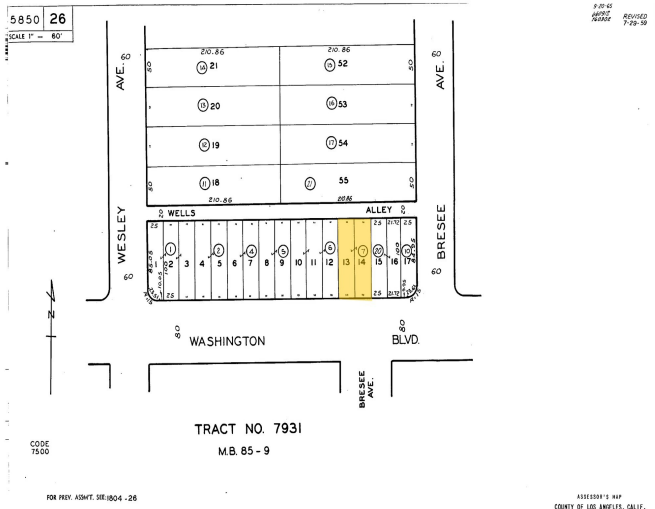


Commercial Building - Mixed Use - Pasadena

Sale Price: \$3,625,000.





Mixed Use Building in Pasadena 1517-1521-1525 E. Washington Blvd.

Approximately 6500 SF
Building

Ground	3,650 SF (Retail)
2nd Floor	1,196 SF (3BR, 2 Baths)
2nd Floor	1,196 SF (3BR, 2 Baths)

**3 Car Garage & 1 parking space
Plus ample parking across the street
via walkway lane.**

1517 E Washington Boulevard sits comfortably in Pasadena, a beautiful suburban city and primary retail destination of the San Gabriel Valley. Pasadena is a highly walkable city and conveniently connects to the region's rail system, allowing the many surrounding residential neighborhoods to reach the popular shopping and dining hub. Driven by a confluence of local and tourist traffic, Pasadena's retail sector is thriving, with rental rates up over 2% annually, outperforming the greater MSA.

Pasadena offers a strong demographic profile when looking in a three-mile radius surrounding 1517 E Washington Boulevard. The population of 167,740 is well-educated, with 89% graduating high school and 76% pursuing some form of higher education, resulting in an impressive average household income of \$119,653. This increased spending power can be seen in the over \$2.4 billion in consumer spending throughout 2022, with over 69% spent across retail segments. Residents of the area predominately rent their homes, leading to a 2.4% increase in multifamily rental rates. A prime location and strong performance in local retail and residential markets make Pasadena the perfect location for new investment.



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