

RARE 5,030 SF MEDICAL OR OFFICE BUILDING FOR SALE
ABUNDANT ADJACENT PARKING SPACES
3,484 SF AVAILABLE FOR USER TO OCCUPY SOON



HUGE IN COMMON PARKING AREA IN FRONT OF BUILDING
PLUS 5 RESERVED SPACES FOR EMPLOYEES IN REAR

1437-1445 San Marino Ave, San Marino, CA 91108



COLDWELL BANKER
COMMERCIAL
REALTY

OFFERING SUMMARY

ADDRESS	1437-1445 San Marino Ave San Marino CA 91108
BUILDING SF	+/- 5,030 SF
LAND SF	+/- 6,505 SF
YEAR BUILT (Renovated many times)	1962
APN	5329-026-022
PARKING	5 employee parking spaces plus huge in common shared unreserved lot in front of building
ZONING	SOC1*

FINANCIAL SUMMARY

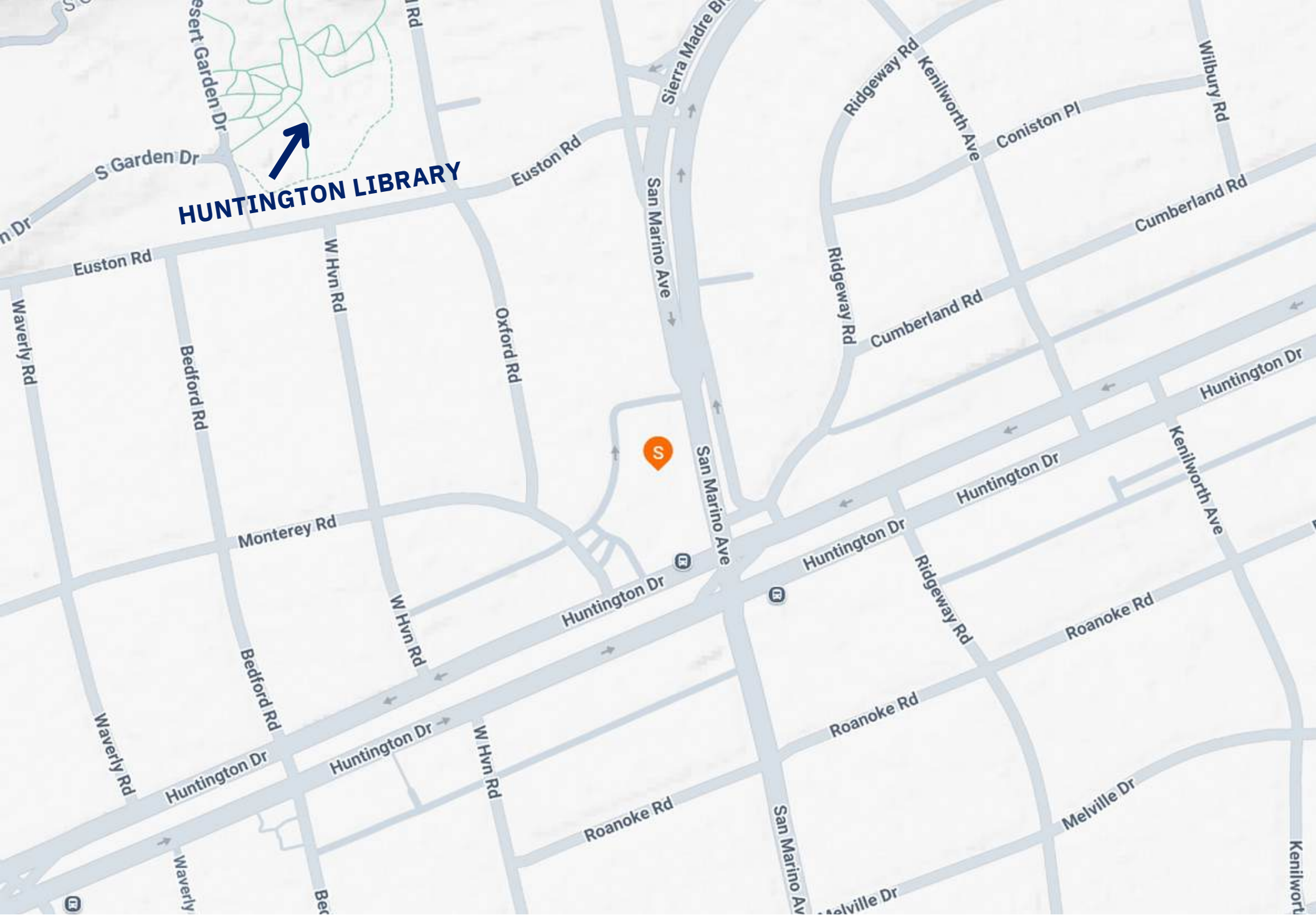
PRICE	\$3,599,000
PRICE PSF	\$715.51
OCCUPANCY	3,484 SF available soon for owner/user

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population 2024	10,411	228,700	584,240
Median HH Income 2024	\$185,100	\$101,546	\$97,302
Average HH Income	\$245,220	\$143,250	\$137,641

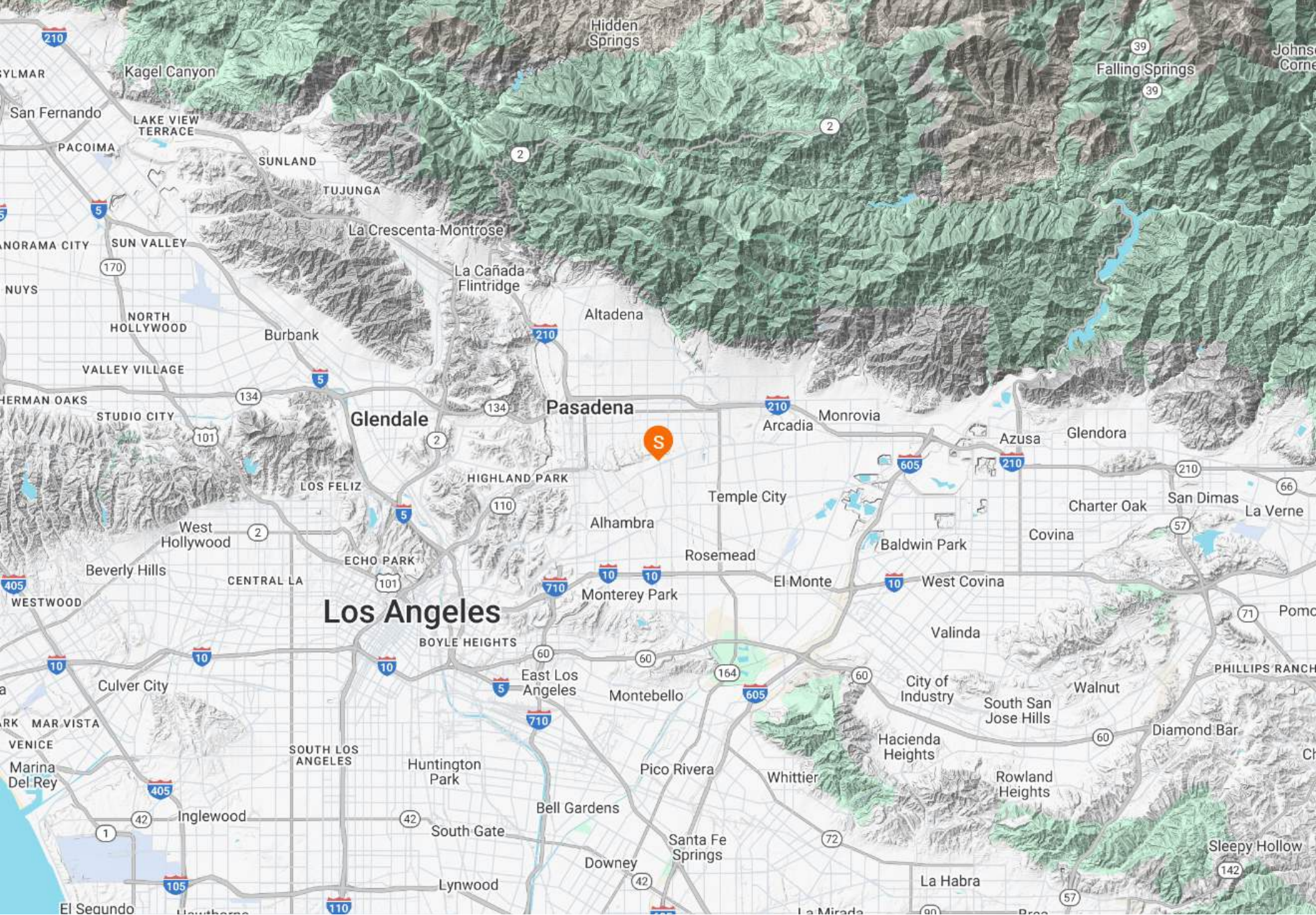
PROPERTY DESCRIPTION

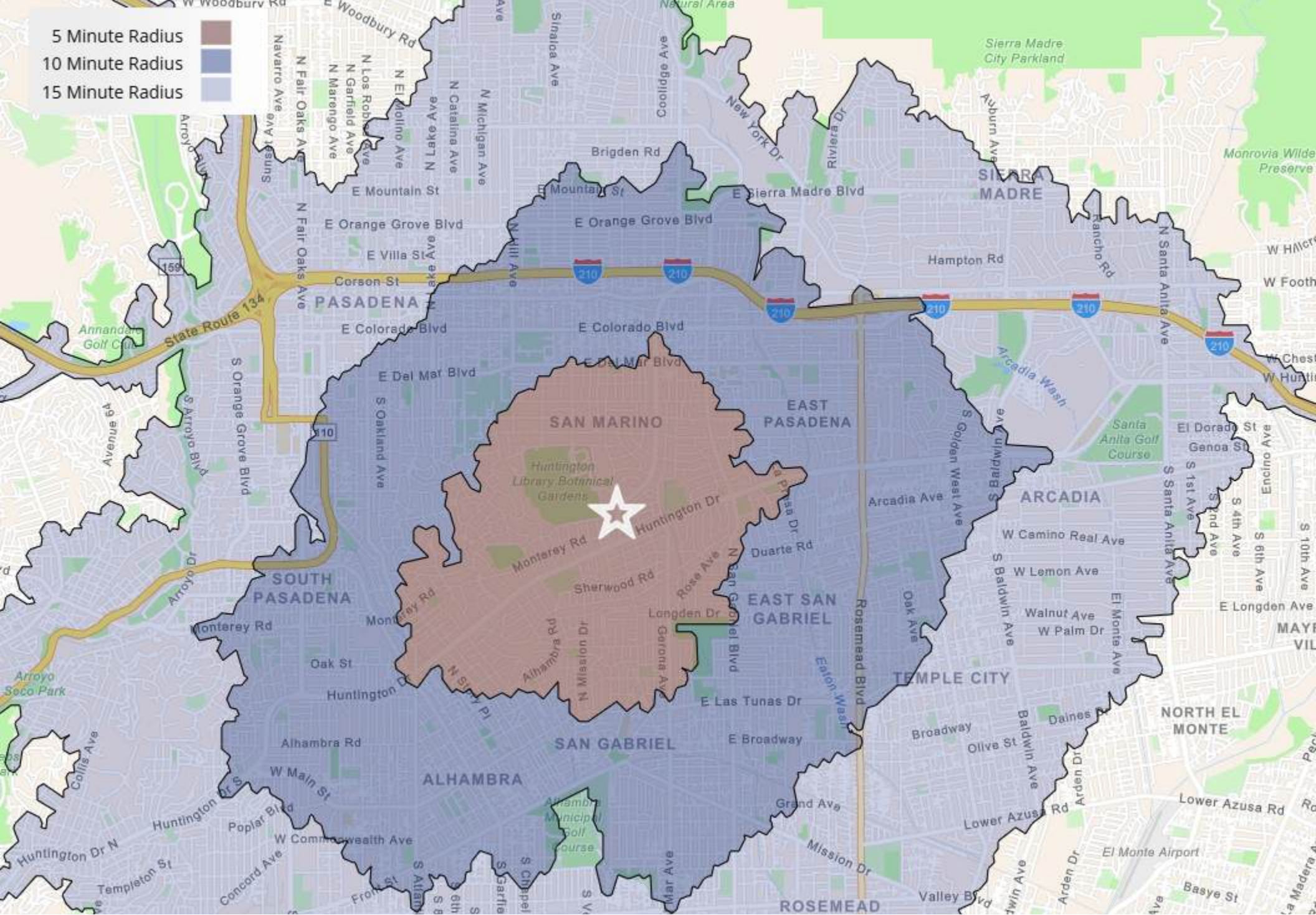
Located on prestigious San Marino Avenue, this property boasts tremendous curb appeal, upscale charm, and pride of ownership. Its prime location offers easy access to major commercial thoroughfares like Huntington Drive, San Marino Avenue and California Boulevard, while maintaining a serene environment. The property is well maintained and provides convenient ingress/egress, making it an excellent investment. A medical or office user can occupy nearly 70% of the building soon and obtain a 90% loan from the SBA and Bank. Close to many restaurants, banks and Huntington Library.

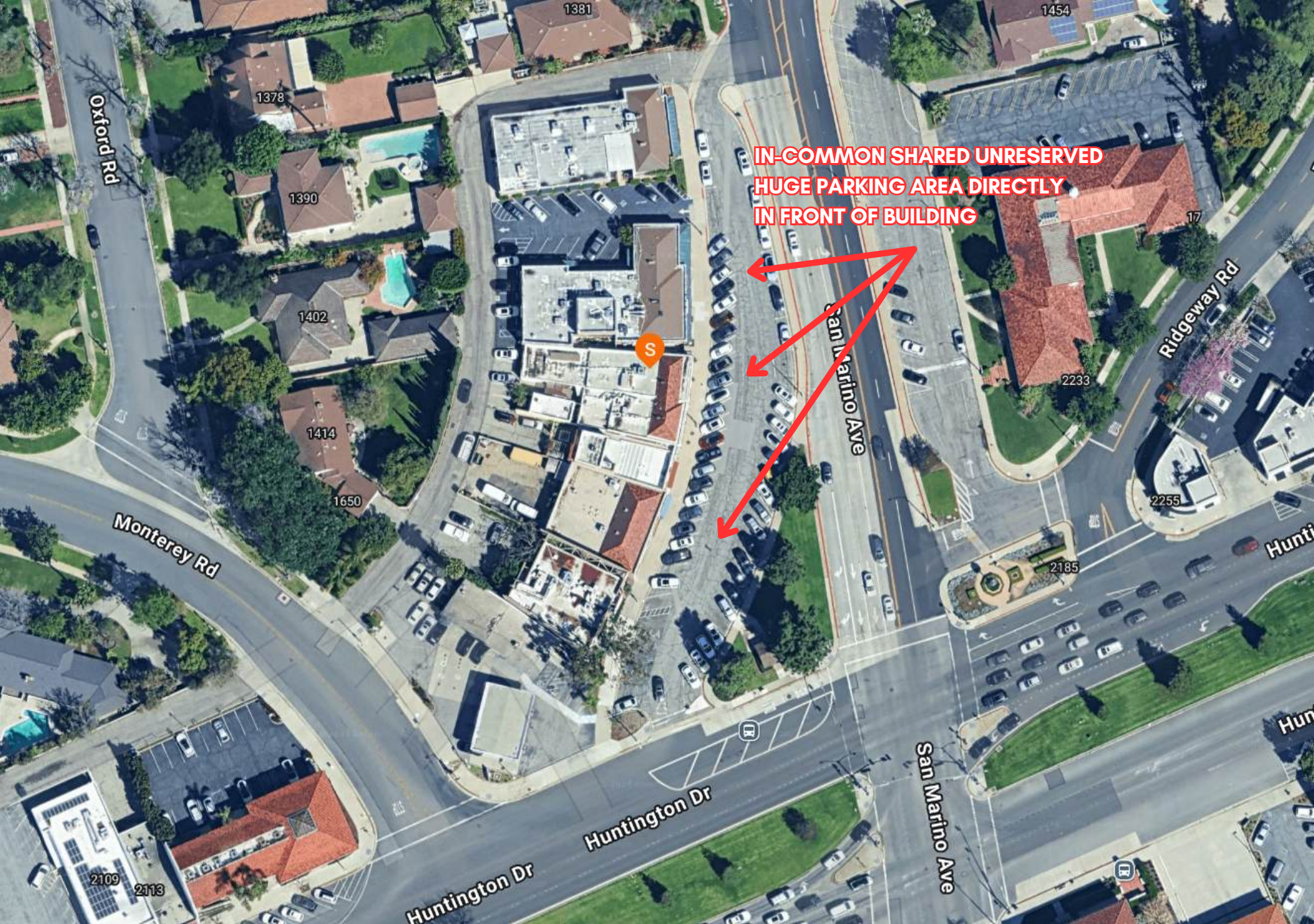




HUNTINGTON LIBRARY







**IN-COMMON SHARED UNRESERVED
HUGE PARKING AREA DIRECTLY
IN FRONT OF BUILDING**





MAIN ENTRANCE



REAR RESERVED PARKING AREA



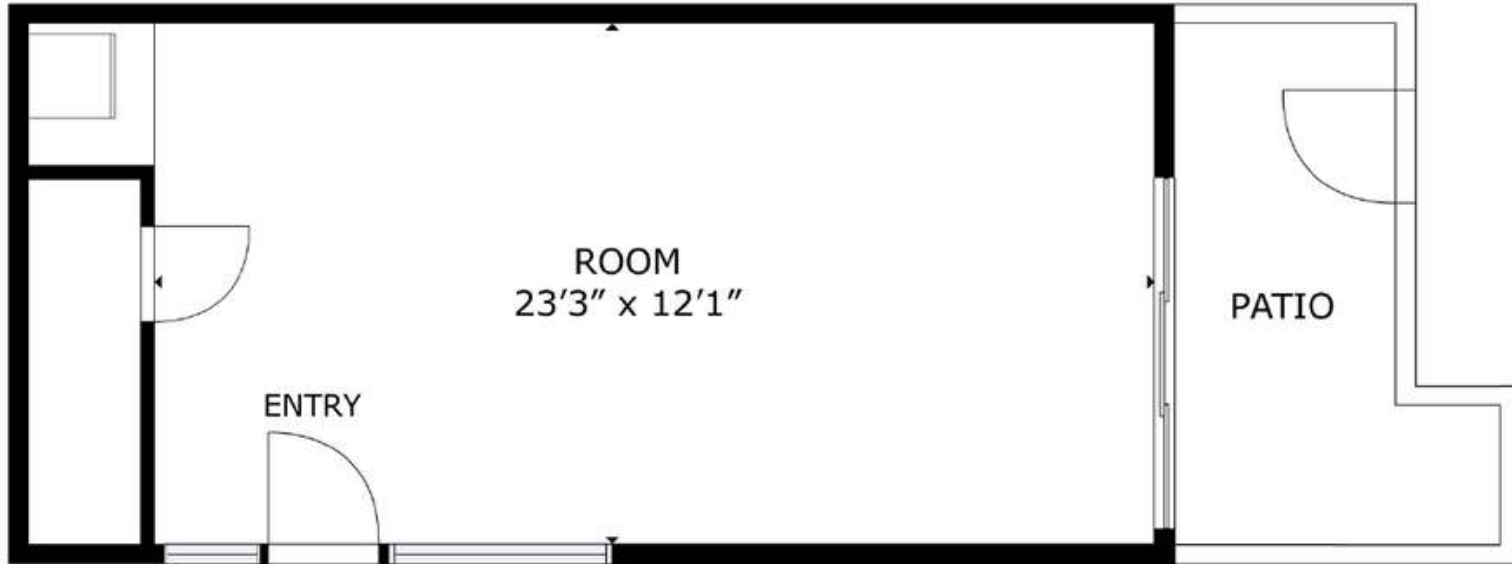








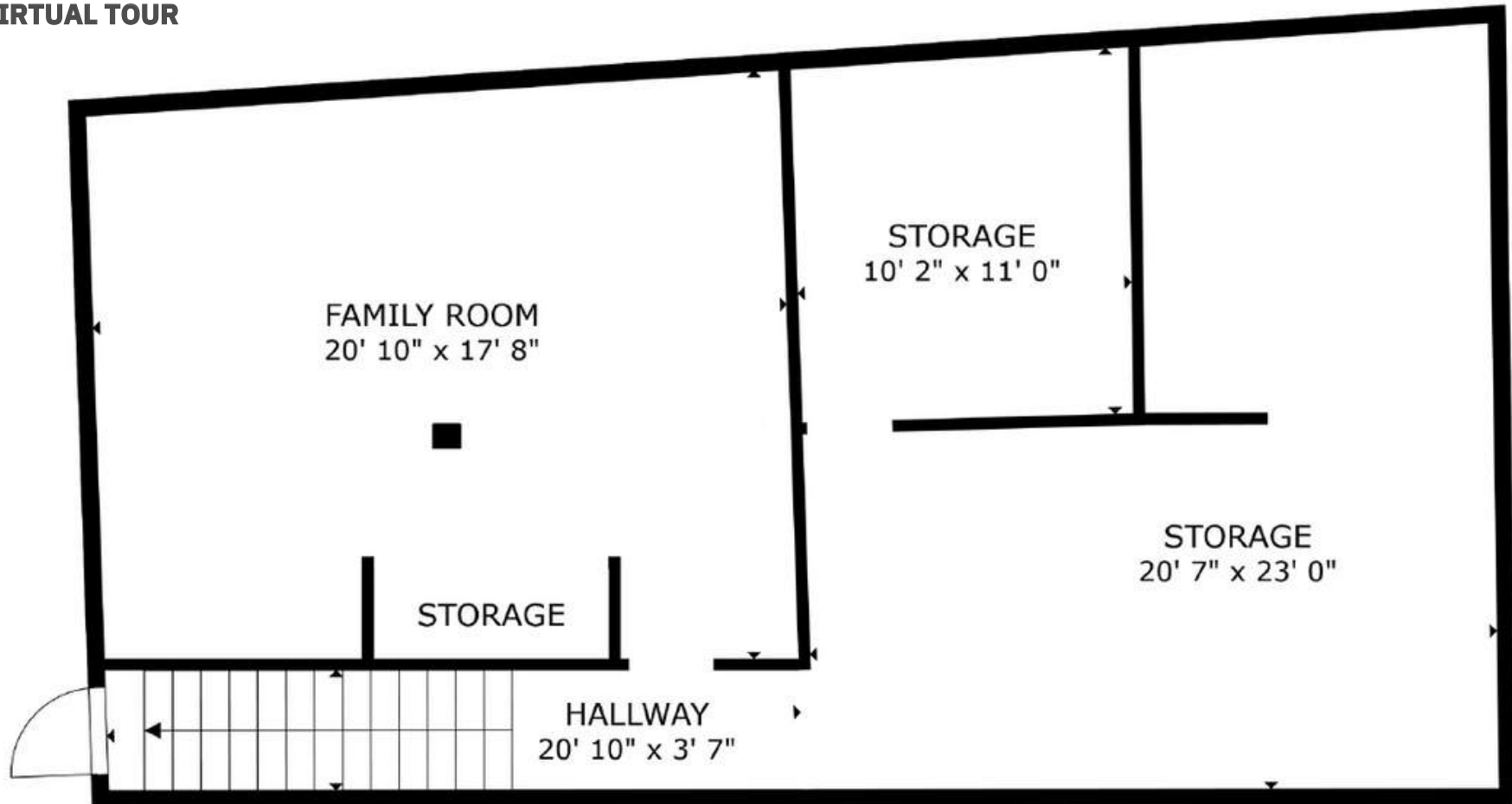
VIRTUAL TOUR



1437-1445 San Marino Ave, Office, San Marino, CA 91108
290 SF



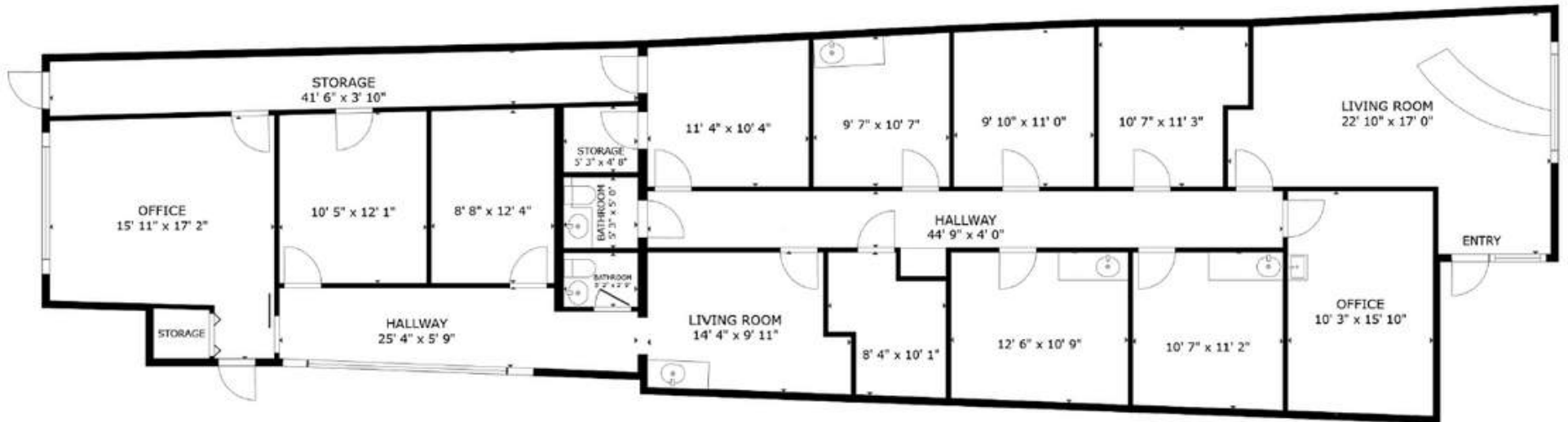
VIRTUAL TOUR



1437-1445 San Marino Ave, Basement, San Marino, CA 91108
905 SF



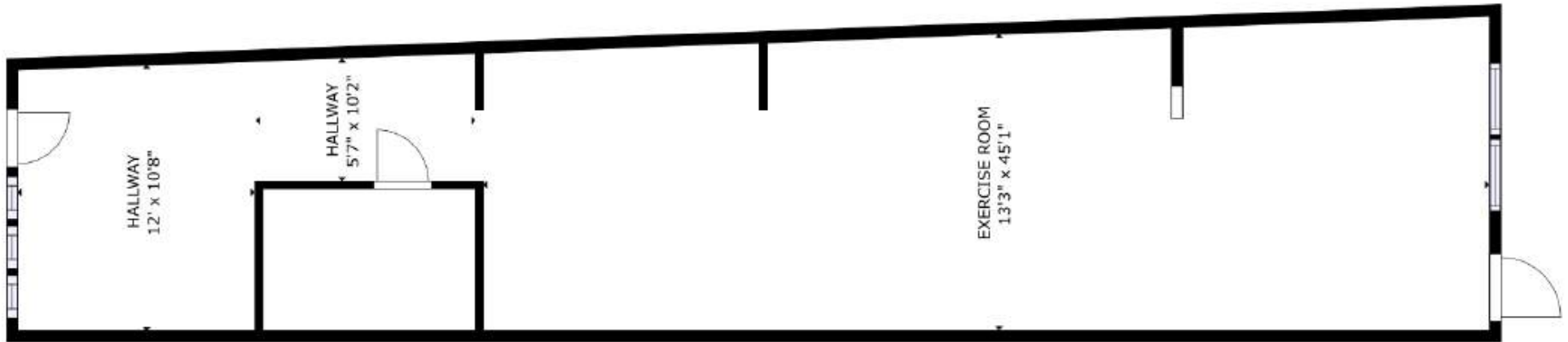
VIRTUAL TOUR



1437 San Marino Ave, San Marino, CA 91108
2,469 SF



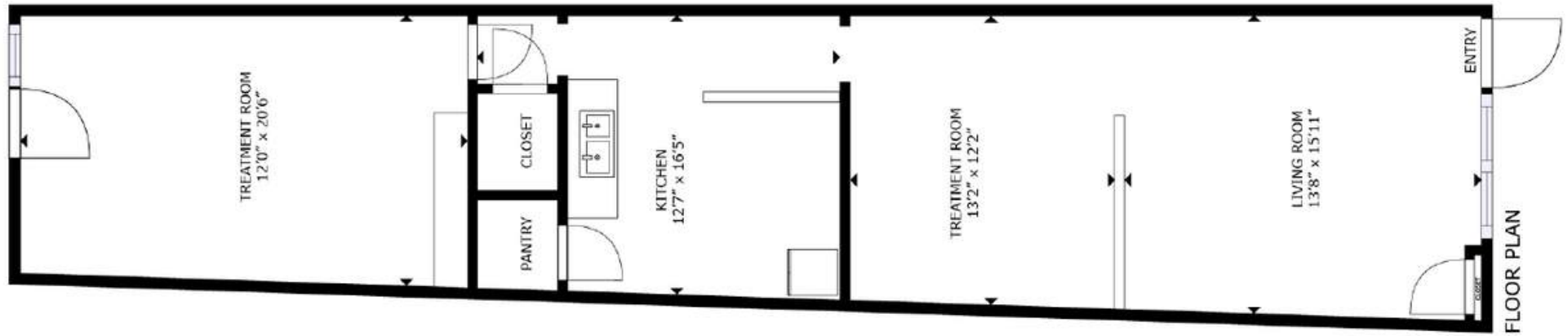
VIRTUAL TOUR



1441 San Marino Ave, San Marino, CA 91108
847 SF



VIRTUAL TOUR

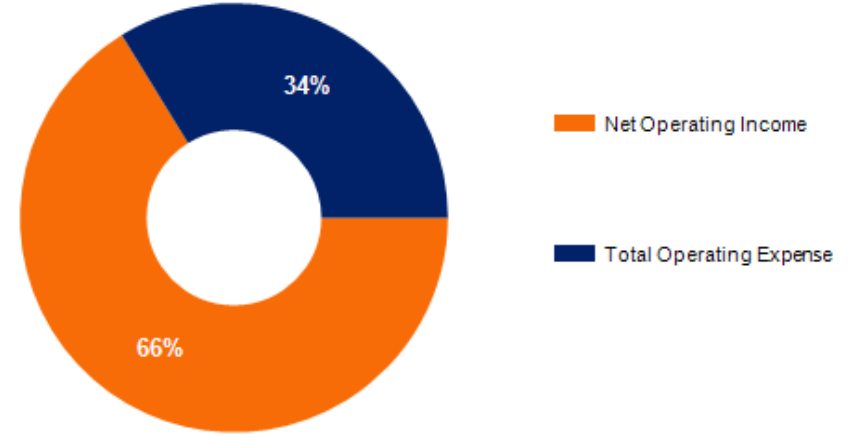


1445 San Marino Avenue, San Marino, CA 91108
809 SF

Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Rental Rates				Lease Type	Options/Notes
				Lease Start	Lease End	Monthly	PSF	Annual	PSF		
1437	Better Health Medical Group	2,373	47.18%	01/05/16	12/31/24	\$5,695	\$2.40	\$68,340	\$28.80	Modified Gross	No option to renew
1441	JLX Fit	911	18.11%	06/09/20	M-T-M Rent	\$2,215	\$2.43	\$26,580	\$29.18	Net	M-T-M Rent
1445	Lululash	911	18.11%	01/06/22	07/31/27	\$2,420	\$2.66	\$29,040	\$31.88	Net	
1445B	Production Company	350	6.96%	01/11/21	04/30/25	\$800	\$2.29	\$9,600	\$27.43	Modified Gross	
Basement		485	9.6%	Vacant							
Totals:		5,030				\$11,130		\$133,560			

REVENUE ALLOCATION
CURRENT

INCOME	CURRENT
Rental Income	\$154,547
Late Fee	\$2,465
3-day Notice Charge	\$575
NSF Charge	\$50
Unlawful Detainer Charge	\$2,750
CAM Charge/Estimate	\$13,305
CAM Reconciliation Adjustment	\$2,950
Effective Gross Income	\$176,642
Less Expenses	\$59,688
Net Operating Income	\$116,954



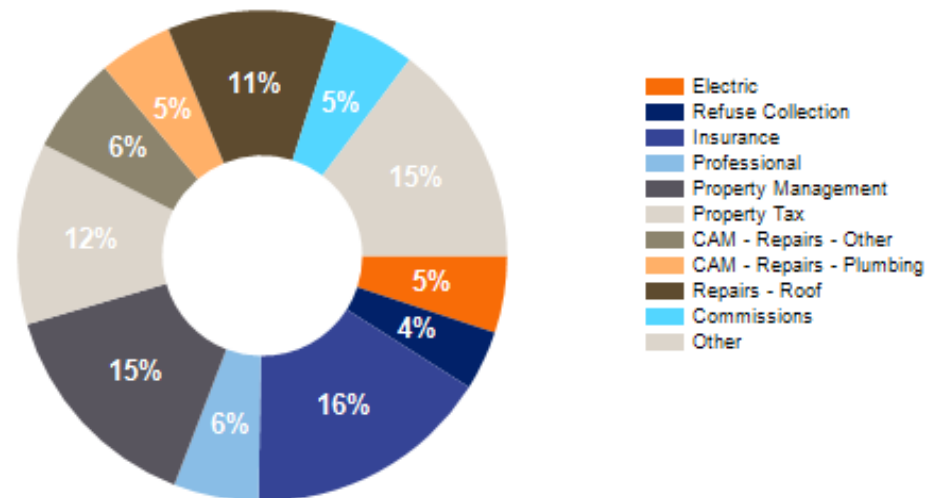
485 Square Feet basement can be rented for approximately \$5,820 annually

\$116,954
\$5,820

Income adding Basement - \$122,774

DISTRIBUTION OF EXPENSES
CURRENT

EXPENSES	CURRENT
Water / Sewer	\$618
Landscaping	\$1,260
CAM - Electric	\$75
Electric	\$3,032
Refuse Collection	\$2,339
Gas	\$317
Insurance	\$9,696
Professional	\$3,350
Property Management	\$8,734
Property Tax	\$7,161
Lock and Key Exp. - Maint.	\$16
Floor Coverings- Maint	\$1,320
CAM - HVAC - Maint.	\$335
Painting - Maint.	\$500
CAM - Plumbing - Maint.	\$685
Maintenance - Other	\$635
CAM - Repairs - Other	\$3,810
Water/Mold/Hazardous Remediation & Repair	\$835
Repairs - HVAC	\$960
CAM - Repairs - Plumbing	\$2,900
Repairs - Roof	\$6,660
Environmental Remediation	\$1,235
Commissions	\$3,215
Total Operating Expense	\$59,688
Expense / SF	\$11.87
% of EGI	33.79%

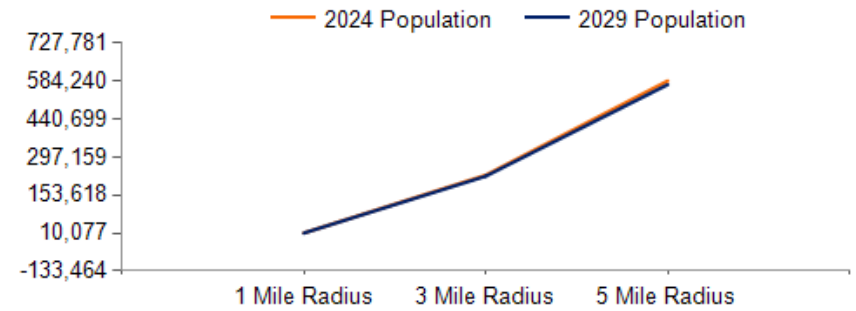


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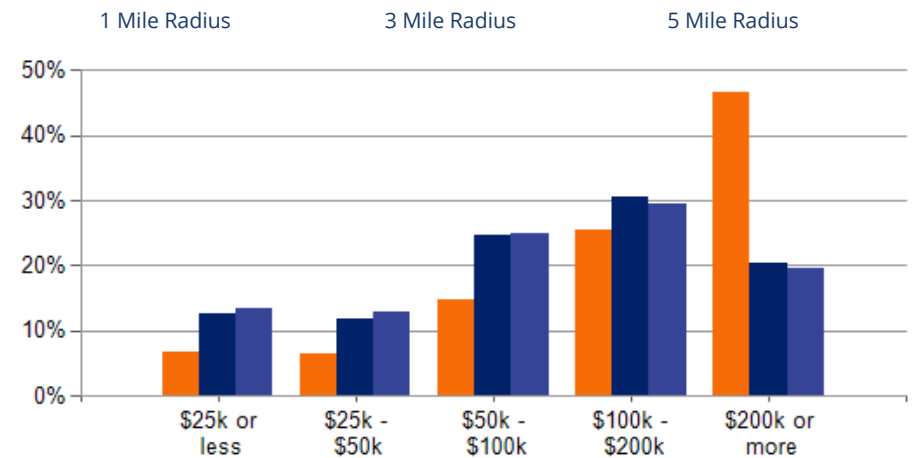
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,906	222,200	597,271
2010 Population	11,157	229,986	605,777
2024 Population	10,411	228,700	584,240
2029 Population	10,077	224,698	570,250
2024-2029: Population: Growth Rate	-3.25%	-1.75%	-2.40%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	159	7,242	17,096
\$15,000-\$24,999	86	4,297	11,586
\$25,000-\$34,999	76	4,412	11,171
\$35,000-\$49,999	159	6,408	16,191
\$50,000-\$74,999	278	11,500	28,028
\$75,000-\$99,999	257	11,130	25,606
\$100,000-\$149,999	416	16,439	38,270
\$150,000-\$199,999	513	11,460	25,295
\$200,000 or greater	1,694	18,612	41,709
Median HH Income	\$185,100	\$101,546	\$97,302
Average HH Income	\$245,220	\$143,250	\$137,641

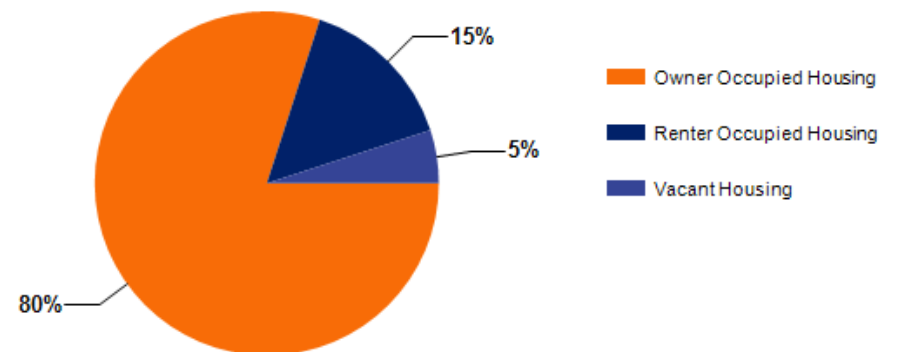
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,862	89,379	211,876
2010 Total Households	3,775	89,424	210,264
2024 Total Households	3,637	91,500	214,951
2029 Total Households	3,622	92,476	216,094
2024 Average Household Size	2.86	2.46	2.68
2024-2029: Households: Growth Rate	-0.40%	1.05%	0.55%



2024 Household Income

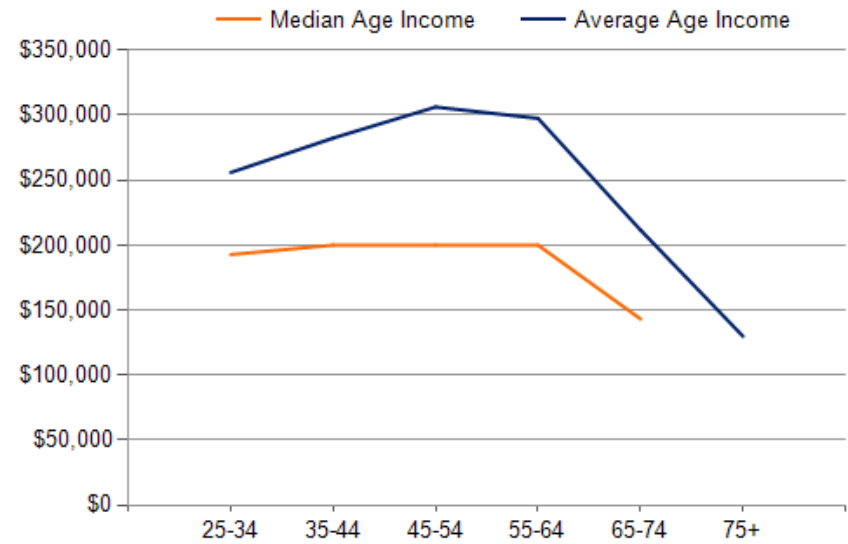
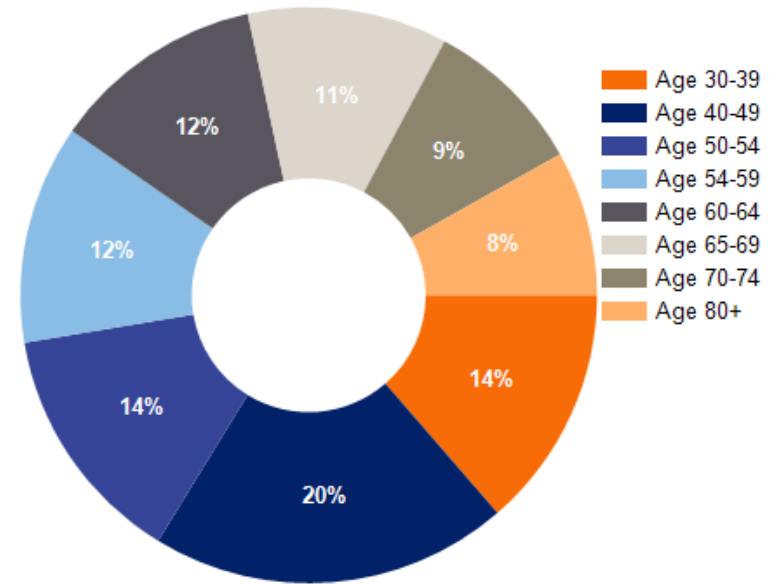


2024 Own vs. Rent - 1 Mile Radius



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	423	19,958	46,053
2024 Population Age 35-39	450	17,916	42,707
2024 Population Age 40-44	606	16,304	40,766
2024 Population Age 45-49	681	14,939	38,456
2024 Population Age 50-54	872	16,005	41,860
2024 Population Age 55-59	788	14,556	38,170
2024 Population Age 60-64	764	14,257	37,525
2024 Population Age 65-69	718	12,650	33,091
2024 Population Age 70-74	579	10,422	27,918
2024 Population Age 75-79	521	8,142	21,262
2024 Population Age 80-84	314	5,343	13,718
2024 Population Age 85+	362	6,568	16,376
2024 Population Age 18+	8,494	191,930	486,114
2024 Median Age	48	42	42
2029 Median Age	49	43	43

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$192,728	\$95,628	\$92,050
Average Household Income 25-34	\$255,903	\$130,207	\$125,984
Median Household Income 35-44	\$200,001	\$117,270	\$114,974
Average Household Income 35-44	\$282,397	\$160,051	\$155,979
Median Household Income 45-54	\$200,001	\$131,964	\$124,091
Average Household Income 45-54	\$306,310	\$175,928	\$167,371
Median Household Income 55-64	\$200,001	\$120,124	\$112,506
Average Household Income 55-64	\$297,580	\$165,196	\$156,048
Median Household Income 65-74	\$143,181	\$83,945	\$80,459
Average Household Income 65-74	\$211,634	\$125,903	\$120,018
Average Household Income 75+	\$129,826	\$87,940	\$86,078



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COMMERCIAL
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