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442 S RAYMOND AVE PASADENA, CA 91105

442
S RAYMOND AVE

PROPERTY SUMMARY

Asking Price:	$7,995,000
Site Address:	442 S Raymond Ave Pasadema, CA 91105
Parcel Number:	5722-007-023
Approx. Building Size:	±10,000 SF
Approx. Land Size:	±18,295 SF / ±0.42 AC
Lot Shape:	Rectangular
Year Built	1923 Fully remodeled/repurposed in 2022
Zoning:	SFO-MU-N

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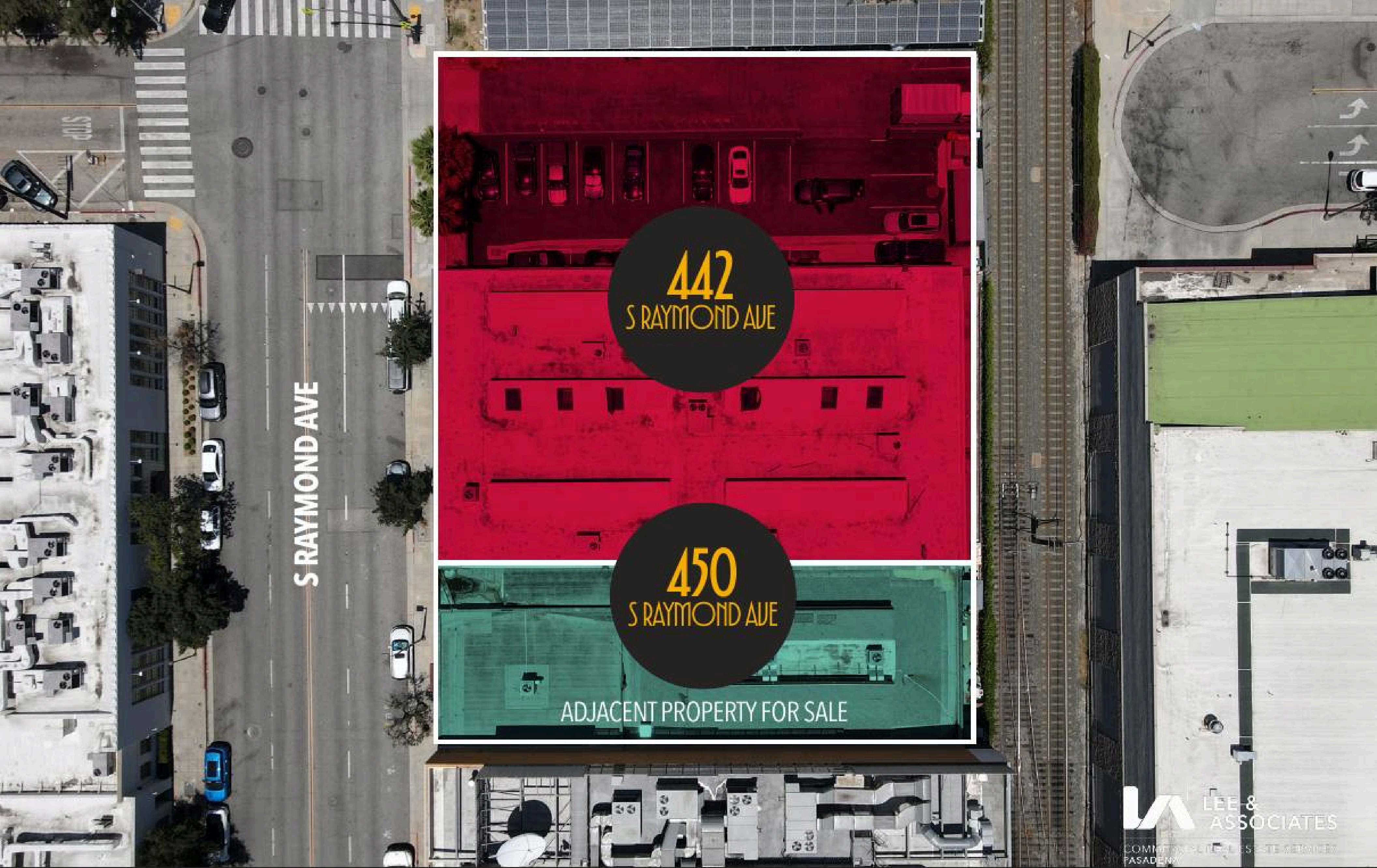

AERIAL OVERVIEW

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SITE PLAN

Two adjacent creative buildings totaling 16,593 SF on 25,636 SF of land—featuring a Class A adaptive-reuse office at 442 S Raymond and a flex industrial building at 450 S Raymond.

LEGEND

442 S RAYMOND AVE.
10,000 SF

450 S RAYMOND AVE.
6,593 SF

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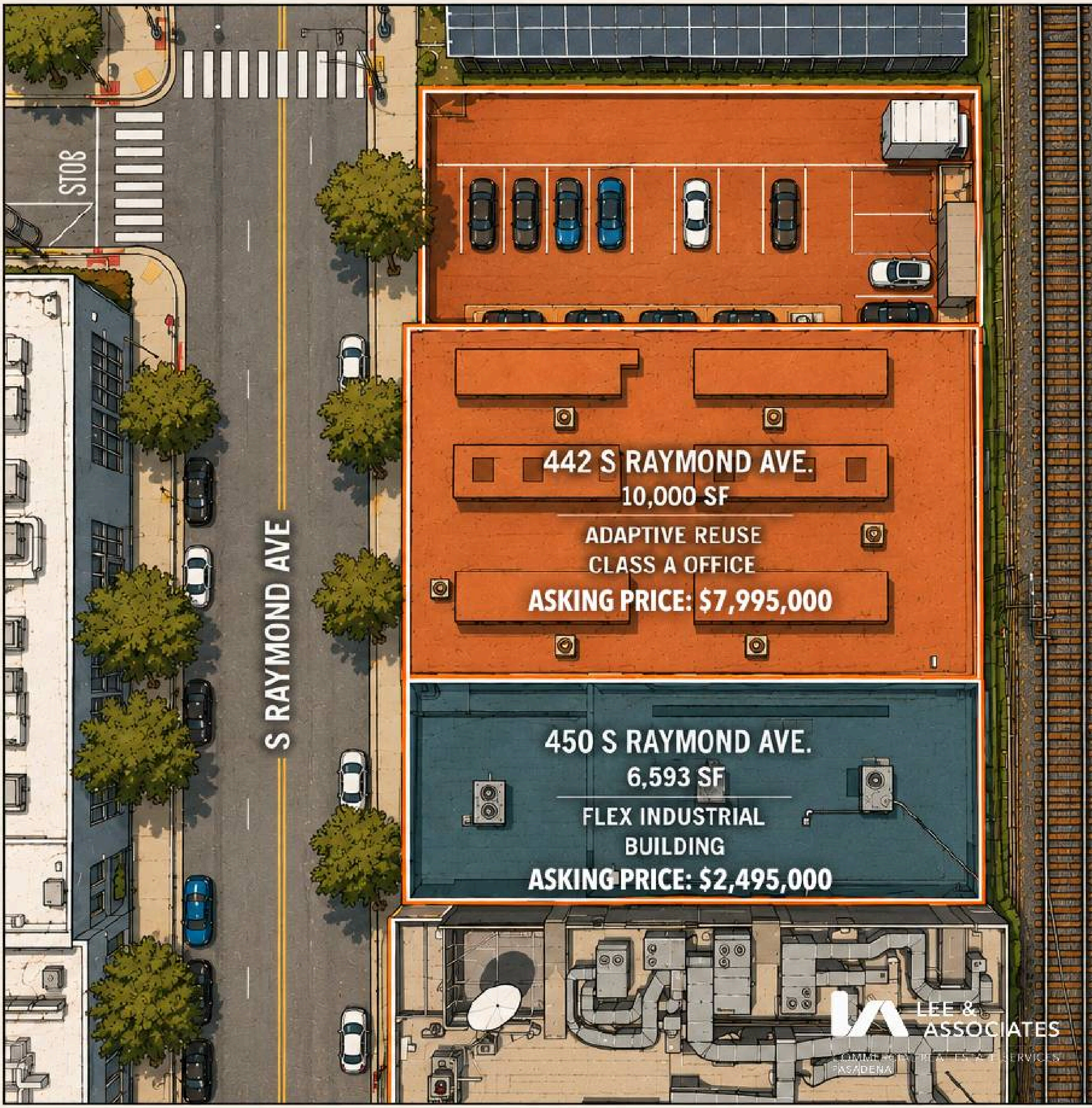

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442 S. Raymond Avenue is a one-of-a-kind adaptive-reuse headquarters, transforming a storied former auto shop—where Van Halen first met Sammy Hagar—into a sophisticated Class A creative office. The space preserves its authentic industrial character while offering two kitchens, multiple conference and media rooms, flexible collaboration areas, showers, a meditation room, a podcast studio and a kids/gaming room, creating an exceptionally functional and welcoming workplace in Pasadena's urban core.

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FLOOR PLAN

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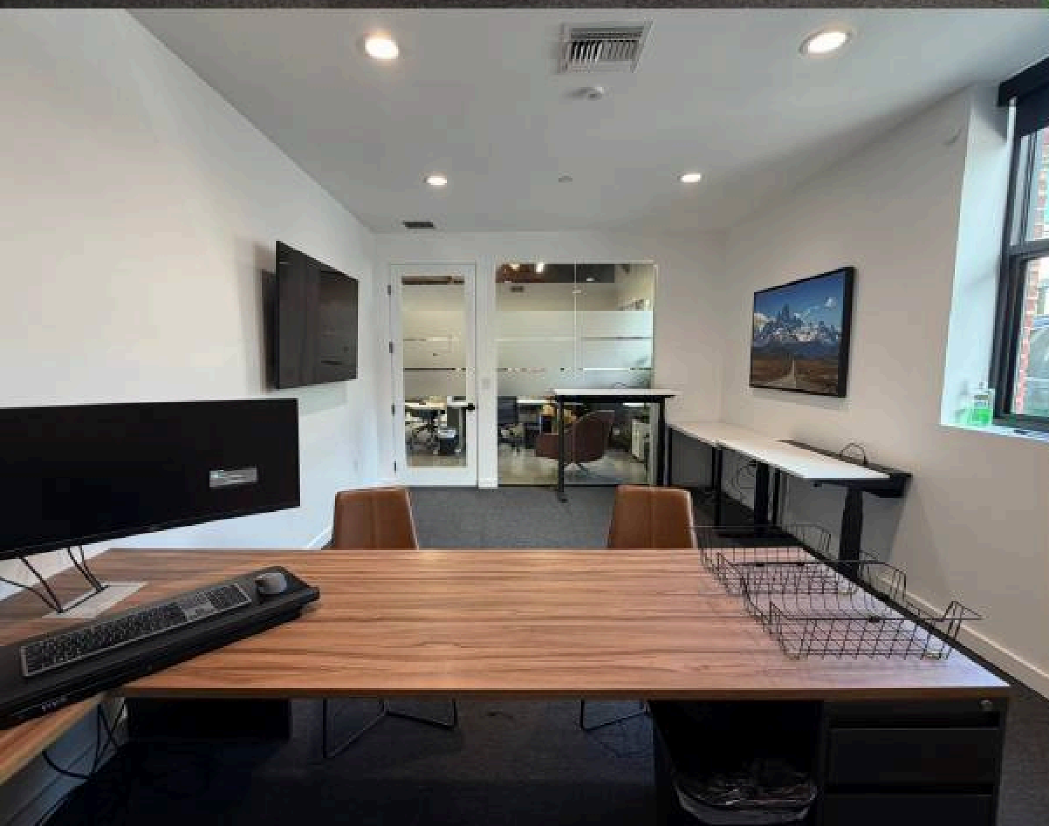


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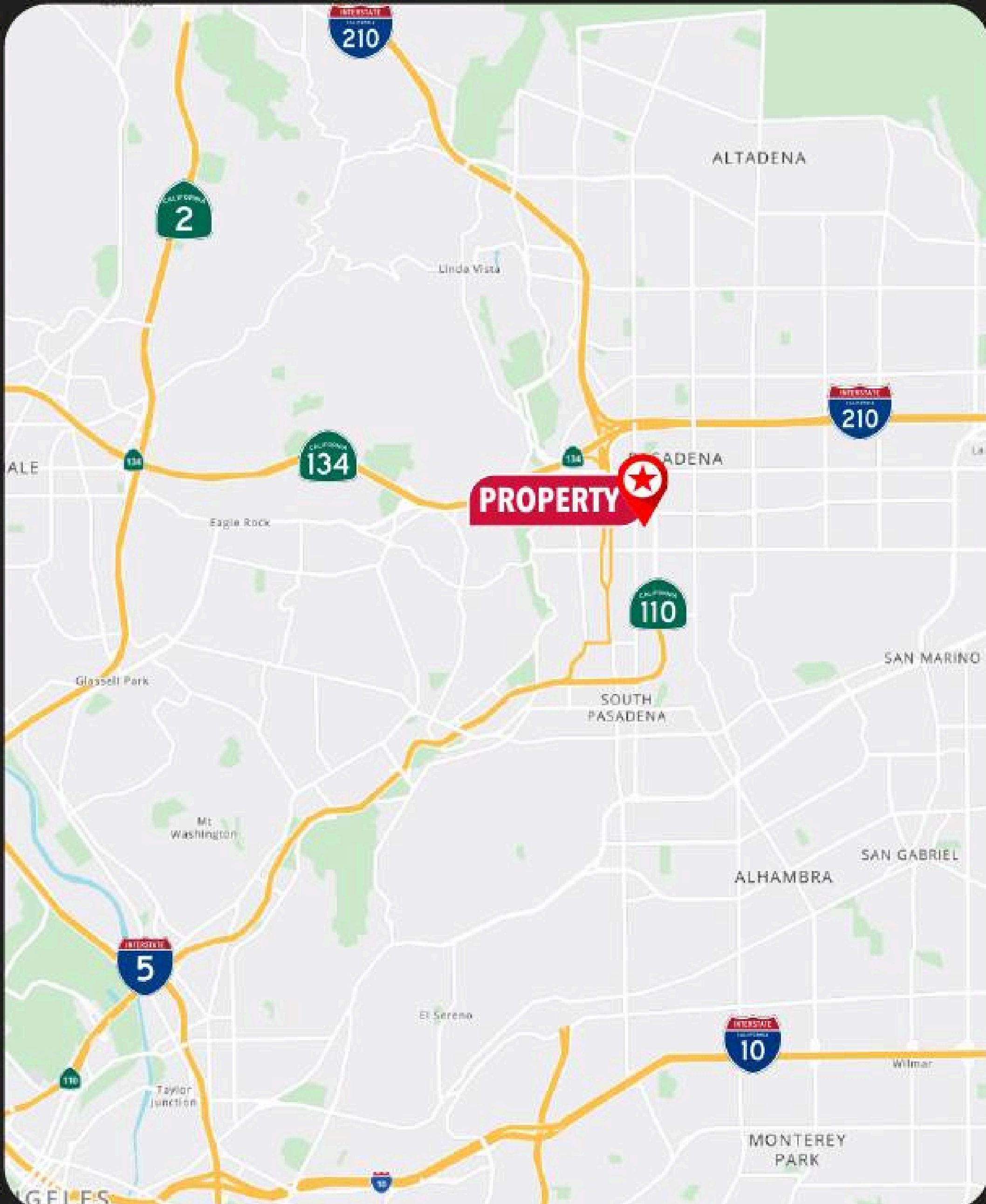
AMENITIES MAP

442 S RAYMOND AVE



Located mid-block on South Raymond Avenue between Del Mar Boulevard and California Boulevard, in the heart of Pasadena's evolving South Fair Oaks / Arroyo corridor – an eclectic mix of creative office, R&D, life science, artisanal production, and light industrial users.

Transit-oriented: ±0.3 miles (6-minute walk) to the Del Mar Station on the Metro A Line, with direct rail service to Downtown Los Angeles and Long Beach. Fillmore Station is ±0.3 miles and Memorial Park Station ±0.7 miles.

Freeway access: immediate proximity to the SR-110 (Arroyo Parkway) terminus, with the I-210 and SR-134 minutes north – connecting the site to Downtown LA, Glendale, Burbank, and the San Gabriel Valley.

Airports: Bob Hope/Hollywood Burbank ±16.7 miles (±23 min), LAX ±24.1 miles (±37 min).

Amenity-rich: walking distance to Old Pasadena, the Playhouse District, the Paseo, and the Arroyo Parkway retail corridor – hundreds of restaurants, retailers, hotels, and entertainment venues.

Institutional anchors: Caltech, Huntington Hospital, Pasadena City College, ArtCenter College of Design, and the Jet Propulsion Laboratory all within the immediate Pasadena market – driving one of the deepest concentrations of research, engineering, and creative talent in Southern California.

Demographics (1-mile radius): 27,785 residents · 14,564 households · $117,129 median household income · 54,403 daytime employees. (3-mile: 203,021 residents · $109,002 median HH income · 119,252 daytime employees.)

Traffic: ±25,243 ADT on Bellevue Drive, ±23,316–28,299 ADT on South Arroyo Parkway, ±27,066 ADT on South Fair Oaks Avenue.

Flood: FEMA Zone B/X – moderate-to-low risk, outside the SFHA

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LOCATION HIGHLIGHTS

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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