

FOOTHILL & VINEDO PORTFOLIO

Coming Soon.

Pasadena owner-user campus, investment property, or redevelopment site for sale.

2668 EAST
FOOTHILL BLVD

180 NORTH
VINEDO AVE

2650 EAST
FOOTHILL BLVD

EXECUTIVE SUMMARY

Kidder Mathews, as exclusive advisor, is pleased to present the fee simple sale of the Foothill & Vinedo Portfolio in Pasadena, a three-building, three-parcel assemblage totaling 1.76 acres. The portfolio features (i) stabilized income from two long-term tenants, (ii) immediate upside through owner-occupancy or lease-up of 2668 East Foothill Boulevard and lease-up of a portion of 2650 East Foothill Boulevard, and (iii) long-term redevelopment optionality on a site of this size rarely available in the Tri-Cities.

Foothill & Vinedo Portfolio Totals

LAND SF	76,842 SF
BUILDING SF (PER RENT ROLL)	51,757 SF
BUILDING SF (PER TITLE/CITY PLANS)	57,809 SF
VACANT SF	26,857 SF
LEASED SF	24,900 SF
% LEASED	48%
ZONING	LP-CF
PARKING	104 spaces
PRICE	Best Offer

[→ VIEW AERIAL VIDEO](#)[→ VIEW & SIGN CONFIDENTIALITY AGREEMENT](#)

INVESTMENT HIGHLIGHTS

Property Size & Zoning

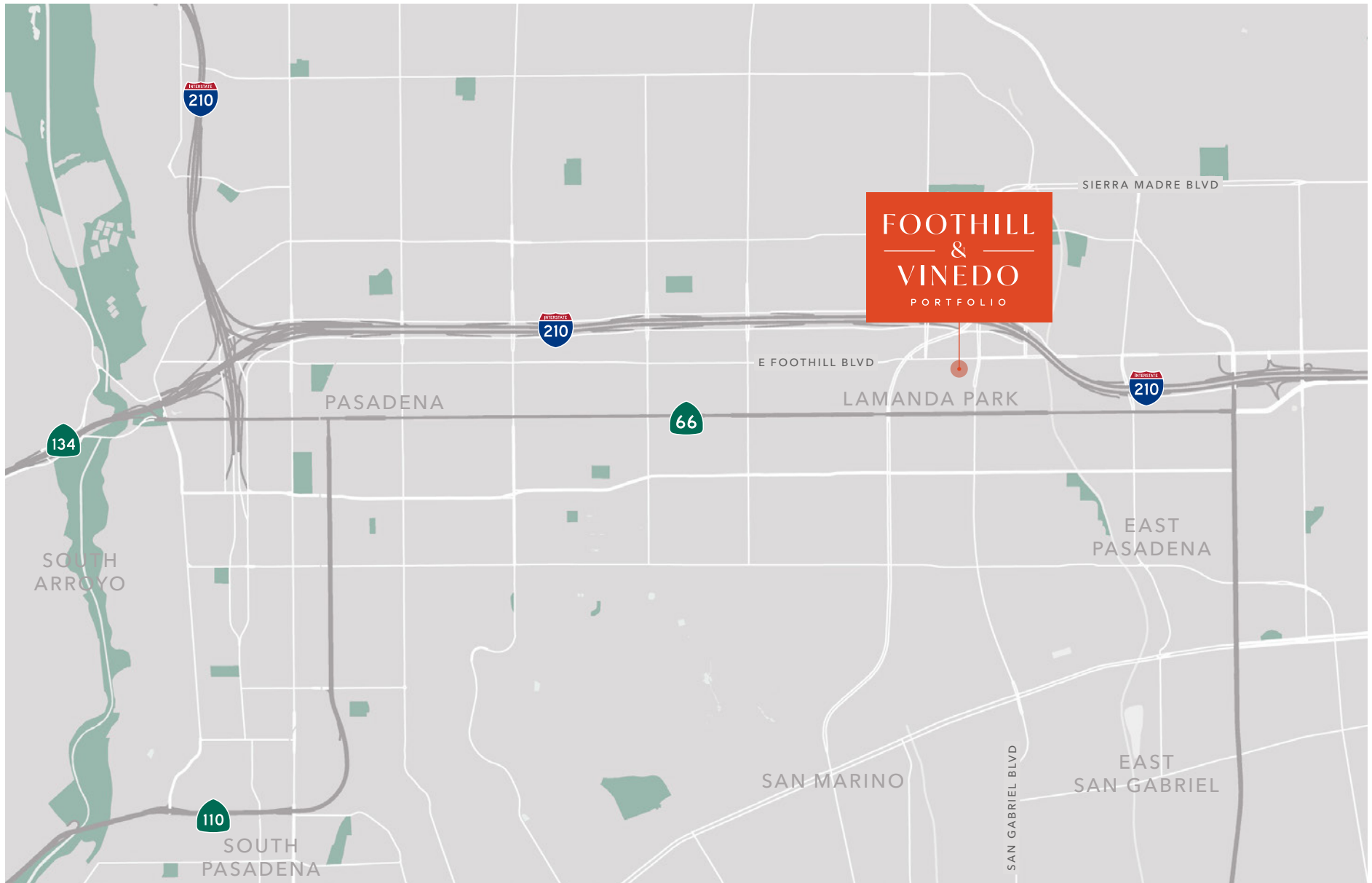
Three-parcel contiguous assemblage totaling ± 1.76 acres (LP-CF zoning).

Owner-User Campus

Owner-user campus opportunity with up to 21,857 SF of industrial occupancy and 5,000 SF of office occupancy available.

Location & Visibility

Close proximity to Caltech, JPL, and the 210 Freeway.





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