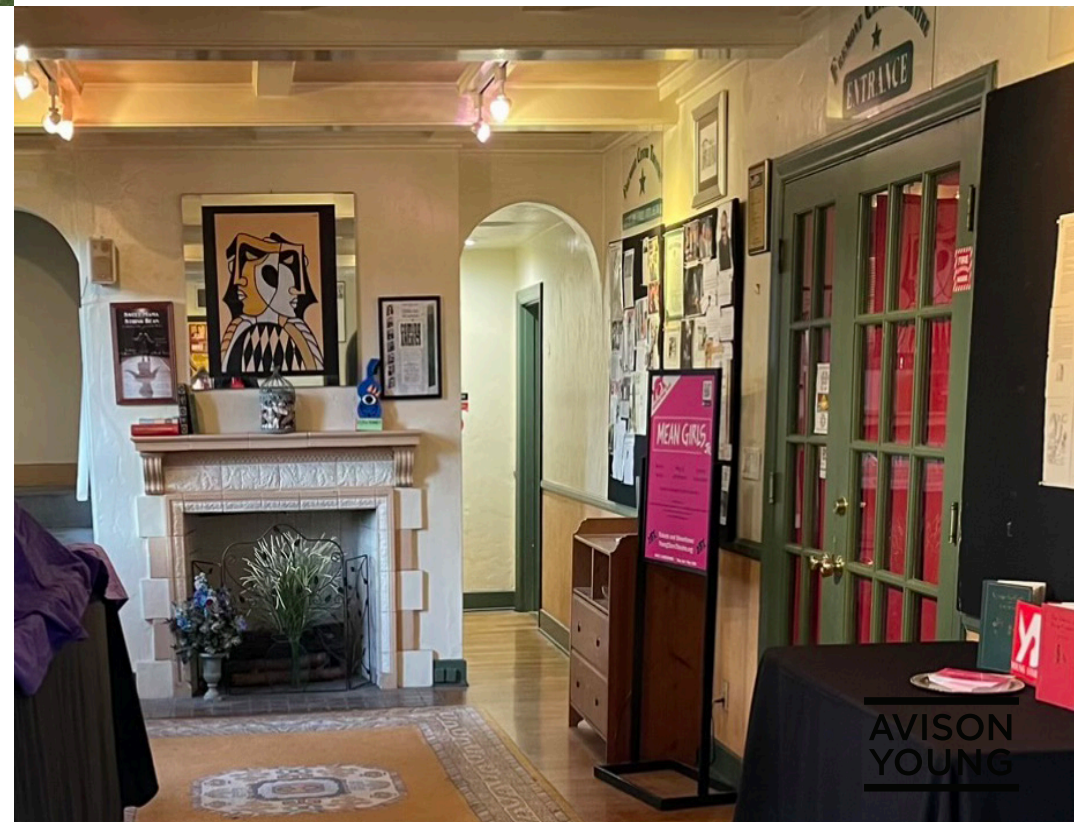
“The Fremont Centre Theatre stage has been graced during its past years by such varied & exceptional talent that we are constantly in awe of those whose limelight we have been privileged to share” -Backstage West

THEATRE FACILITIES

- Seating for 88 patrons
- Stage is 24' wide x 13' deep
- Large Lobby off Double Door Entry
- Large Beautiful Outdoor Private Patio Garden with shaded seating
- 2 Dressing Rooms
- 3 audience / actor bathrooms

“One of the Most elegant, Intimate venues” –
ReviewPlays.com

“LA’s Best Equity Waiver Theatre!”
-Valley Magazine



AVISON
YOUNG

NEARBY BUSINESSES

Mike & Anne's snap fitness Griffiths Kinsale south pasadena farmers' market SHIRO FAIR OAKS PHARMACY SODA FOUNTAIN

heirloom bakery & cafe ARO SPLAT two kids. Mamma's

COMMUNAL FOOD & DRINK Tomato Pie LA MONARCA BAKERY & CAFE RADHIKA FIORE MARKET CAFE Ai

JEWELLED UNIVERSE THE MUNCH COMPANY TEAMORROW TEA HOUSE • RESTAURANT GUS'S COFFEE BEAN TEA LEAF

MISSION WINES THE JONES COFFEE ROASTERS KRISPY KREME DOUGHNUTS BRISTOL FARMS TRADER JOE'S STIX & B.V.



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FOR MORE INFORMATION:

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