



630 MISSION STREET | SOUTH PASADENA



IDEAL FOR OWNER-USER, PRIME INVESTMENT OR DEVELOPMENT OPPORTUNITIES!

4 Baths⁺ | 6,687-7,300^{+/-} SF plus Bonus 480^{+/-} SF | Lot Size: 14,789 SF (Assessor) | Year Built: 1948

Introducing an unparalleled commercial real estate opportunity distinctively situated in a highly desirable section of South Pasadena's Mission St. Downtown Plan. Comprising a large C3 zoned double lot across approximately 14,789 SF, this remarkable property features a solidly built, concrete construction commercial building spanning approximately 6,687 SF and a highly coveted, large lot of 14,789 SF. Currently configured with five versatile suites of various sizes, the commercial building also includes a second-floor 408 SF bonus space with a bathroom. Notably, this strategically placed property boasts an impressive 116 SF of frontage along prime Mission St with zoning and approved uses that offer a buyer many uses and development options. With easy, seamless access to the 110 and 210 Freeways, and strategically positioned within a 1/2-mile radius of the Metro Gold Line station, getting to and from this prime location to anywhere in Greater LA, and Southern California generally, is a relative breeze. Its adjacency to an array of local dining and retail establishments elevates its appeal as an investment opportunity. Offering a blend of stability and exceptional value, this acquisition beckons the astute investor seeking prime real estate in an irreplaceable Southern California suburban infill location within a dense, thriving, and affluent community. South Pasadena's esteemed quality of life, renowned schools, and abundant amenities underscore its commercial vibrancy, rendering this property an unparalleled asset in a desirable locale. Key Highlights: - Unparalleled potential for repositioning or continuation of its storied legacy. - Ideal for Owner-User, Prime Investment, or Development Opportunities. Immediate value-add potential in a highly sought-after locale. Boasting exceptional demographics and proximity to renowned schools. - Prominent exposure with over 116 SF of frontage. - First time offered on the market in over 46 years! - Enormous upside potential - Includes two lots with parcel #5313-006-038 & #5313-006-039. ** Kindly Refrain from Disturbing Tenants. ***

Offered at: \$4,499,000



Lynette Sohl
Experience You Can Trust

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