

PRIME PASADENA RETAIL ASSEMBLAGE OPPORTUNITY

1150 E. COLORADO BLVD AND 31 S. MICHIGAN AVE, PASADENA, CA 91106

TOTAL LAND SIZE: +/-18,637 SQUARE FEET



This Brochure is owned by Team Ukropina

BUILDING SIZE: +/- 944 SF
LOT SIZE: +/-18,637 SF

PARCEL NUMBERS: 5735-012-008 and 5735-012-014
ASKING PRICE: \$1,850,000

BILL UKROPINA, CRE
O: 626.844.2200
BILL.UKROPINA@CBCNRT.COM
CALDRE#: 00820557

ROBERT IP
O: 626.394.2527
ROBERT.IP@CBCNRT.COM
CALDRE#: 01876261

CHRISTINA BURDETTE
O: 626.848.4174
CHRISTINA.BURDETTE@CBREALTY.COM
CALDRE#: 02227715



FOR SALE

1150 E. COLORADO BLVD
31 S. MICHIGAN AVE
Pasadena, CA 91106

OFFERING SUMMARY

ADDRESS:	1150 E. Colorado Blvd & 31 S. Michigan Ave, Pasadena, CA 91106
BUILDING SIZE:	1150 E. Colorado: +/- 944 SF 31 S. Michigan: Parking Lot
LOT SIZE:	1150 E. Colorado: +/-8,501 SF 31 S. Michigan: +/-10,136 SF
APNs:	1150 E. Colorado: 5735-012-008 31 S. Michigan: 5735-012-014
YEAR BUILT:	1928 (According to Title)
ZONING:	PSC*
SALE PRICE:	\$1,850,000

PROPERTY HIGHLIGHTS

This is a rare opportunity to acquire two adjoining parcels totaling approximately 18,637 SF (0.43 acres) in Pasadena. The L-shaped assemblage includes an approximately 944 SF retail building on Colorado Boulevard and a surface parking lot that has rare ingress and egress from both Michigan Ave to the East and Colorado Blvd.

These properties are prominently positioned along E. Colorado Boulevard with access to the surrounding Pasadena market.

The properties are best suited for an owner-user, neighboring business, or strategic buyer seeking additional space for business operations, parking, or expansion. This property is a short walk to S. Lake Ave, Pasadena City College and the California Institute of Technology.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	34,324	181,656	466,568
2026 Median HH Income	\$92,436	\$117,770	\$112,117
2026 Average HH Income	\$137,027	\$175,796	\$164,562



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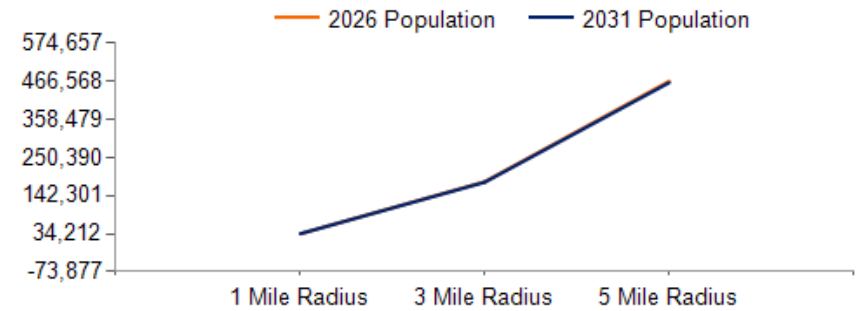
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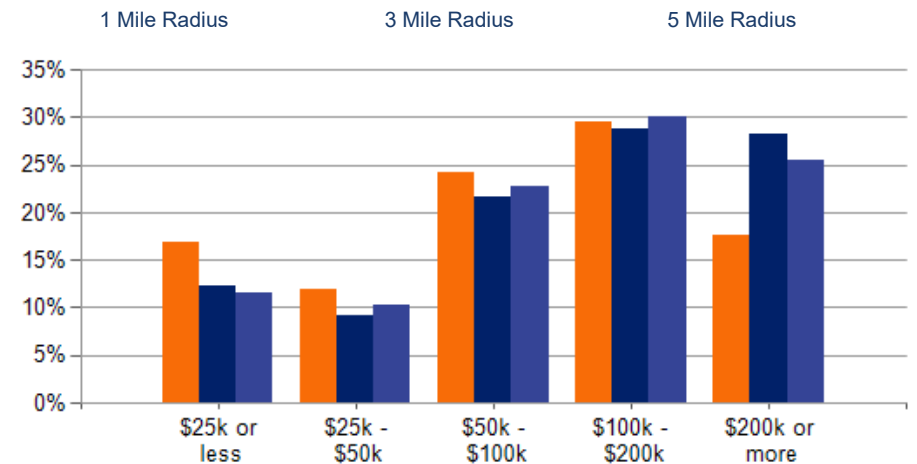


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	31,051	183,151	493,748
2010 Population	33,734	187,815	498,504
2026 Population	34,324	181,656	466,568
2031 Population	34,212	180,229	462,443
2026 African American	2,135	11,858	19,913
2026 American Indian	344	2,223	5,648
2026 Asian	8,760	42,878	158,339
2026 Hispanic	9,401	56,290	156,170
2026 Other Race	4,245	26,302	78,307
2026 White	13,899	70,471	138,465
2026 Multiracial	4,903	27,713	65,427
2026-2031: Population: Growth Rate	-0.35%	-0.80%	-0.90%

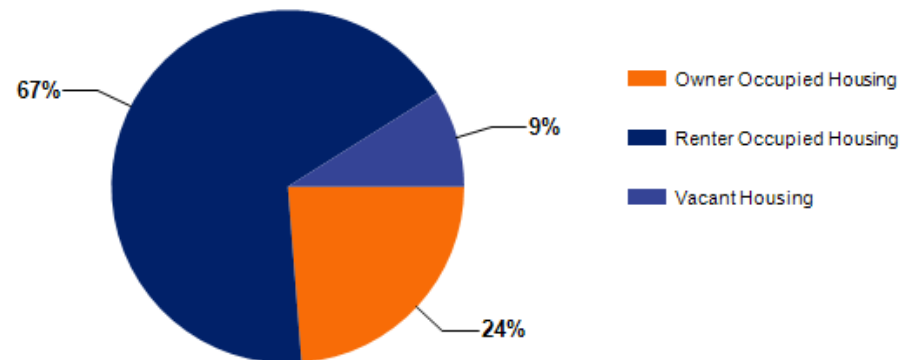
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,086	6,389	13,215
\$15,000-\$24,999	813	2,950	7,595
\$25,000-\$34,999	849	2,824	7,495
\$35,000-\$49,999	1,190	4,246	11,253
\$50,000-\$74,999	2,215	8,715	21,592
\$75,000-\$99,999	1,979	7,832	19,521
\$100,000-\$149,999	2,770	12,468	31,981
\$150,000-\$199,999	2,340	9,601	22,518
\$200,000 or greater	3,024	21,640	46,338
Median HH Income	\$92,436	\$117,770	\$112,117
Average HH Income	\$137,027	\$175,796	\$164,562



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

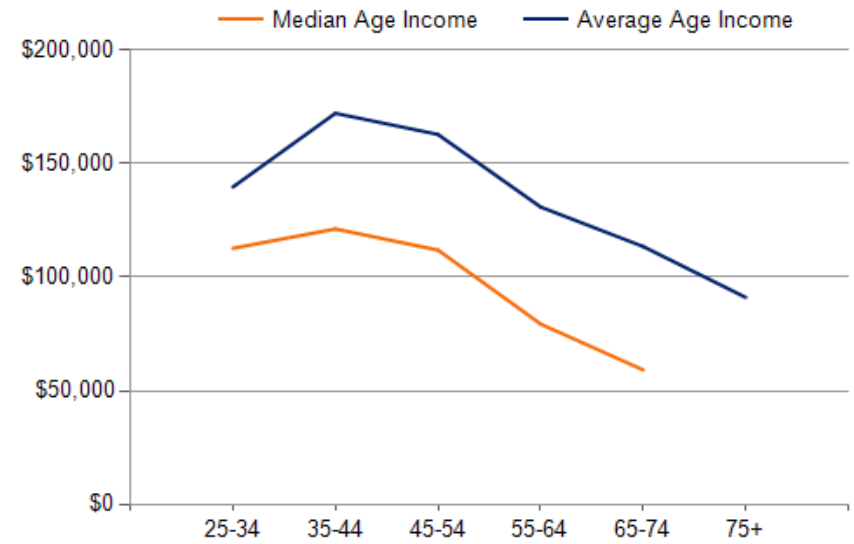
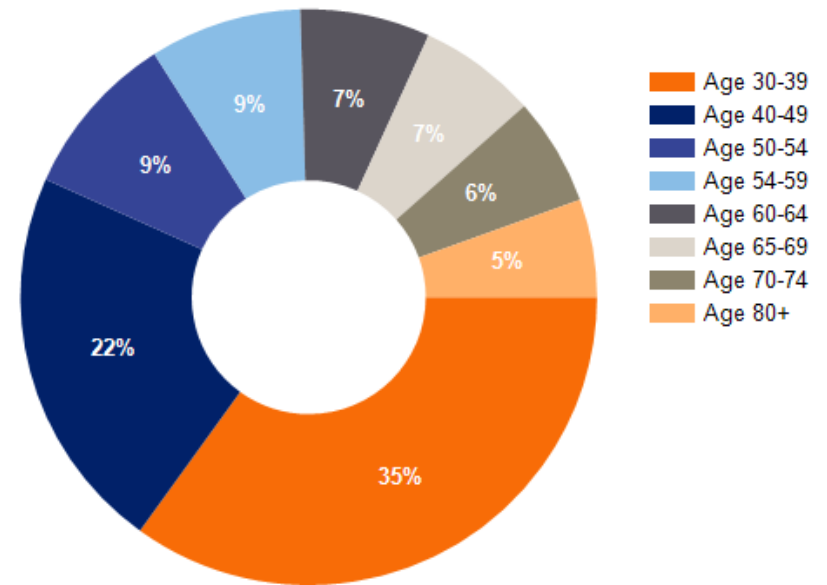


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	4,016	14,387	36,024
2026 Population Age 35-39	3,595	14,101	36,252
2026 Population Age 40-44	2,809	13,411	33,649
2026 Population Age 45-49	1,928	11,736	30,718
2026 Population Age 50-54	2,023	12,281	32,348
2026 Population Age 55-59	1,858	11,636	30,354
2026 Population Age 60-64	1,587	10,925	28,723
2026 Population Age 65-69	1,441	9,984	25,728
2026 Population Age 70-74	1,319	8,755	23,038
2026 Population Age 75-79	1,197	7,302	18,569
2026 Population Age 80-84	792	4,975	11,875
2026 Population Age 85+	927	4,805	12,126
2026 Population Age 18+	29,891	151,605	386,927
2026 Median Age	38	42	42
2031 Median Age	40	43	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$112,706	\$122,040	\$111,291
Average Household Income 25-34	\$139,692	\$164,114	\$152,167
Median Household Income 35-44	\$121,250	\$146,090	\$135,523
Average Household Income 35-44	\$172,184	\$209,938	\$192,853
Median Household Income 45-54	\$111,938	\$147,662	\$142,201
Average Household Income 45-54	\$162,848	\$198,014	\$188,605
Median Household Income 55-64	\$79,355	\$120,808	\$114,847
Average Household Income 55-64	\$130,915	\$180,699	\$168,770
Median Household Income 65-74	\$59,137	\$103,019	\$100,458
Average Household Income 65-74	\$113,495	\$170,780	\$160,921
Average Household Income 75+	\$91,080	\$135,577	\$118,790

Population By Age



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Pasadena, CA 91106

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Exclusively Marketed by:

BILL UKROPINA

626 844 2200

Bill.Ukropina@cbcnrt.com

CaIDRE #00820557

ROBERT IP

626 394 2527

Robert.Ip@cbcnrt.com

CaIDRE #01876261

CHRISTINA BURDETTE

719.367.1825

Christina.Burdette@cbrealty.com

CaIDRE#: 02227715



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