MOST PRIME RESIDENTIAL DEVELOPMENT SITE IN PASADENA, +/-32,000 SF COMBINED, ONE SHORT BLOCK FROM S. LAKE AVENUE

495-495 1/2 South Hudson Avenue, Pasadena, CA 91101
477-483 South Hudson Avenue, Pasadena, CA 91101

495-495 1/2 SOUTH HUDSON AVENUE:
BUILDING SIZE: +/- 2,460 SF
LOT SIZE: +/-10,729 SF
NO. OF UNITS: 2 UNITS

477-483 SOUTH HUDSON AVENUE:
BUILDING SIZE: +/- 5,764 SF
LOT SIZE: +/- 10,737 SF
NO. OF UNITS: 4 UNITS

$4,200,000 FOR TWO PROPERTIES

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BILL.UKROPINA@CBCNRT.COM
CALDRE#: 00820557

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

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CHRISTINA BURDETTE
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COLDWELL BANKER COMMERCIAL REALTY

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FOR SALE

495-495 1/2 S HUDSON AVENUE
477-483 S HUDSON AVENUE
Pasadena, CA 91101

PRIME DOWNTOWN PASADENA LOCATION, ONE VERY SHORT BLOCK WEST OF SOUTH LAKE AVENUE AND MANY RETAIL AMENITIES

OFFERING SUMMARY - 495-495 1/2 S Hudson Ave.

ADDRESS:	495-495 1/2 South Hudson Ave, Pasadena, CA 91101
BUILDING SIZE:	495 S. Hudson: +/- 2,460 SF
LOT SIZE:	495 S. Hudson: +/- 10,729 SF
APNs:	495 S. Hudson: 5734-029-012
YEAR BUILT:	1940
NUMBER OF UNITS:	2 Units

OFFERING SUMMARY - 477-483 S. Hudson Ave.

ADDRESS:	477-483 South Hudson Ave, Pasadena, CA 91101
BUILDING SIZE:	477-483 S. Hudson: +/- 5,764 SF
LOT SIZE:	477-483 S. Hudson: +/- 10,737 SF
APNs:	477-483 S. Hudson: 5734-029-013
YEAR BUILT:	1925
NUMBER OF UNITS:	4 Units
SALE PRICE:	**$4,200,000 FOR TWO PROPERTIES**

PROPERTY HIGHLIGHTS

Very rare to find two contiguous residential income properties on 477-495 1/2 S. Hudson Ave., one short block west of Lake Avenue.

Properties could be developed in the future and could build 30 units or more with entitlement.

Properties provide favorable income while developer is obtaining entitlements.

This Brochure is owned by Team Ukropina

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COLDWELL BANKER COMMERCIAL REALTY

495-495 ½ S HUDSON AVENUE
477-483 S HUDSON AVENUE
2025 INCOME AND EXPENSES

Income & Expenses	477-495 S Hudson Ave
Rental income	**$145,115**
Expenses	
Insurance	$7,136
Legal and other professional fees	$12,816
Management fees	$9,734
Repairs	$5,727
Taxes	$5,777
Utilities	$3,421
Other	$10,946
Total Expenses	**$55,557**
NOI	**$89,558**

YTD JAN - JUNE 30, 2026
INCOME AND EXPENSES

Income & Expenses	
Rental income	**$72,145**
Expenses	
Accounting	$2,678
Advertising	$330
Gardening	$1,830
License, taxes & fees	$3,931
Management fees	$4,787
Pest Control	$924
Trash Service	$1,355
Repairs & maintenance	$2,354
Utilities	$1,695
Total expenses	**$19,884**

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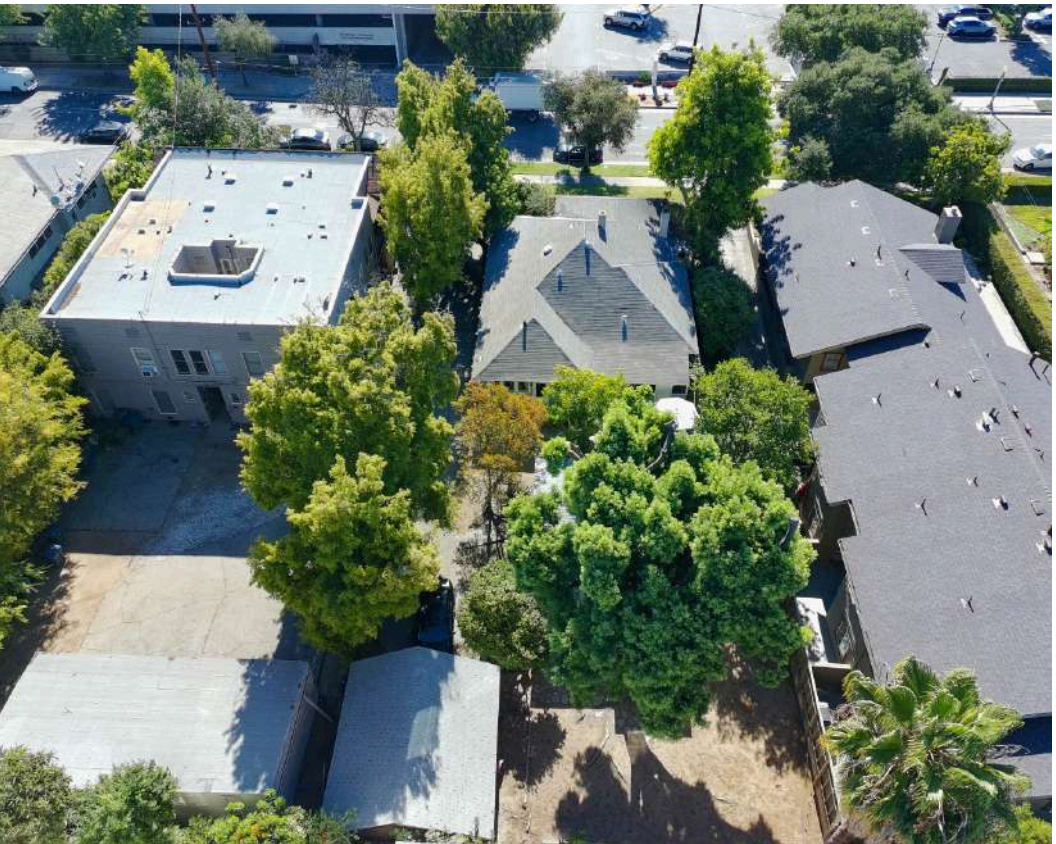
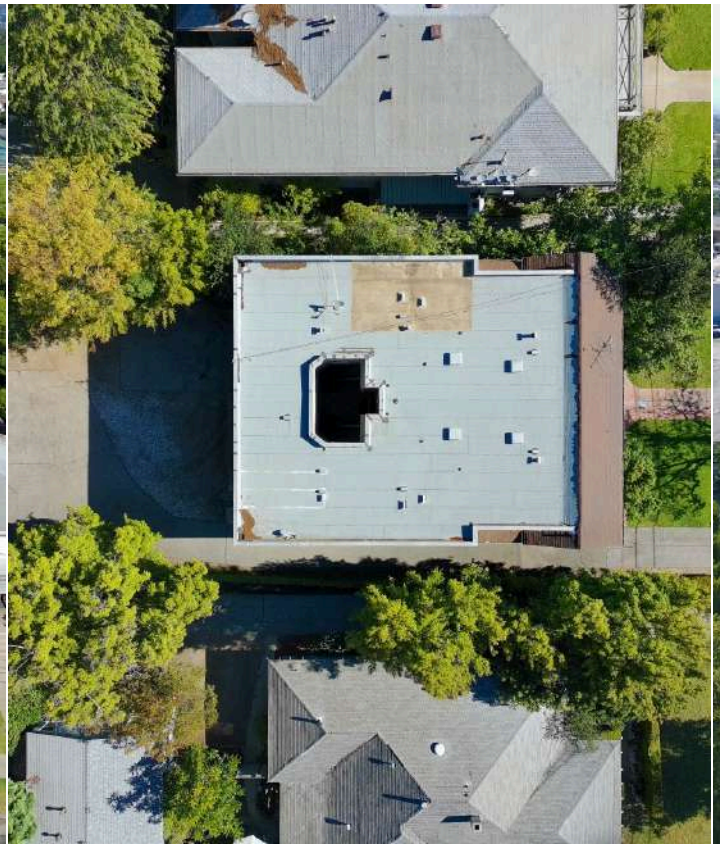
COLDWELL BANKER COMMERCIAL REALTY

495-495 1/2 South Hudson Avenue, Pasadena, CA 91101



477-483 South Hudson Avenue, Pasadena, CA 91101



FOR SALE

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477-483 S HUDSON AVENUE
Pasadena, CA 91101

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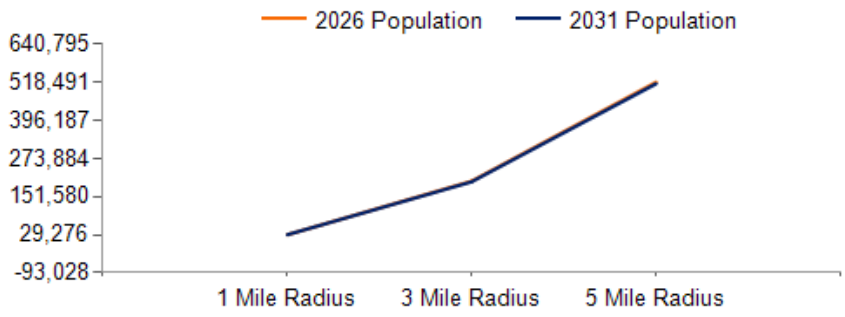
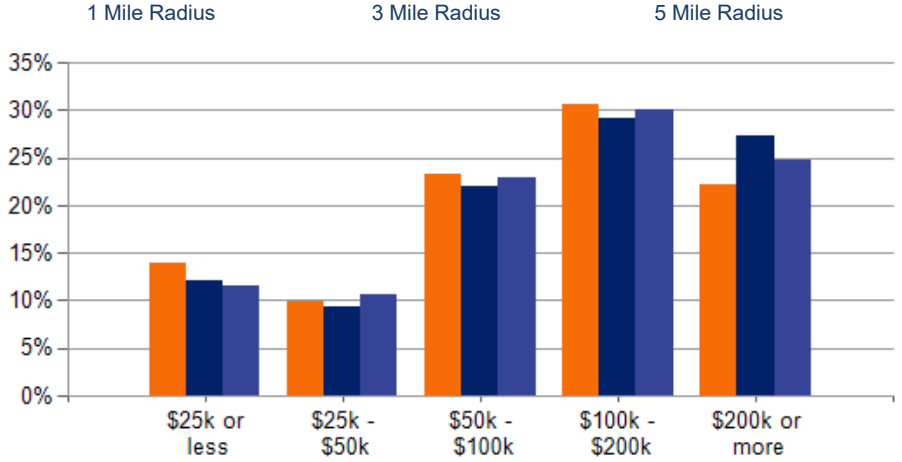
COLDWELL BANKER COMMERCIAL REALTY

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,147	201,068	550,438
2010 Population	27,502	205,250	553,729
2026 Population	29,276	201,303	518,491
2031 Population	29,356	199,145	513,627
2026 African American	1,623	11,221	20,714
2026 American Indian	185	2,453	6,571
2026 Asian	8,553	53,455	175,912
2026 Hispanic	5,345	63,541	183,754
2026 Other Race	2,034	29,859	93,544
2026 White	13,192	73,265	147,497
2026 Multiracial	3,644	30,825	73,711
2026-2031: Population: Growth Rate	0.25%	-1.10%	-0.95%

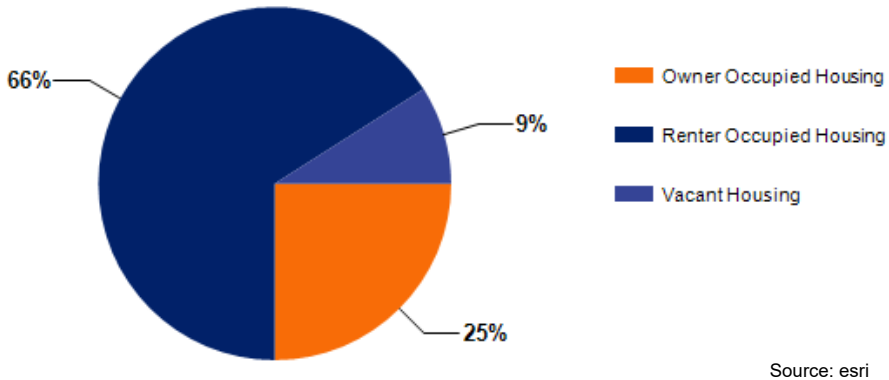
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	1,692	7,042	14,550
$15,000-$24,999	478	3,283	8,469
$25,000-$34,999	571	3,186	8,387
$35,000-$49,999	984	4,810	12,682
$50,000-$74,999	1,789	9,719	24,156
$75,000-$99,999	1,849	8,995	21,460
$100,000-$149,999	2,663	14,057	35,211
$150,000-$199,999	2,127	10,815	24,658
$200,000 or greater	3,464	23,254	49,235
Median HH Income	$106,419	$115,673	$110,481
Average HH Income	$159,442	$171,686	$161,029



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



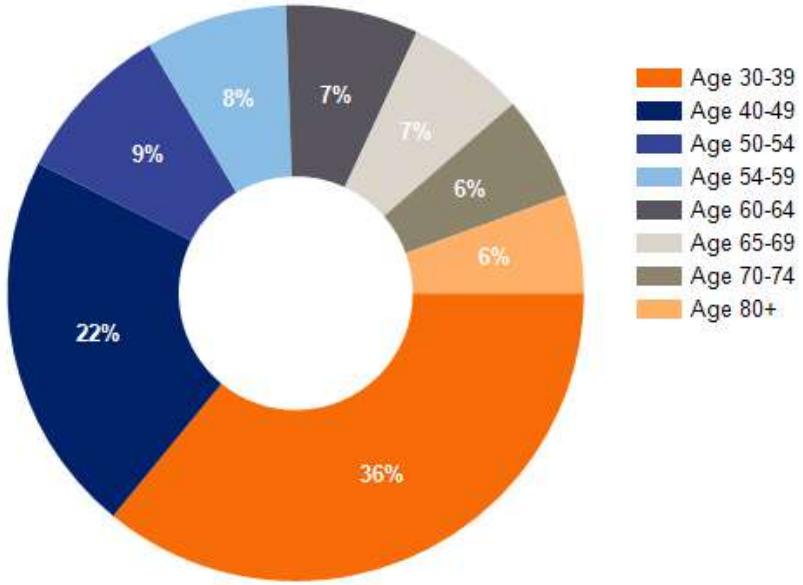
Source: esri

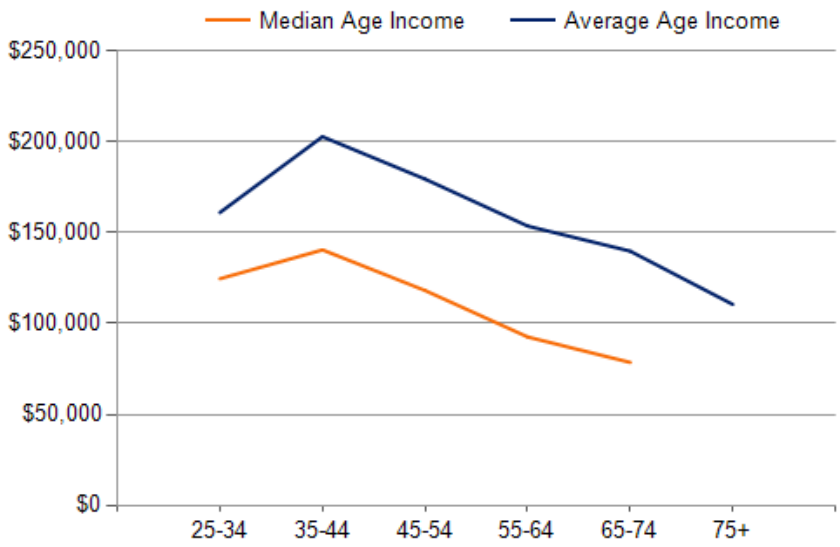
COLDWELL BANKER COMMERCIAL REALTY

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,628	16,254	40,366
2026 Population Age 35-39	3,201	16,071	40,686
2026 Population Age 40-44	2,442	15,108	37,697
2026 Population Age 45-49	1,649	13,297	34,088
2026 Population Age 50-54	1,728	13,786	35,771
2026 Population Age 55-59	1,507	12,705	33,520
2026 Population Age 60-64	1,415	12,010	31,725
2026 Population Age 65-69	1,268	10,682	28,279
2026 Population Age 70-74	1,116	9,410	25,341
2026 Population Age 75-79	1,057	7,968	20,413
2026 Population Age 80-84	673	5,256	12,838
2026 Population Age 85+	724	5,067	13,406
2026 Population Age 18+	26,085	167,744	430,073
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	$124,674	$119,680	$110,509
Average Household Income 25-34	$161,125	$159,623	$150,337
Median Household Income 35-44	$140,565	$139,679	$134,498
Average Household Income 35-44	$202,876	$203,122	$190,277
Median Household Income 45-54	$118,213	$146,812	$138,868
Average Household Income 45-54	$179,571	$196,055	$184,948
Median Household Income 55-64	$92,643	$115,091	$112,827
Average Household Income 55-64	$153,710	$174,941	$164,180
Median Household Income 65-74	$78,613	$102,419	$97,048
Average Household Income 65-74	$139,862	$164,870	$155,405
Average Household Income 75+	$110,529	$133,354	$114,263

Population By Age





COLDWELL BANKER COMMERCIAL REALTY

SUPPLEMENTAL INFORMATION

FOUR DIFFERENT WAYS TO BUILD:

OPTION A: BUILD ON JUST THE TWO MIDDLE/SOUTH LOTS

The apartments on the north lot stays as-is. You would get 29 to 32 new apartments.

OPTION B: BUILD ON ALL THREE LOTS TOGETHER

This is the best plan. You'd get 42 to 47 new apartments (some at market rent, some set aside as affordable). It's easier to get city approval this way because the shape of the courtyard works better under Pasadena's rules.

OPTION C: BUILD ON JUST THE NORTH LOT ALONE

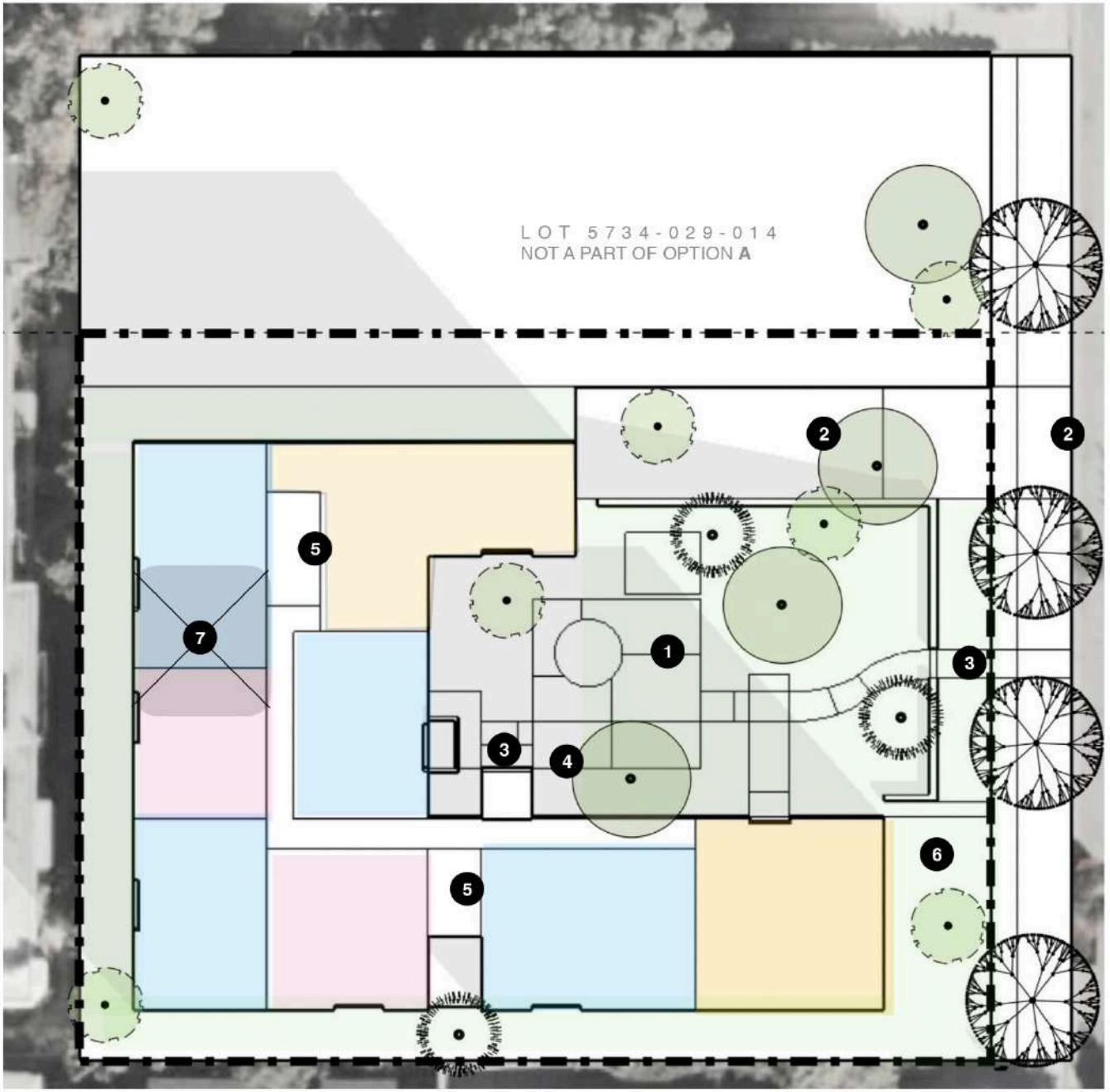
Only 14 to 16 apartments fit. The lot is narrow and deep, so it's a tight squeeze, and the city would have a harder time approving it.

OPTION D: BUILD THREE SEPARATE SMALL BUILDINGS, ONE PER LOT, ALL TOWNHOMES

You'd get 27 townhomes total. This avoids the rule that forces you to include affordable units, but it would also be hard to get approved and costs more per unit to build since each lot is developed on its own.

Building all three lots as one project (Option B) gets you 3 to 7 more apartments than if the lots were developed separately, and it's the easiest one to actually get approved.

SUPPLEMENTAL INFORMATION



SITE PLAN
1'0" = 20'

NOTES

1. MAIN GARDEN RECTANGLE + ACCEPTABLE ANCILLARY GARDEN SPACES - 17% to 29% OF SITE AREA
2. NEW MAIN DRIVEWAY - ACCESS TO BELOW-GRADE PARKING
3. PEDESTRIAN ENTRANCE INTO COMPLEX
4. ELEVATOR
5. EXIT STAIR
6. FRONT YARD / SETBACK
7. FOOTPRINT OF POTENTIAL LOFT OR STUDIO UNIT- SEE PROGRAM

1 BEDROOM UNIT

2 BEDOOM UNIT

3 BEDROOM UNIT

DESIGN ELEMENTS TO BE CONFIRMED: PROTECTED TREES, UTILITIES, CITY OF GARDENS COURTYARD CONFIGURATION, PARKING LAYOUT: RESIDENT AMENITIES

SEE SHEET 9 FOR PROS AND CONS OF THIS OPTION

PAGE 1 | OPTION A

PASADENA MULTI-FAMILY
469/ S HUDSON AVE
PASADENA, CA

21 AUGUST 2026

DEVELOPMENT CONCEPTS
© 2026 ONYX Architects

SUPPLEMENTAL INFORMATION

Site Information I Option A ①			Market Rate + 20% LI ②			Market Rate + 35% LI ③		
APN			5734-029-012 + 013					
Zoning			RM-48 HL-40 (45)					
			Multi-Family City of Gardens					
Site Area			0.492	acres				
			21432	SF				
Allowed FAR			N/A					
Allowed FAR with Housing Bonus		%	N/A					
Allowed SF			N/A	SF			SF	
Allowed Unit Density RM48	48	/acre	24	base units allowed		24	base units allowed	
Maximum Density Increase with Low Income Units	0.35	%				8	units	
Target Density Increase Low - Moderate Income Units	0.20	%	5	units				
TOTAL ALLOWED/ All Unit Classifications			29	units		32	units	
Preliminary Program								
New Housing Units + Amenities								
3-Bedroom Units	1600	GSF/EA	6	units	9600 SF	6	units	9600 SF
2-Bedroom Units	1200	GSF/EA	16	units	19200 SF	18	units	21600 SF
1-Bedroom Units	950	GSF/EA	7	units	6650 SF	8	units	7600 SF
Studio Units	500	GSF/EA	0	units	0 SF	0	units	0 SF
Total New Housing Units			29	units		32	units	
Total New Housing Area					35450 SF			38800 SF
Total Square Footage					35450 SF			38800 SF
Parking Requirements								
RESIDENTIAL								
ATTACHED AND GUEST | DECK OVER BELOW-GRADE PARKING	#							
3-Bedroom Units	2	pu	12	Stalls		12	Stalls	
2-Bedroom Units	2	pu	32	Stalls		36	Stalls	
1-Bedroom Units	1	pu	7	Stalls		8	Stalls	
Studio Units	1	pu	0	Stalls		0	Stalls	
Total Parking			51	Stalls		56	Stalls	

NOTES:

1. The design configuration is 3-story Type-V construction over concrete below-grade parking. Project includes one residential type elevator
2. The LI (Low Income) / Family option assumes the use of upper level loft units, allowed by a height bonus. Although City of Gardens code does not have a square-footage limitation, area is limited due to setbacks and courtyard requirements, therefore restricting unit count.
3. The LI (Low Income) / Max Units option may be selected based on a rental market study— although this is a smaller building, return may actually be greater.
4.

PASADENA MULTI-FAMILY
469/ S HUDSON AVE
PASADENA, CA

21 AUGUST 2026

DEVELOPMENT CONCEPTS
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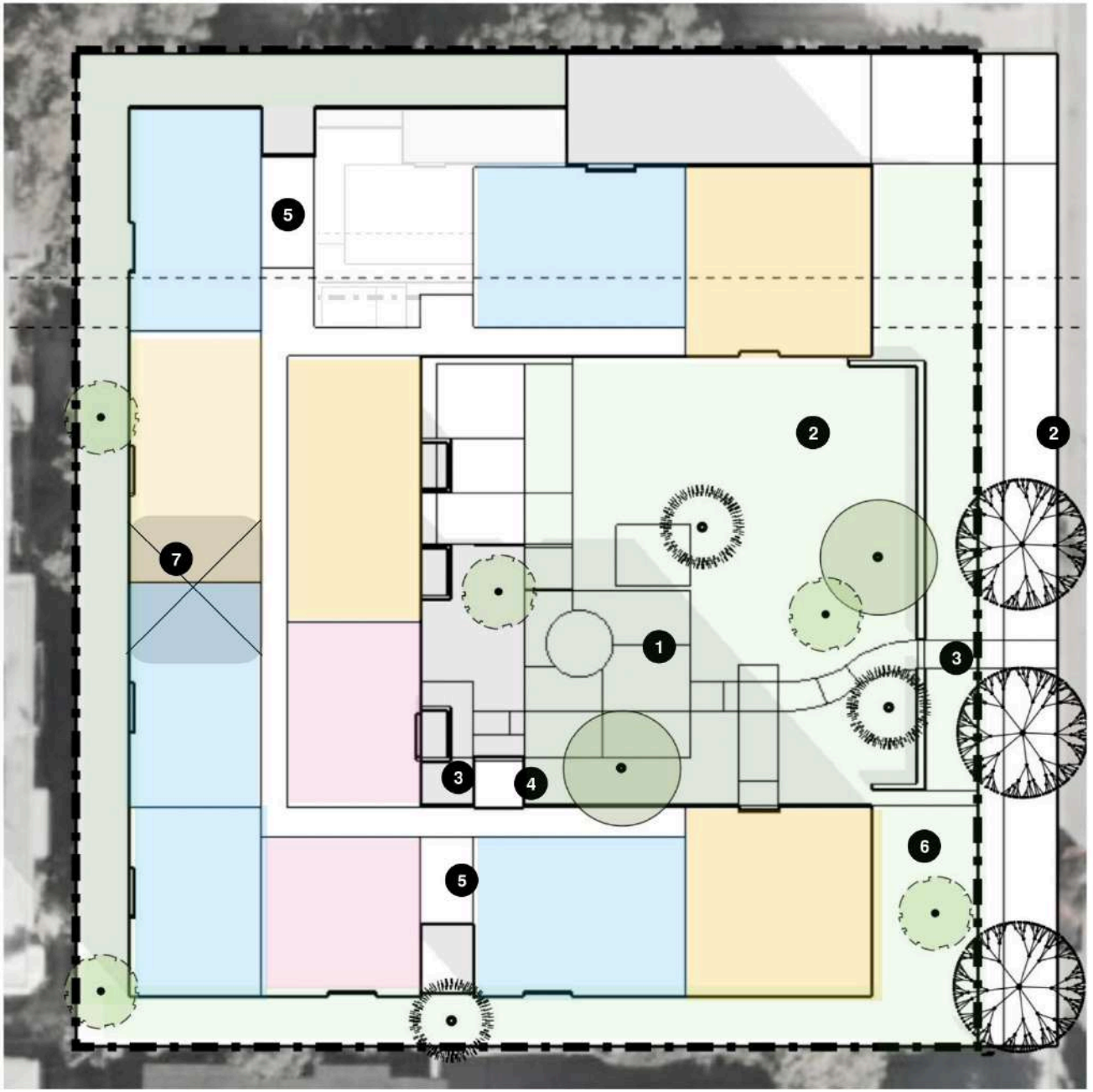
SUPPLEMENTAL INFORMATION



SITE PLAN
1'0" = 20'

NOTES

1. MAIN GARDEN RECTANGLE + ACCEPTABLE ANCILLARY GARDEN SPACES - 17% to 29% OF SITE AREA
2. NEW MAIN DRIVEWAY - ACCESS TO BELOW-GRADE PARKING
3. PEDESTRIAN ENTRANCE INTO COMPLEX
4. ELEVATOR
5. EXIT STAIR
6. FRONT YARD / SETBACK
7. FOOTPRINT OF POTENTIAL LOFT OR STUDIO UNIT- SEE PROGRAM

1 BEDROOM UNIT

2 BEDOOM UNIT

3 BEDROOM UNIT

DESIGN ELEMENTS TO BE CONFIRMED: PROTECTED TREES, UTILITIES, CITY OF GARDENS COURTYARD CONFIGURATION, PARKING LAYOUT: RESIDENT AMENITIES

SEE SHEET 9 FOR PROS AND CONS OF THIS OPTION

PAGE 3 | OPTION B

PASADENA MULTI-FAMILY
469/ S HUDSON AVE
PASADENA, CA

21 AUGUST 2026

DEVELOPMENT CONCEPTS
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SUPPLEMENTAL INFORMATION

Site Information I Option B ①			Market Rate + 20% LI ②			Market Rate + 35% LI ③		
APN			5734-029-012 + 013 + 14					
Zoning			RM-48 HL-40 (45)					
			Multi-Family City of Gardens					
Site Area			0.735	acres				
			32017	SF				
Allowed FAR			N/A					
Allowed FAR with Housing Bonus		%	N/A					
Allowed SF			N/A	SF			SF	
Allowed Unit Density RM48	48	/acre	35	base units allowed		35	base units allowed	
Maximum Density Increase with Low Income Units	0.35	%				12	units	
Target Density Increase Low - Moderate Income Units	0.20	%	7	units				
TOTAL ALLOWED/ All Unit Classifications			42	units		47	units	
Preliminary Program								
New Housing Units + Amenities								
3-Bedroom Units	1600	GSF/EA	9	units	14400 SF	9	units	14400 SF
2-Bedroom Units	1200	GSF/EA	20	units	24000 SF	24	units	28800 SF
1-Bedroom Units	950	GSF/EA	13	units	12350 SF	14	units	13300 SF
Studio Units	500	GSF/EA	0	units	0 SF	0	units	0 SF
Total New Housing Units			42	units		47	units	
Total New Housing Area					50750 SF			56500 SF
Total Square Footage					50750 SF			56500 SF
Parking Requirements								
RESIDENTIAL								
ATTACHED AND GUEST | DECK OVER BELOW-GRADE PARKING	#							
3-Bedroom Units	2	pu	18	Stalls		18	Stalls	
2-Bedroom Units	2	pu	40	Stalls		48	Stalls	
1-Bedroom Units	1	pu	13	Stalls		14	Stalls	
Studio Units	1	pu	0	Stalls		0	Stalls	
Total Parking			71	Stalls		80	Stalls	

NOTES:

1. The design configuration is 3-story Type-V construction over concrete below-grade parking. Project includes one residential type elevator
2. The LI (Low Income) / Family option assumes the use of upper level loft units, allowed by a height bonus. Although City of Gardens code does not have a square-footage limitation, area is limited due to setbacks and courtyard requirements, therefore restricting unit count.
3. The LI (Low Income) / Max Units option may be selected based on a rental market study— although this is a smaller building, return may actually be greater.
4.

PAGE 4 | OPTION B

PASADENA MULTI-FAMILY
469/ S HUDSON AVE
PASADENA, CA

21 AUGUST 2026

DEVELOPMENT CONCEPTS

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SUPPLEMENTAL INFORMATION

SITE PLAN
1'0" = 20'

NOTES

1. MAIN GARDEN RECTANGLE + ACCEPTABLE ANCILLARY GARDEN SPACES - 17% to 29% OF SITE AREA
2. NEW MAIN DRIVEWAY - ACCESS TO BELOW-GRADE PARKING
3. PEDESTRIAN ENTRANCE INTO COMPLEX
4. ELEVATOR
5. EXIT STAIR
6. FRONT YARD / SETBACK
7. FOOTPRINT OF POTENTIAL LOFT OR STUDIO UNIT- SEE PROGRAM

1 BEDROOM UNIT

2 BEDOOM UNIT

3 BEDROOM UNIT

DESIGN ELEMENTS TO BE CONFIRMED: PROTECTED TREES, UTILITIES, CITY OF GARDENS COURTYARD CONFIGURATION, PARKING LAYOUT: RESIDENT AMENITIES

SEE SHEET 7 FOR PROS AND CONS OF THIS OPTION

PAGE 5 | OPTION C

PASADENA MULTI-FAMILY
469/ S HUDSON AVE
PASADENA, CA

21 AUGUST 2026

DEVELOPMENT CONCEPTS
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SUPPLEMENTAL INFORMATION

Site Information I Option C ①			Market Rate + 20% LI ②			Market Rate + 35% LI ③		
APN			5734-029-014					
Zoning			RM-48 HL-40 (45)					
			Multi-Family City of Gardens					
Site Area			0.242	acres				
			10542	SF				
Allowed FAR			N/A					
Allowed FAR with Housing Bonus		%	N/A					
Allowed SF			N/A	SF			SF	
Allowed Unit Density RM48	48	/acre	12	base units allowed		12	base units allowed	
Maximum Density Increase with Low Income Units	0.35	%				4	units	
Target Density Increase Low - Moderate Income Units	0.20	%	2	units				
TOTAL ALLOWED/ All Unit Classifications			14	units		16	units	
Preliminary Program			Maximum units cannot fit on lot			Skews towards smaller units		
New Housing Units + Amenities								
3-Bedroom Units	1600	GSF/EA	0	units	0 SF	0	units	0 SF
2-Bedroom Units	1200	GSF/EA	9	units	10800 SF	3	units	3600 SF
1-Bedroom Units	950	GSF/EA	0	units	0 SF	6	units	5700 SF
Studio Units	500	GSF/EA	0	units	0 SF	6	units	3000 SF
Total New Housing Units			9	units		15	units	
Total New Housing Area					10800 SF			12300 SF
Total Square Footage					10800 SF			12300 SF
Parking Requirements								
RESIDENTIAL								
ATTACHED AND GUEST | DECK OVER BELOW-GRADE PARKING	#							
3-Bedroom Units	2	pu	0	Stalls		0	Stalls	
2-Bedroom Units	2	pu	18	Stalls		6	Stalls	
1-Bedroom Units	1	pu	0	Stalls		6	Stalls	
Studio Units	1	pu	0	Stalls		6	Stalls	
Total Parking			18	Stalls		18	Stalls	

NOTES:

1. The design configuration is 3-story Type-V construction over concrete below-grade parking. Project includes one residential type elevator
2. The LI (Low Income) / Family option assumes the use of upper level loft units, allowed by a height bonus. Although City of Gardens code does not have a square-footage limitation, area is limited due to setbacks and courtyard requirements, therefore restricting unit count.
3. The LI (Low Income) / Max Units option may be selected based on a rental market study— although this is a smaller building, return may actually be greater.
4.

PAGE 6 | OPTION C

PASADENA MULTI-FAMILY
469/ S HUDSON AVE
PASADENA, CA

21 AUGUST 2026

DEVELOPMENT CONCEPTS

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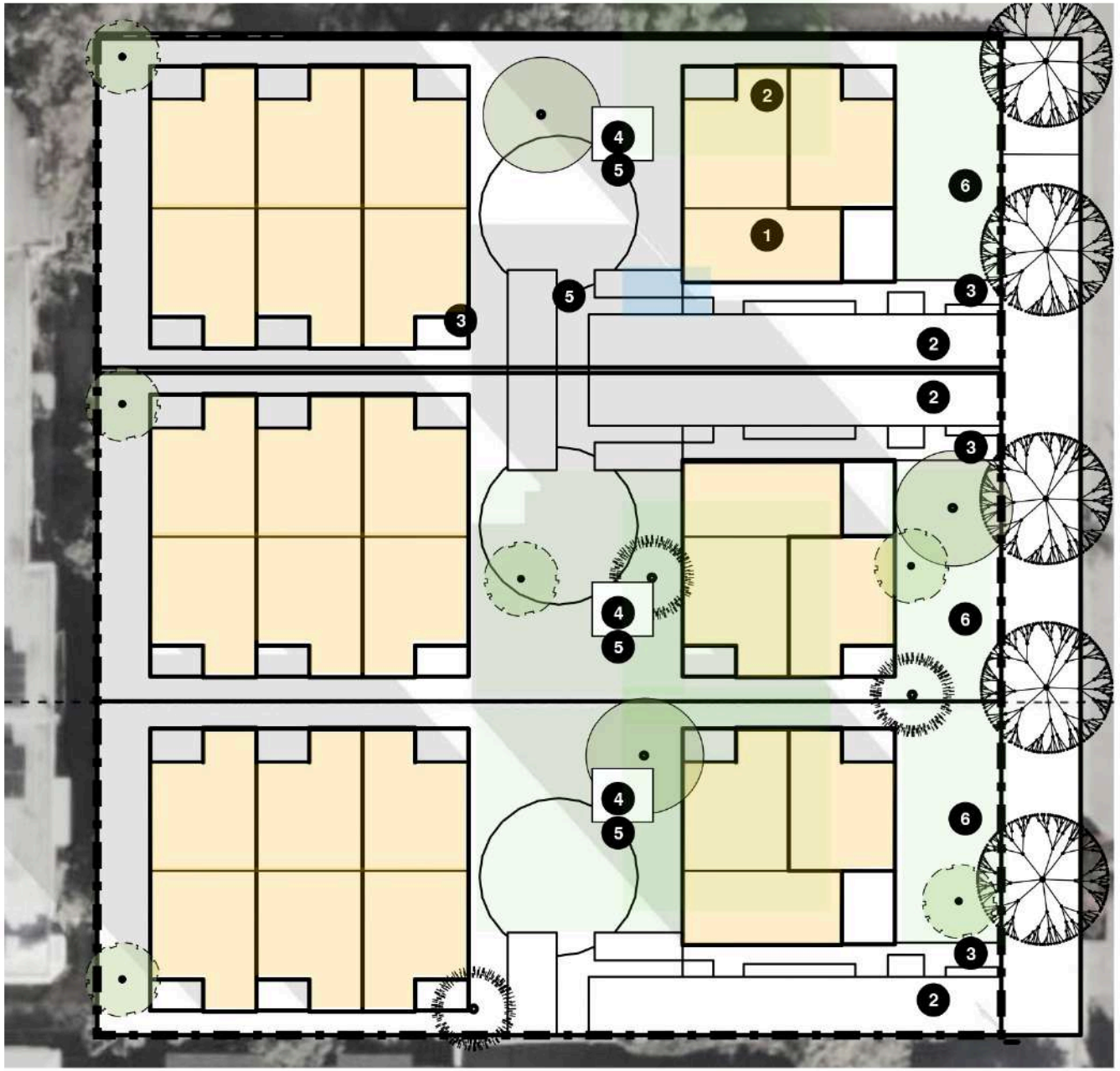
SUPPLEMENTAL INFORMATION



SITE PLAN
1'0" = 20'

NOTES

1. MAIN GARDEN RECTANGLE + ACCEPTABLE ANCILLARY GARDEN SPACES - 17% to 29% OF SITE AREA
2. NEW MAIN DRIVEWAY - ACCESS TO BELOW-GRADE PARKING
3. PEDESTRIAN ENTRANCE INTO COMPLEX
4. ELEVATOR IF NEEDED
5. EXIT STAIR
6. FRONT YARD / SETBACK
7. ~~FOOTPRINT OF POTENTIAL LOFT OR STUDIO UNIT- SEE PROGRAM~~

~~1 BEDROOM UNIT~~

~~2 BEDOOM UNIT~~

3 BEDROOM UNIT

DESIGN ELEMENTS TO BE CONFIRMED: PROTECTED TREES, UTILITIES, CITY OF GARDENS COURTYARD CONFIGURATION, PARKING LAYOUT: RESIDENT AMENITIES

SEE SHEET 9 FOR PROS AND CONS OF THIS OPTION

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PASADENA MULTI-FAMILY
469/ S HUDSON AVE
PASADENA, CA

21 AUGUST 2026

DEVELOPMENT CONCEPTS
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SUPPLEMENTAL INFORMATION

Site Information I Option D			1	Market Rate			2		3
APN				5734-029-012 + 013 + 014					
Zoning				RM-48 HL-40 (45)					
				Multi-Family City of Gardens					
Site Area				0.735	acres				
				32017	SF				
Allowed FAR				N/A					
Allowed FAR with Housing Bonus		%		N/A					
Allowed SF				N/A	SF				
Allowed Unit Density RM48	48	/acre		35	base units allowed				
Maximum Density Increase with Low Income Units	0.35	%		NA					
Target Density Increase Low - Moderate Income Units	0.20	%		NA					
TOTAL ALLOWED/ All Unit Classifications				35	units				
Preliminary Program				Based on 3 projects on 3 lots; all townhomes					
New Housing Units + Amenities									
Townhouse type 3-Bedroom Units	1600	GSF/EA		27	units	43200	SF		
2-Bedroom Units	1200	GSF/EA		0	units	0	SF		
1-Bedroom Units	950	GSF/EA		0	units	0	SF		
Studio Units	500	GSF/EA		0	units	0	SF		
Total New Housing Units				27	units				
Total New Housing Area						43200	SF		
Total Square Footage						43200	SF		
Parking Requirements				Underground common parking					
RESIDENTIAL									
ATTACHED AND GUEST | DECK OVER BELOW-GRADE PARKING	#								
3-Bedroom Units	2	pu		54	Stalls				
2-Bedroom Units	2	pu		0	Stalls				
1-Bedroom Units	1	pu		0	Stalls				
Studio Units	1	pu		0	Stalls				
Total Parking				54	Stalls				

NOTES:

1. The design configuration is 3-story Type-V construction over concrete below-grade parking. Project may eliminate residential type elevators
2. The LI (Low Income) / Family option assumes the use of upper level loft units, allowed by a height bonus. Although City of Gardens code does not have a square-footage limitation, area is limited due to setbacks and courtyard requirements, therefore restricting unit count.
3. The LI (Low Income) / Max Units option may be selected based on a rental market study— although this is a smaller building, return may actually be greater.
4.

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DEVELOPMENT CONCEPTS

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477-483 S HUDSON AVENUE
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PASADENA, CA 91101

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