

FOR SALE

TWO RARE HEADQUARTERS OFFICE BUILDINGS ON PRIME HIGHLY VISIBLE CORNER IN SOUTH PASADENA

1600 HUNTINGTON DRIVE & 1810 FAIR OAKS SOUTH PASADENA, CA 91030



1600 HUNTINGTON DRIVE:

BUILDING SIZE: 18,517 SF

LOT SIZE: 35,099 SF

\$9,780,000

1810 FAIR OAKS AVENUE:

BUILDING SIZE: 12,915 SF

LOT SIZE: 14,436 SF

\$4,750,000

**IF BOTH BUILDINGS ARE PURCHASED,
OWNER WILL OFFER A DISCOUNT**

BILL UKROPINA

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**COLDWELL BANKER
COMMERCIAL
REALTY**

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FOR SALE

1600 Huntington Drive & 1810 Fair Oaks Avenue

South Pasadena, CA 91030



PROPERTY DESCRIPTION

FIRST TIME ON MARKET FOR SALE

TWO RARE HEADQUARTERS OFFICE BUILDINGS ON PRIME HIGHLY VISIBLE CORNER IN SOUTH PASADENA

1600 Huntington Drive:

Building Size: 18,517 SF

Lot Size: 35,099 SF

\$9,780,000

Approximately 74 Parking Spaces - Parking Ratio: 4 per 1,000

1810 Fair Oaks Avenue:

Building Size: 12,915 SF

Lot Size: 14,436 SF

\$4,750,000

Approximately 28 Parking Spaces

**IF BOTH BUILDINGS ARE PURCHASED,
OWNER WILL OFFER A DISCOUNT**

OFFERING SUMMARY

Total Sales Price for both Buildings:	\$14,530,000
Total Building Size for both Buildings:	31,432 SF

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

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1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030



BUILDING NO. 1
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

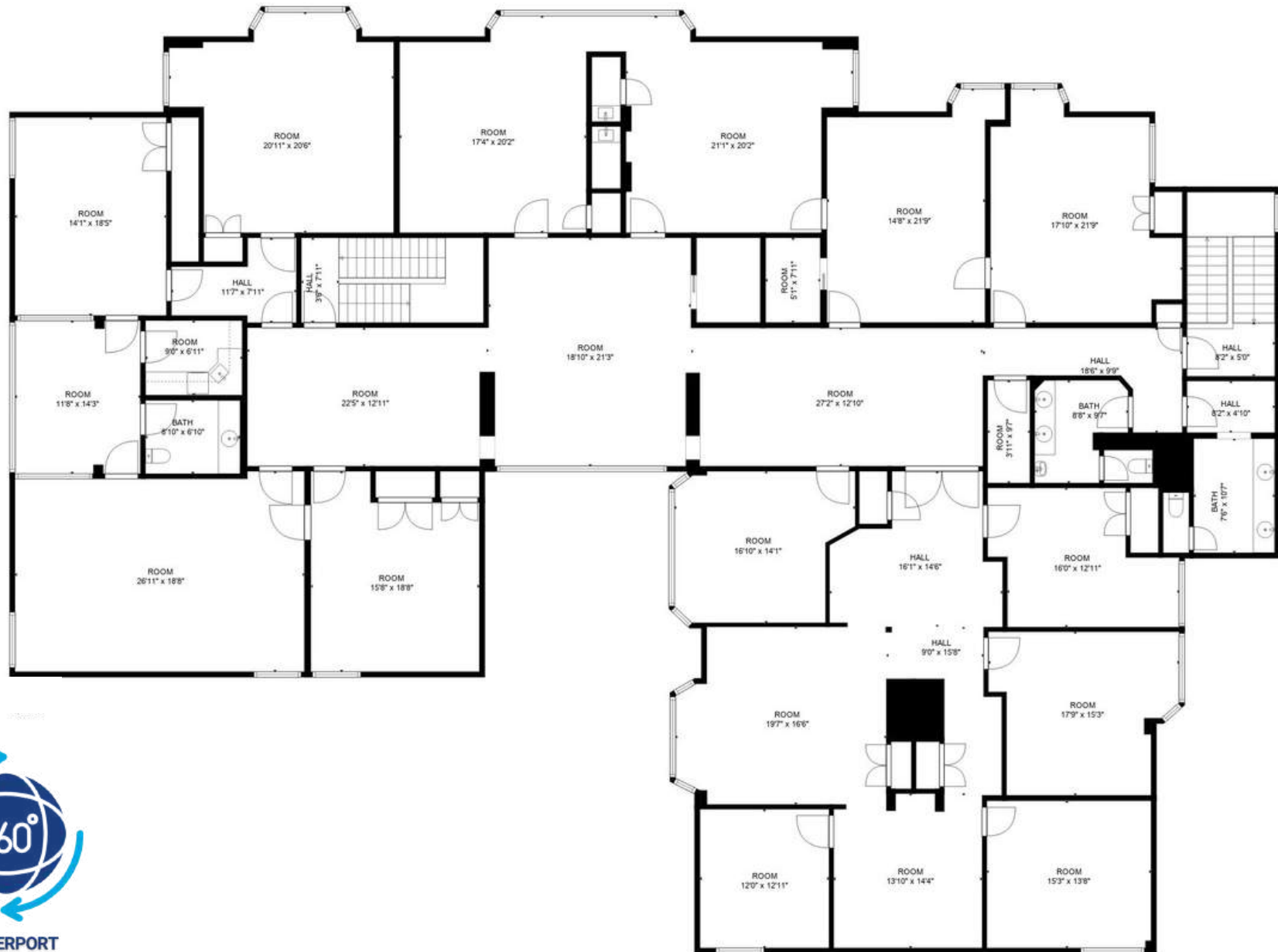
TOTAL: 15,757 SF

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



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

1810 FAIR OAKS, SOUTH PASADENA, CA 91030

**1810
BUILDING**

**BUILDING NO. 2
Building Size: 12,915 SF
Lot Size: 14,436 SF
\$4,750,000**

1810 FAIR OAKS, SOUTH PASADENA, CA 91030



1810 FAIR OAKS, SOUTH PASADENA, CA 91030



FLOOR PLAN - 1810 FAIR OAKS, SOUTH PASADENA, CA 91030

BASEMENT AND FIRST FLOOR



TOTAL: 13,253 SF

BASEMENT: 789 SF, FIRST FLOOR: 4,989 SF, SECOND FLOOR: 5,109 SF, THIRD FLOOR: 2,366 SF
EXCLUDED AREAS: PORCH: 142 SF



**MATTERPORT
VIRTUAL TOUR**

FLOOR PLAN - 1810 FAIR OAKS, SOUTH PASADENA, CA 91030

SECOND FLOOR



TOTAL: 13,253 SF

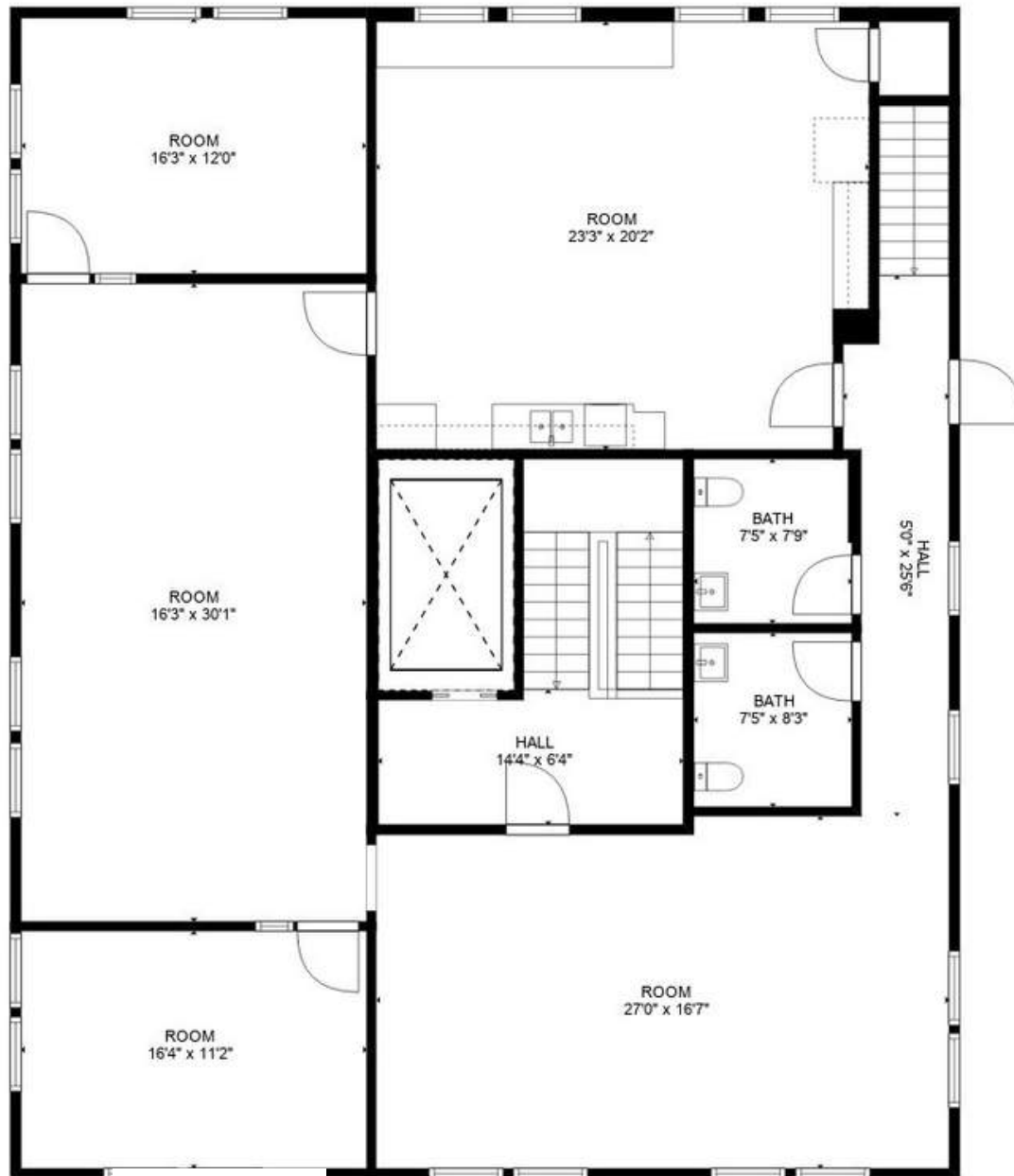
BASEMENT: 789 SF, FIRST FLOOR: 4,989 SF, SECOND FLOOR: 5,109 SF, THIRD FLOOR: 2,366 SF
EXCLUDED AREAS: PORCH: 142 SF



**MATTERPORT
VIRTUAL TOUR**

FLOOR PLAN - 1810 FAIR OAKS, SOUTH PASADENA, CA 91030

THIRD FLOOR



TOTAL: 13,253 SF

BASEMENT: 789 SF, FIRST FLOOR: 4,989 SF, SECOND FLOOR: 5,109 SF, THIRD FLOOR: 2,366 SF
EXCLUDED AREAS: PORCH: 142 SF



**MATTERPORT
VIRTUAL TOUR**

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AERIAL MAP

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- This easement could be used by the city of South Pasadena to widen Fair Oaks Avenue to the east. It is highly unlikely, but Buyers should be aware of the easement shown.

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REGIONAL MAP

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RETAILER MAP

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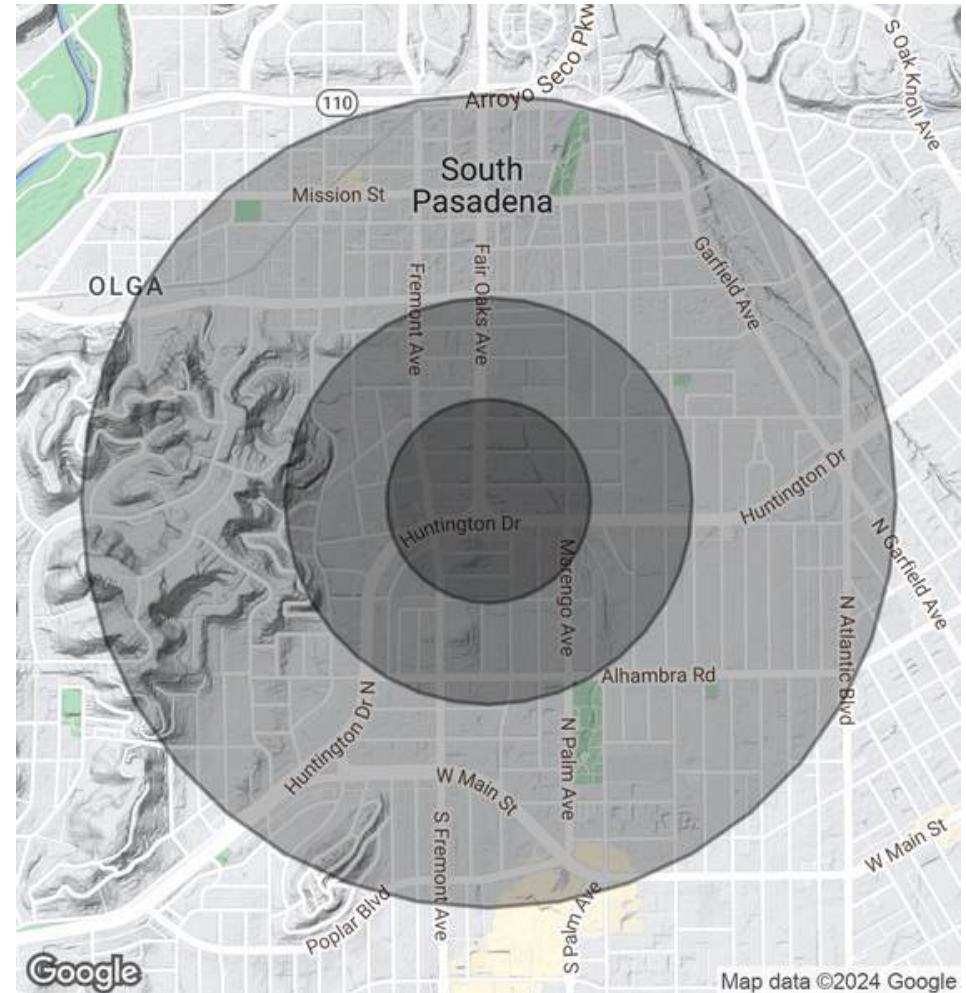
POPULATION

	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)

Placer.ai

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Exclusively Marketed by

TEAM UKROPINA



BILL UKROPINA
MANAGING
DIRECTOR
CALDRE #00820557



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COMMERCIAL
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CALDRE #01876261



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