

670 North Rosemead Boulevard

PASADENA, CALIFORNIA

AVISON
YOUNG

Office Owner-User/Investment Opportunity | By-Right Residential Redevelopment

SALE OPPORTUNITY

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THE OFFERING

Executive Summary

Avison Young is pleased to present **670 N. Rosemead Boulevard**, an exceptional opportunity to acquire a **±14,448 SF office building** on **±1.28 acres** in **Pasadena, California**. The property is well-suited for an office owner-user or investor, with compelling upside as a **by-right high-density residential development site allowing up to 48 units per acre**. Constructed in 1975, the **two-story, elevator-served office building** features dedicated surface parking at a **3.00/1,000 SF ratio (43 spaces)** and low site coverage. The existing improvements offer immediate occupancy for an owner-user or investment potential, while the underlying land value and favorable zoning create a clear path to **by-right residential redevelopment**.

The property's by-right density of **up to 48 units per acre** supports a wide range of high-density residential strategies, including **for-sale townhomes, market-rate rental apartments, or affordable housing development**. The ±1.28-acre site provides meaningful scale in one of the most supply-constrained and sought-after residential markets in Los Angeles County. 670 N. Rosemead Boulevard benefits from an **abundance of nearby amenities**, including dining, retail, grocery, and daily services, making it an ideal location for future residents and current office tenants alike. The property offers **excellent connectivity via the 210 and 134 Freeways**, with proximity to **Old Town Pasadena, Caltech, and the Rose Bowl**, further enhancing its appeal as a premier residential or office location.

With its existing improvements, by-right high-density residential zoning, and prime Pasadena location surrounded by established amenities, the property presents a compelling opportunity for an office investor, owner-user, or residential developer seeking a versatile asset in one of Southern California's most desirable submarkets.

| PRICING | Submit Offer |
|-------------------------|--|
| BUILDING AREA | ±14,448 SF |
| LAND AREA (SF / AC) | ±55,688 SF / ±1.28 AC |
| APN | 5757-006-021 |
| EXISTING IMPROVEMENT | Two story, elevator served office building & paved parking area |
| YEAR BUILT | 1975 |
| EMERGENCY POWER SYSTEMS | Caterpillar Olympian D40P4 (Exterior Grade) Diesel generator with Output: 40 kVA Standby / 36 kW |
| PARKING | 43 Striped Spaces |
| ZONING | CO, Pasadena |
| RESIDENTIAL DENSITY | 48 Units/AC |

INVESTMENT HIGHLIGHTS



Two-Story Elevator-Served Office Building

±14,448 SF of functional office space suitable for a single headquarters user or multi-tenant configuration.



Abundant Parking

43 dedicated surface parking spaces at a 3.00/1,000 SF ratio, well above typical Pasadena office inventory, providing a significant advantage for tenants and employees.



±1.28 Acres with Low Site Coverage

Existing improvements occupy a small footprint relative to the overall parcel, maximizing flexibility for an office user seeking expansion or outdoor amenity space, or a developer planning a future residential project.



Affluent Employment Hub

Directly across from General Motors' \$71 million Advanced Design Center on Rosemead Blvd., with Kaiser Permanente, NASA JPL, and Caltech nearby—placing the property at the heart of Pasadena's technology and innovation corridor with access to over 179,000 employees within a 5-mile radius and surrounded by households with a median income of \$149,582 (1-mile radius).



Exceptional Amenity Base

Blocks from an abundance of daily amenities including three major grocers (Ralphs, Trader Joe's, Sprouts), Hastings Village shopping center, and 24 Hour Fitness.



Strategic Freeway Connectivity

Excellent access to the 210 and 134 Freeways, with proximity to Old Town Pasadena, Caltech, the Rose Bowl, and close proximity to major employment centers throughout the greater Los Angeles basin.



By-Right High-Density Residential Redevelopment

Zoning allows up to 48 units per acre, supporting for-sale townhomes, market-rate rental apartments, or affordable housing development on a ±1.28-acre site in one of the most supply-constrained residential markets in Los Angeles County.



Metro Accessibility

Less than 1 mile from Sierra Madre Villa Metro A Line station, providing direct rail access to Downtown LA and regional transit connections.

NEIGHBORHOOD AERIAL



670 N. ROSEMEAD BLVD
PASADENA, CA

LA|FITNESS. Panera BREAD® Carl's Jr.
SHOGUN ETHAN ALLEN TRADER JOE'S
LUCKY X STRIKE Domino's Pizza Ralphs

HASTINGS VILLAGE
TILLYS NORDSTROM rack BOB'S DISCOUNT FURNITURE
BOOT BARN PETSMART DICK'S SPORTS & OUTDOORS OLD NAVY BEST BUY
HANDS EL TORITO ROSS DRESS FOR LESS ULTA TORRID

SPROUTS FARMERS MARKET

KAISER PERMANENTE

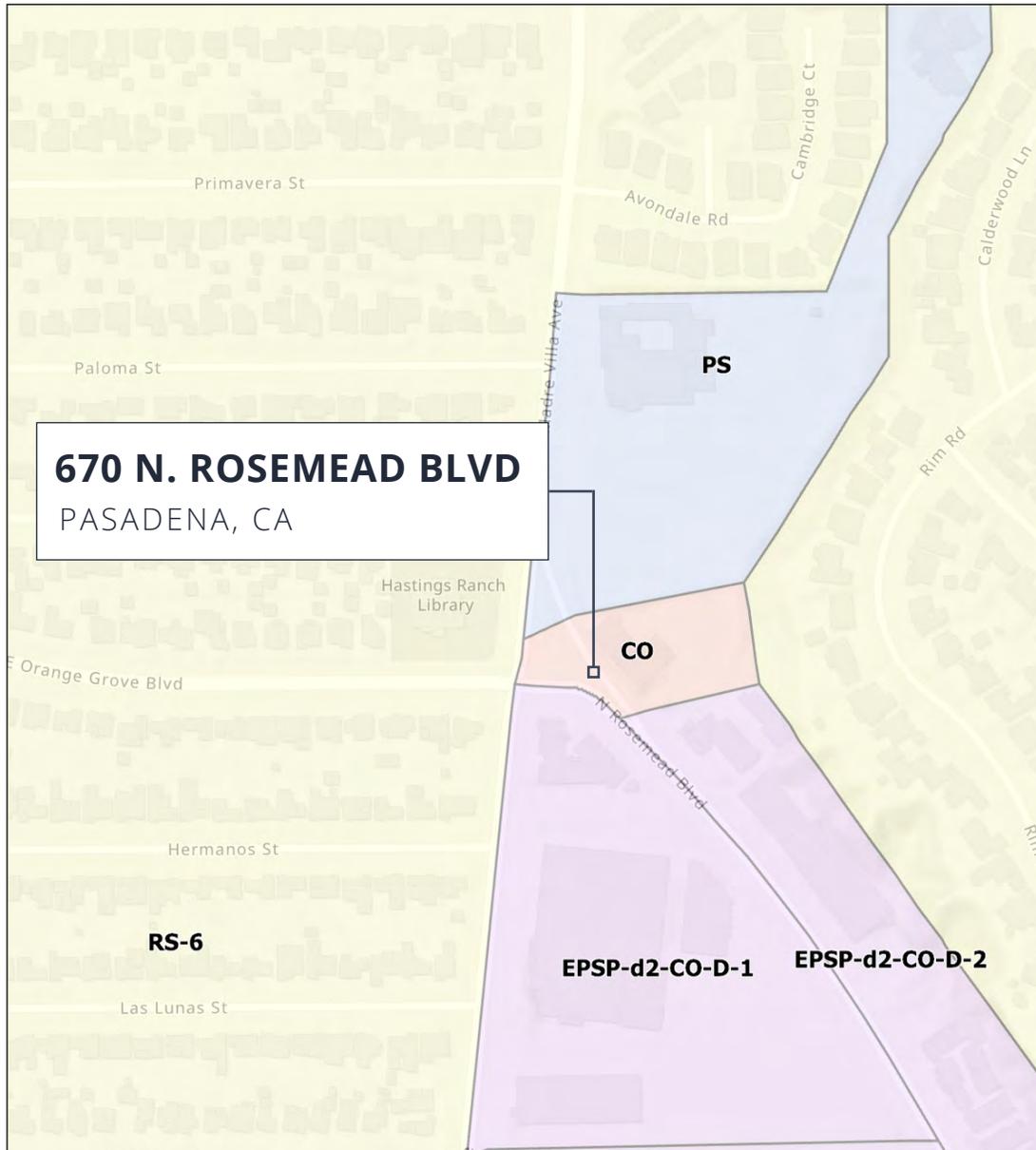
xencor

GM GENERAL MOTORS ADVANCED DESIGN CENTER

ROSEMEAD BLVD.

SIERRA MADRE AVENUE

ZONING AND DEVELOPMENT STANDARDS



ZONING SUMMARY



ZONING
CO



MINIMUM LOT SIZE
7,200 SF



MAXIMUM DENSITY
Per RM-48, allowed for 48/unit per acre



HEIGHT LIMIT
45 ft



FAR
0.80

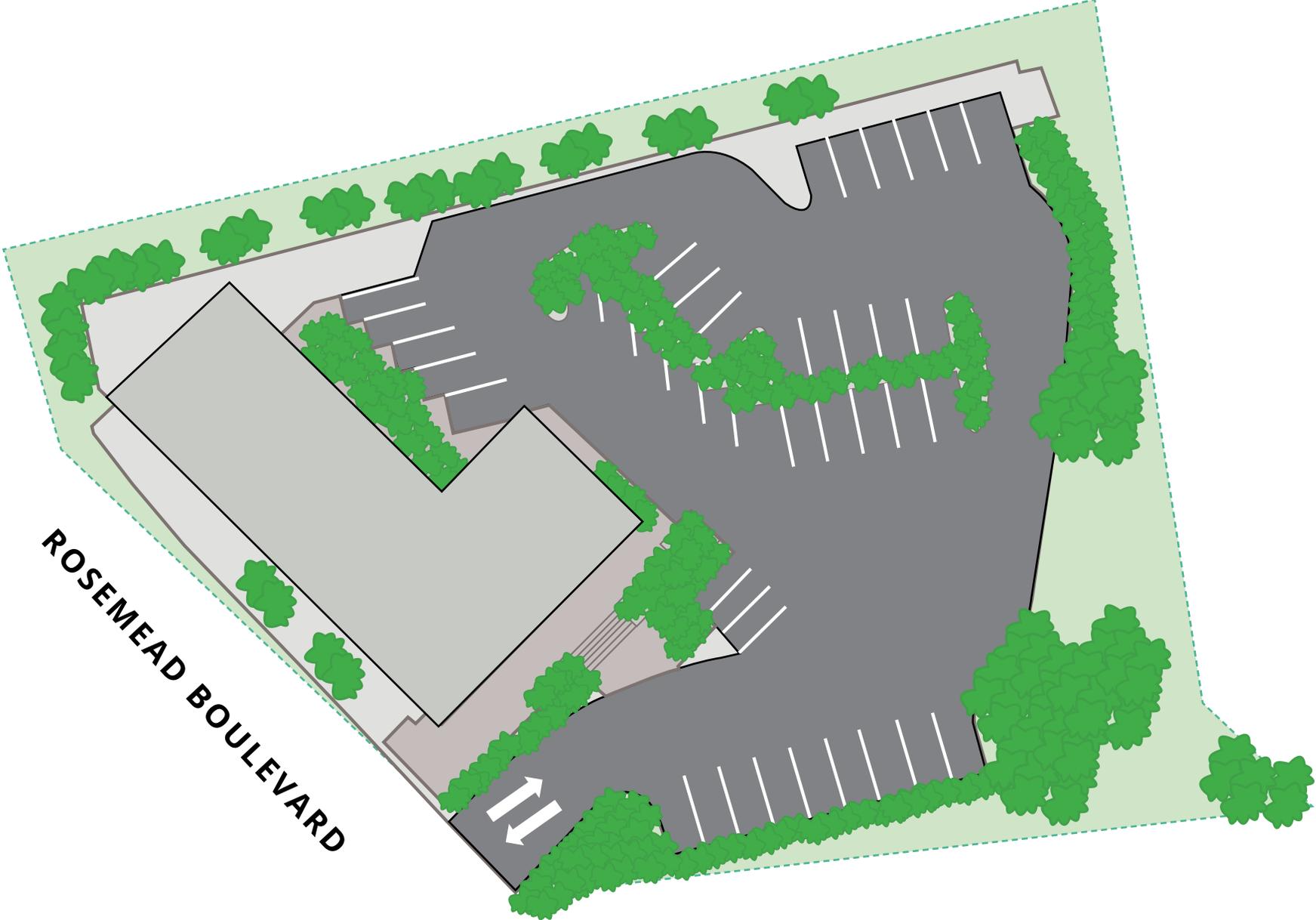


PARKING (MULTI-FAMILY)
2 coveredspaces per unit 650 sf or larger, 1 covered spaceper unit less than 650 sf. Plus 1 guest parking space for each 10 units.

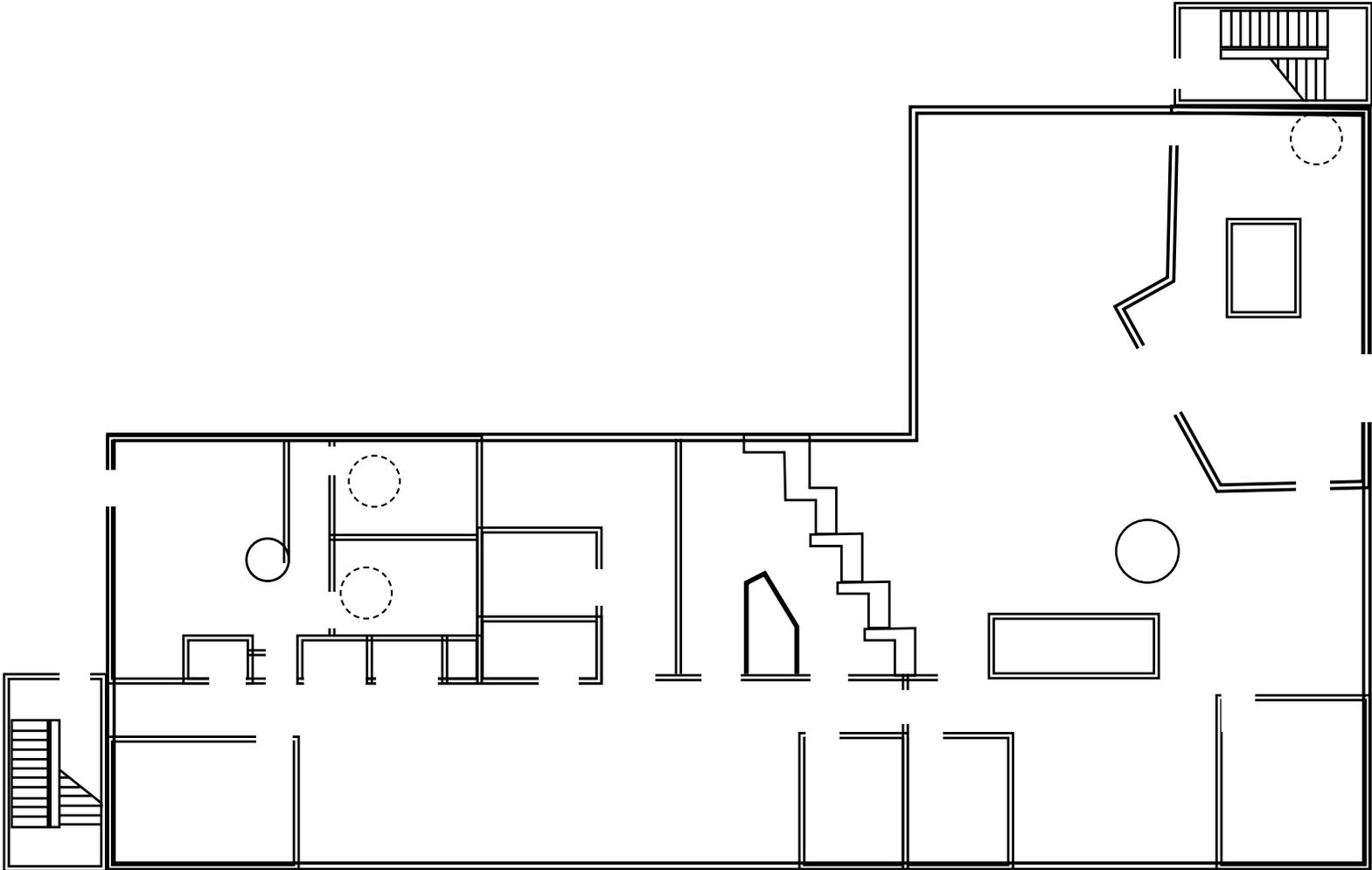
PARCEL MAP



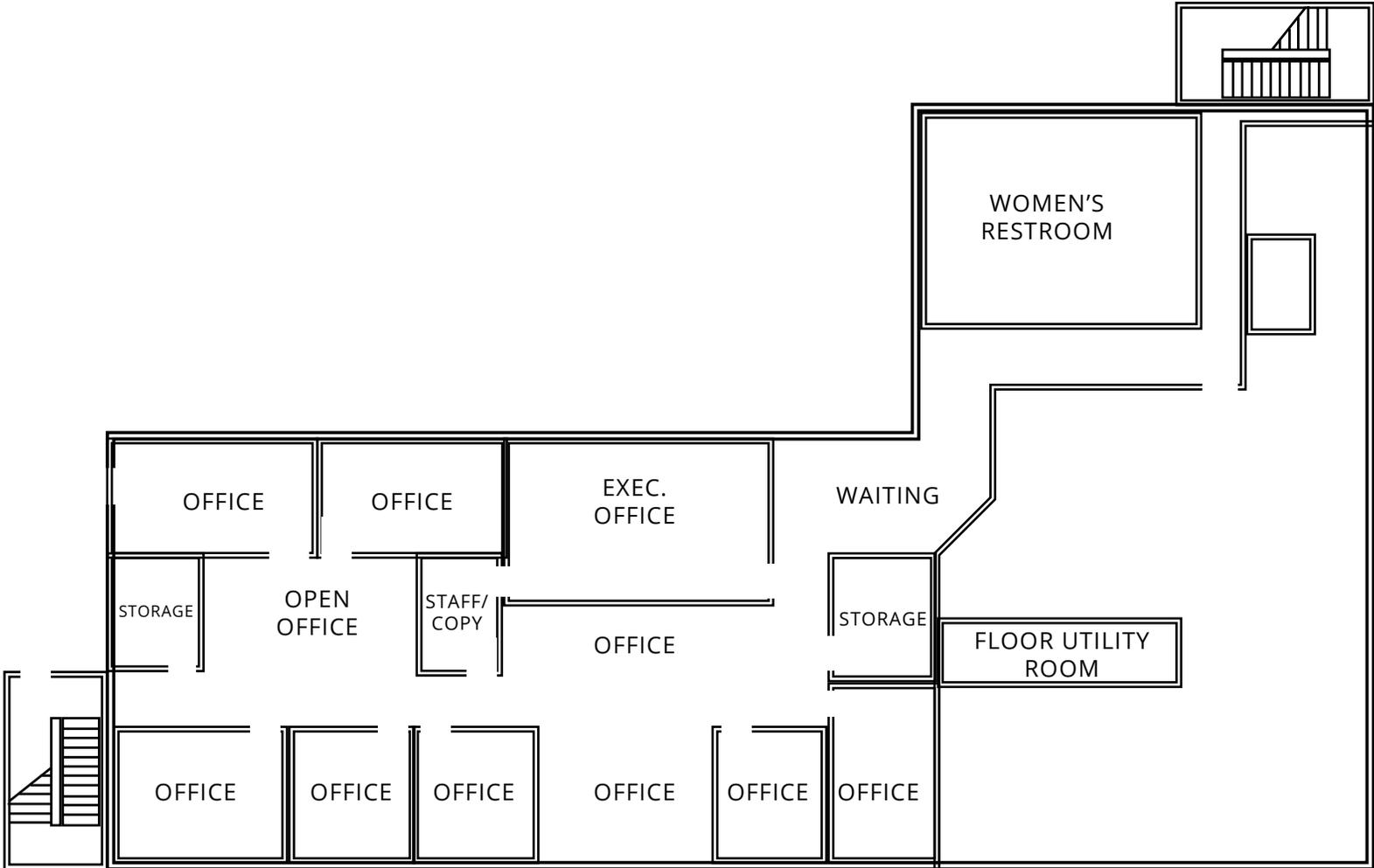
SITE PLAN



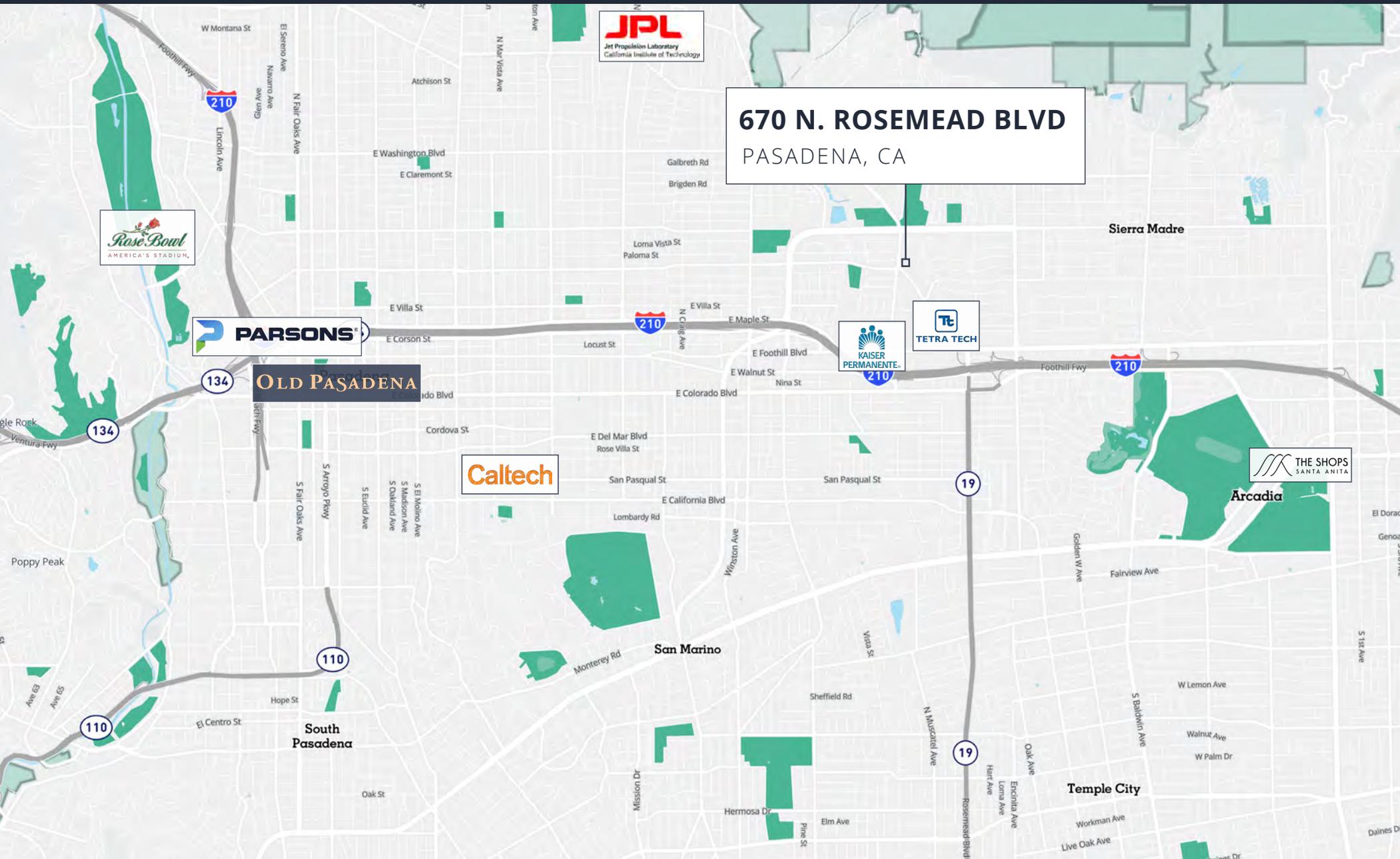
SITE PLAN - FIRST FLOOR



SITE PLAN - SECOND FLOOR



LOCAL MAP



670 N. ROSEMEAD BLVD
PASADENA, CA

AREA DEMOGRAPHICS

CITY OF PASADENA DEMOGRAPHICS & ECONOMY

(5-MILE RADIUS)



POPULATION
366,395



HOUSEHOLDS
142,690



AVG HH INCOME
\$157,766



MEDIAN HOME VALUE
\$1,133,851



MEDIAN AGE
42.6



TOTAL BUSINESSES
22,006



TOTAL EMPLOYEES
179,431



UNEMPLOYMENT RATE
199,603

| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|-----------------------------|--------|---------|---------|
| POPULATION (2025) | 11,446 | 127,434 | 366,395 |
| PROJECTED POPULATION (2030) | 11,649 | 125,107 | 364,084 |
| DAYTIME POPULATION (2025) | 15,823 | 129,614 | 398,565 |

| HOUSEHOLDS | 1-MILE | 3-MILE | 5-MILE |
|-----------------------------|--------|--------|---------|
| ESTIMATED HOUSEHOLDS (2025) | 4,603 | 50,971 | 142,690 |
| PROJECTED HOUSEHOLDS (2030) | 4,826 | 51,099 | 145,008 |

| DAYTIME DEMOS | 1-MILE | 3-MILE | 5-MILE |
|-------------------------|--------|--------|---------|
| TOTAL BUSINESSES (2025) | 942 | 7,093 | 22,006 |
| TOTAL EMPLOYEES (2025) | 8,284 | 52,503 | 179,431 |

| INCOME | 1-MILE | 3-MILE | 5-MILE |
|--------------------------|-----------|-----------|-----------|
| MEDIAN HH INCOME (2025) | \$149,582 | \$120,069 | \$110,418 |
| AVERAGE HH INCOME (2025) | \$196,545 | \$172,271 | \$157,766 |
| PER CAPITA INCOME (2025) | \$79,346 | \$68,983 | \$61,485 |
| PER CAPITA INCOME (2030) | \$91,130 | \$78,979 | \$70,234 |

EXTERIOR PHOTOS



INTERIOR PHOTOS





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Get in touch

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