

FOR SALE

RESIDENTIAL DEVELOPMENT LAND



PRIME HIGH IDENTITY LOCATION
LARGE LAND LOT
2905 NEW YORK DR, PASADENA, CA 91107

TOTAL LOT SIZE: +/- 1.44 AC
APN #5860-040-012

PRICE ADJUSTMENT ALERT!! OLD PRICE: ~~\$675,000.00~~ **NEW PRICE: \$518,818.00**

OFFERING MEMORANDUM

 **COLDWELL BANKER**
COMMERCIAL REALTY

FOR SALE

PRIME HIGH IDENTITY LOCATION

2905 NEW YORK DRIVE

Pasadena, CA 91107



PROPERTY DESCRIPTION:

FOR SALE - RESIDENTIAL DEVELOPMENT LAND
PRIME HIGH-IDENTITY LOCATION IN PASADENA, CA

Property Address: 2905 New York Drive, Pasadena, CA 91107

APN: 5860-040-012

Lot Size: ±1.44 Acres

Asking Price: \$518,818.00

Unlock the potential of this rare residential development opportunity located in a highly visible and sought-after area of northeast Pasadena. Spanning approximately 1.44 acres, this expansive parcel offers developers, investors, or end-users the chance to build in one of the San Gabriel Valley's most desirable neighborhoods.

OFFERING SUMMARY

SALE PRICE:	\$518,818.00
LOT SIZE:	+/- 1.44 AC
APN:	5860-040-012
ZONING:	R-1-40000*
PROPERTY TYPE:	Residential - Vacant Land

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,067	48,376	120,618
Total Population	12,960	119,900	309,705
Average HH Income	\$184,206	\$152,486	\$154,333

Key Features:

- Prime location with excellent visibility and access
- Situated in a well-established residential area with nearby schools, parks, and shopping
- Gently sloping lot ideal for custom home development or small-lot subdivision (buyer to verify with City of Pasadena)
- Easy access to the 210 Freeway, just minutes from Downtown Pasadena and Sierra Madre
- Surrounded by mature trees and scenic foothill views

This is a rare chance to acquire a large parcel of residential land in a thriving, high-identity corridor with strong demand for quality housing.

*The Buyer is solely responsible for verifying all zoning and other requirements.

**The Seller makes no representations or warranties regarding the zoning status of the Property

Kathi Constanzo, CCIM
626 898 2308
Kathi.Constanzo@cbcnrt.com
CalDRE #02067397

Bill Ukropina, CRE
626 844 2200
Bill.Ukropina@cbcnrt.com
CalDRE #00820557



FOR SALE

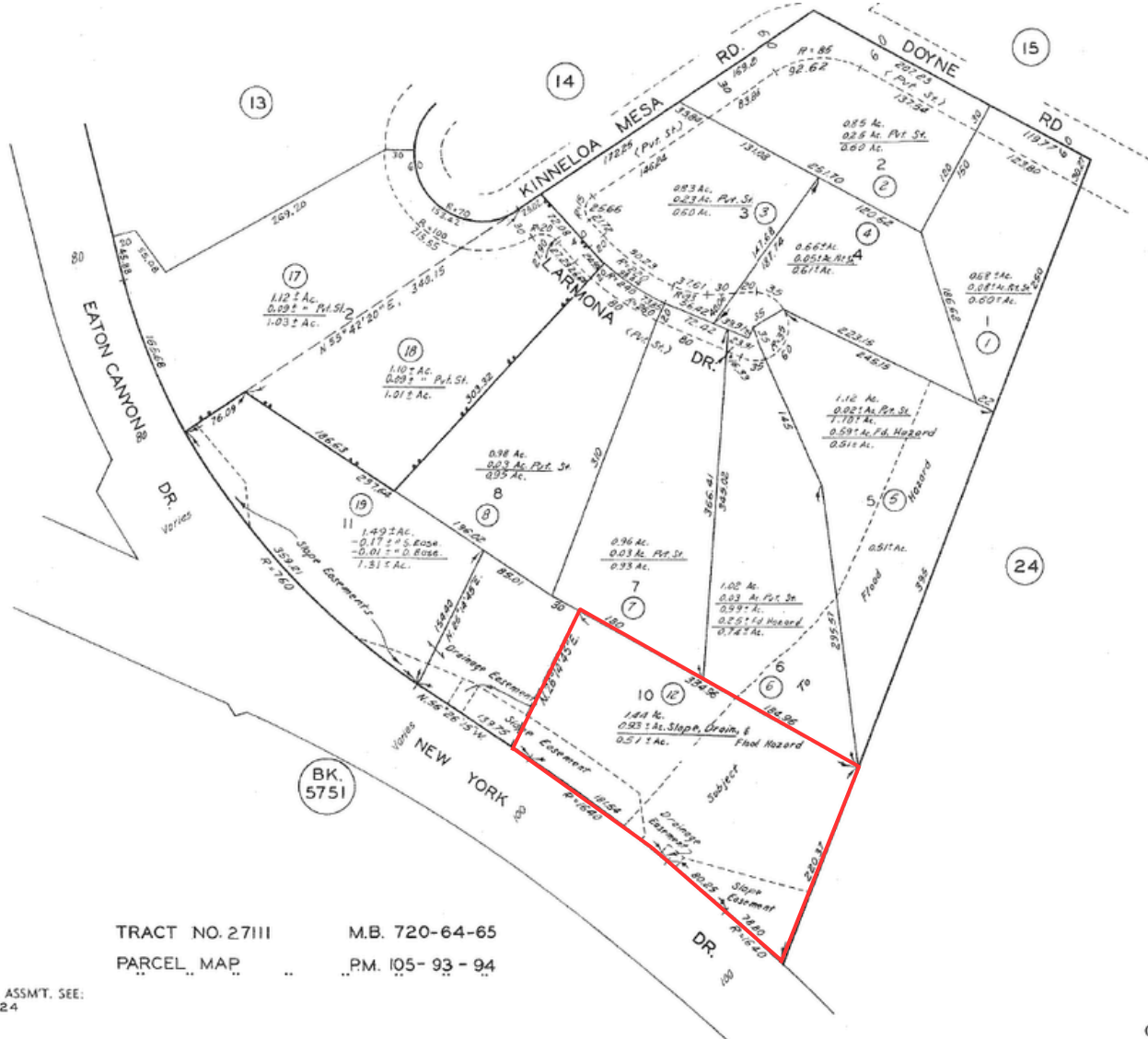
PRIME HIGH IDENTITY LOCATION

2905 NEW YORK DRIVE

Pasadena, CA 91107

5860 40
SCALE 1" = 100'

1993



REVISED
4-10-66 691217
9208310011001-05 18022601
77445301
04/19/2006-87

CODE
7666

TRACT NO. 27111 M.B. 720-64-65
PARCEL MAP .. PM. 105-93-94

FOR PREV. ASSMT. SEE:
5860-13&24

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



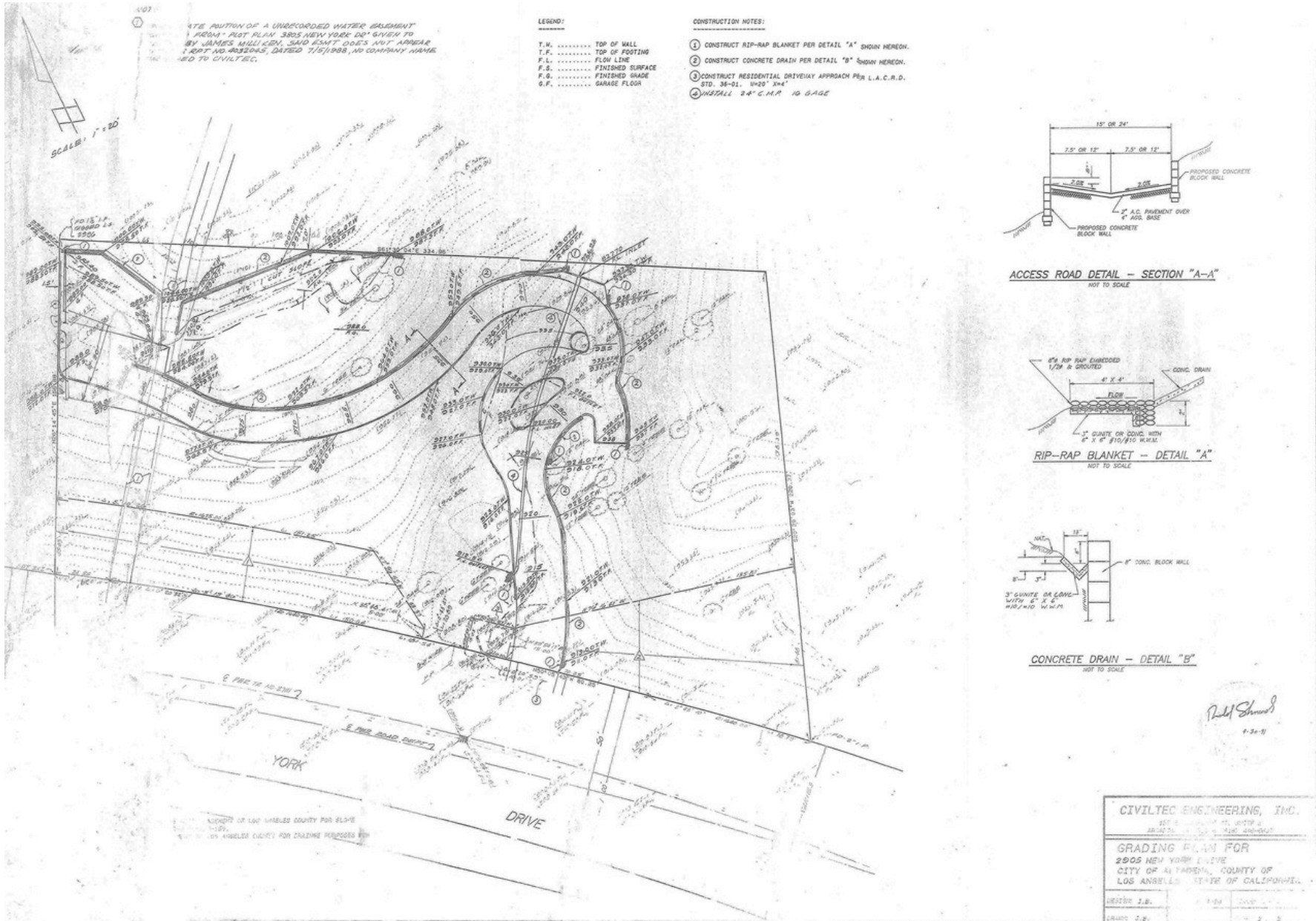
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GRADING PLAN



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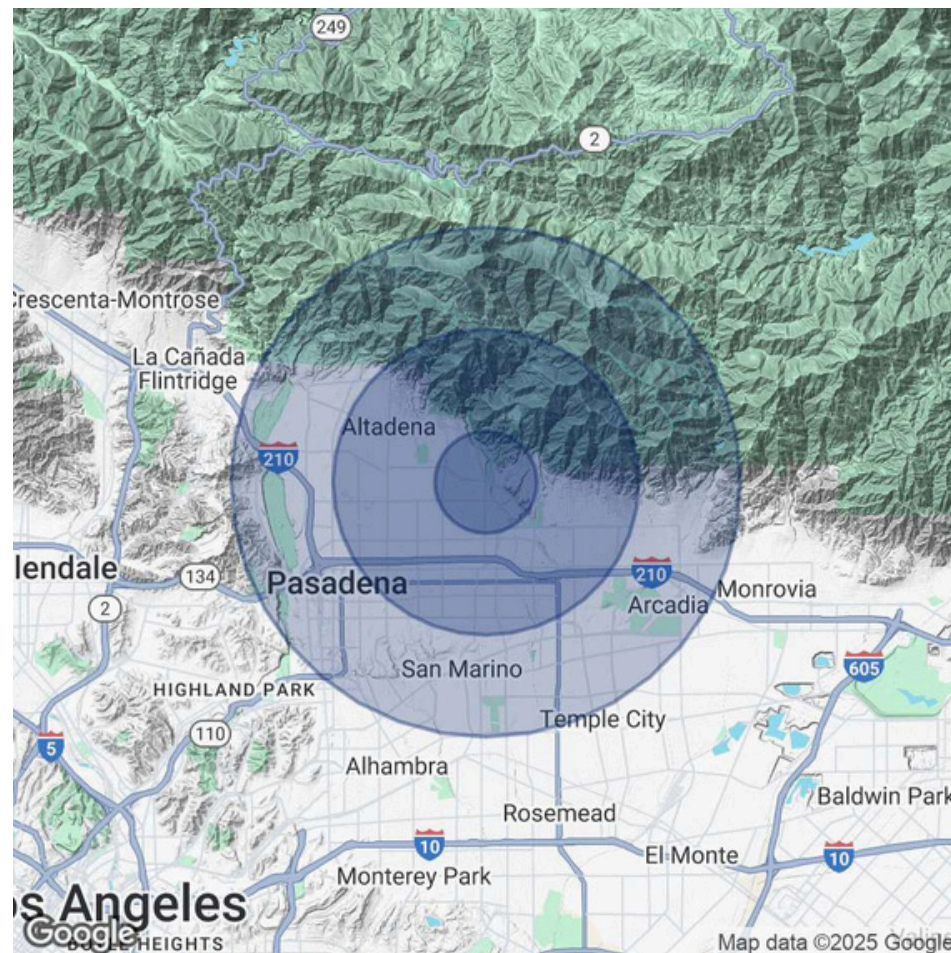
Pasadena, CA 91107

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,960	119,900	309,705
Average Age	46	44	43
Average Age (Male)	44	42	42
Average Age (Female)	47	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,067	48,376	120,618
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$184,206	\$152,486	\$154,333
Average House Value	\$1,303,793	\$1,252,064	\$1,294,786

Demographics data derived from AlphaMap



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RESIDENTIAL DEVELOPMENT LAND

Exclusively Marketed by:



KATHI CONSTANZO, CCIM

EXECUTIVE VICE PRESIDENT

626.898.2308

Kathi.Constanzo@cbcnrt.com

CalDRE #02067397



BILL UKROPINA, CRE

COMMERCIAL MANAGING DIRECTOR

626.844.2200

Bill.Ukropina@cbcnrt.com

CalDRE #00820557