

FOR LEASE

**VERY RARE +/- 24,265 SF ON ALMOST 2 ACRES
FORMER CHURCH AND SCHOOL PROPERTY IN PASADENA**



2033 E Washington Blvd, Pasadena, CA 91104

LA County



VIRTUAL TOUR



**COLDWELL BANKER
COMMERCIAL
REALTY**

FOR LEASE

OFFERING SUMMARY

ADDRESS	2033 E Washington Blvd Pasadena CA 91104
BUILDING SF	+/- 24,265 SF
LAND SF/AC	+/- 73,529 SF/1.69 AC
YEAR BUILT	Various times and 1920
APN	5852-005-063
ZONING IN LOS ANGELES COUNTY (NOT PASADENA)	LCR3*

FINANCIAL SUMMARY

RENTAL RATE	\$22,500 / Month Net (owner does not pay property taxes)
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	19,971	142,471	295,737
2025 Median HH Income	\$128,896	\$104,765	\$116,403
2025 Average HH Income	\$181,702	\$151,304	\$168,625

PROPERTY DESCRIPTION

An exceptional opportunity to lease a +/- 24,265 SF former Church and School facility on +/- 1.69-Acre (+/- 73,529 Square Feet) of land with impressive +/- 454 SF of frontage along East Washington Boulevard on a signalized corner on Pepper Drive. This is a Rare property with prime visibility and access from both E Washington Blvd and Pepper Dr. This unique property offers a blend of worship, educational, office and community space in a highly sought-after Pasadena location.

Key Features:

- Sanctuary seating for up to 350 guests, plus smaller sanctuary – ideal for worship services, performances, or large gatherings
- Approximately 58 on-site parking spaces providing excellent convenience for visitors and staff
- Well maintained outdoor area with large trees and beautiful landscaping for events and gatherings.
- 9 bathrooms throughout the property.
- Security System installed and active
- 4 Kitchens (one large and 3 others throughout the property)
- New Roof as of 2024
- **Los Angeles County in Governmental Agency***

*Regarding LCR3 zoning, this refers to a Limited Multiple Residence Zone. For more information, go to planning.lacounty.gov



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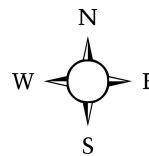
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FLOOR PLAN



VIRTUAL TOUR



*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.



OUTDOOR COURTYARD Property Image | 2033 E Washington Blvd., Pasadena, CA 91104



CONFERENCE ROOM / DINING AREA



LARGE SANCTUARY WITH +/- 350 SEATS



THEATER / AUDITORIUM



SMALL SANCTUARY



CLASSROOM



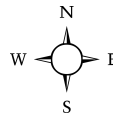
FRONT OFFICE



OFFICE



KITCHEN



Approximately 454 ft of frontage along E. Washington Blvd

Signalized corner

VERY RARE 24,265 SF FORMER CHURCH AND SCHOOL PROPERTY

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