



Original Location of Iconic Wolfe Burgers

48 Lake Ave, Pasadena, CA 91101

BERKSHIRE HATHAWAY
HOMESERVICES

CALIFORNIA
PROPERTIES



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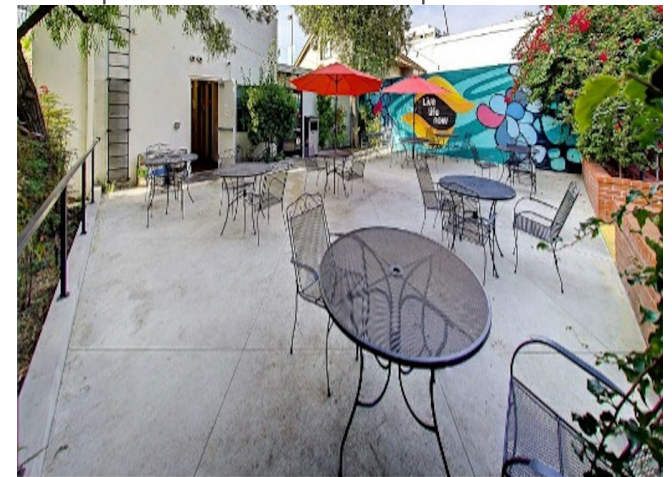
Original Location of Iconic Wolfe Burgers

Upon Request

Introducing a prime retail property nestled in the heart of Pasadena's vibrant downtown, where history meets opportunity. Located near the bustling intersection of Colorado Blvd and Lake Avenue, renowned for their bustling foot traffic, this property boasts a storied past as the former home of the iconic Wolfe Burgers.

Currently operating as a thriving burger joint, this establishment has been a staple in the community for decades, ensuring a steady stream of business. Whether...

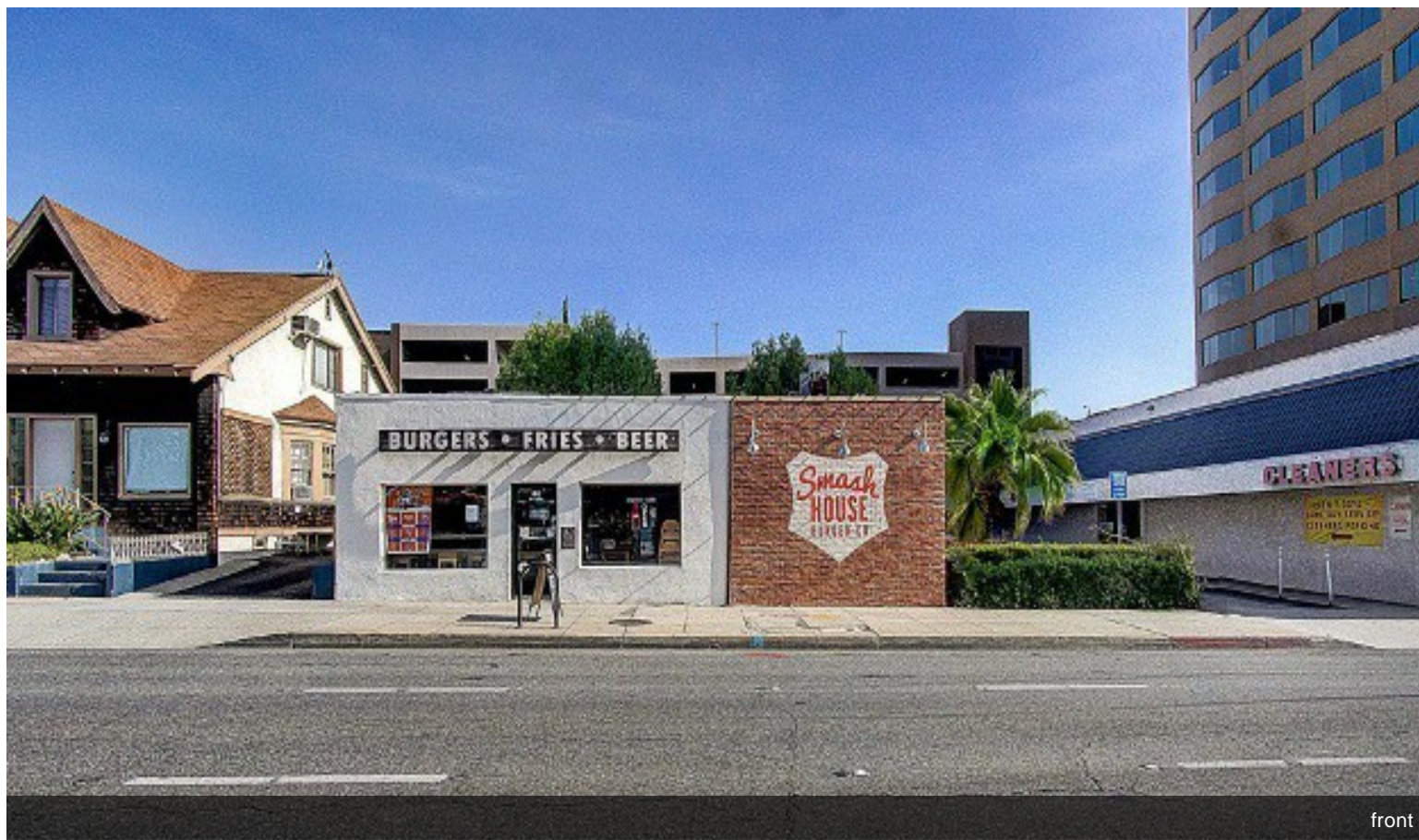
- Located in the heart of the bustling Downtown Pasadena
- Heavy foot traffic along
- Poised for a rezone that would allow for high-density residential development
- Stable income from a long standing restaurant on a NNN Lease for investment Newly renovated building
- Tenant states they are willing to negotiate to leave the space if needed
- APN 5738-008-048 – 4054 sfsold separately and can be purchased for an additional price



Price:	Upon Request
Property Type:	Retail
Property Subtype:	Restaurant
Sale Type:	Owner User
Gross Leasable Area:	2,691 SF
Sale Conditions:	[object Object]
No. Stories:	1
Year Built:	1930
Tenancy:	Single
Parking Ratio:	3.72/1,000 SF

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Property Photos

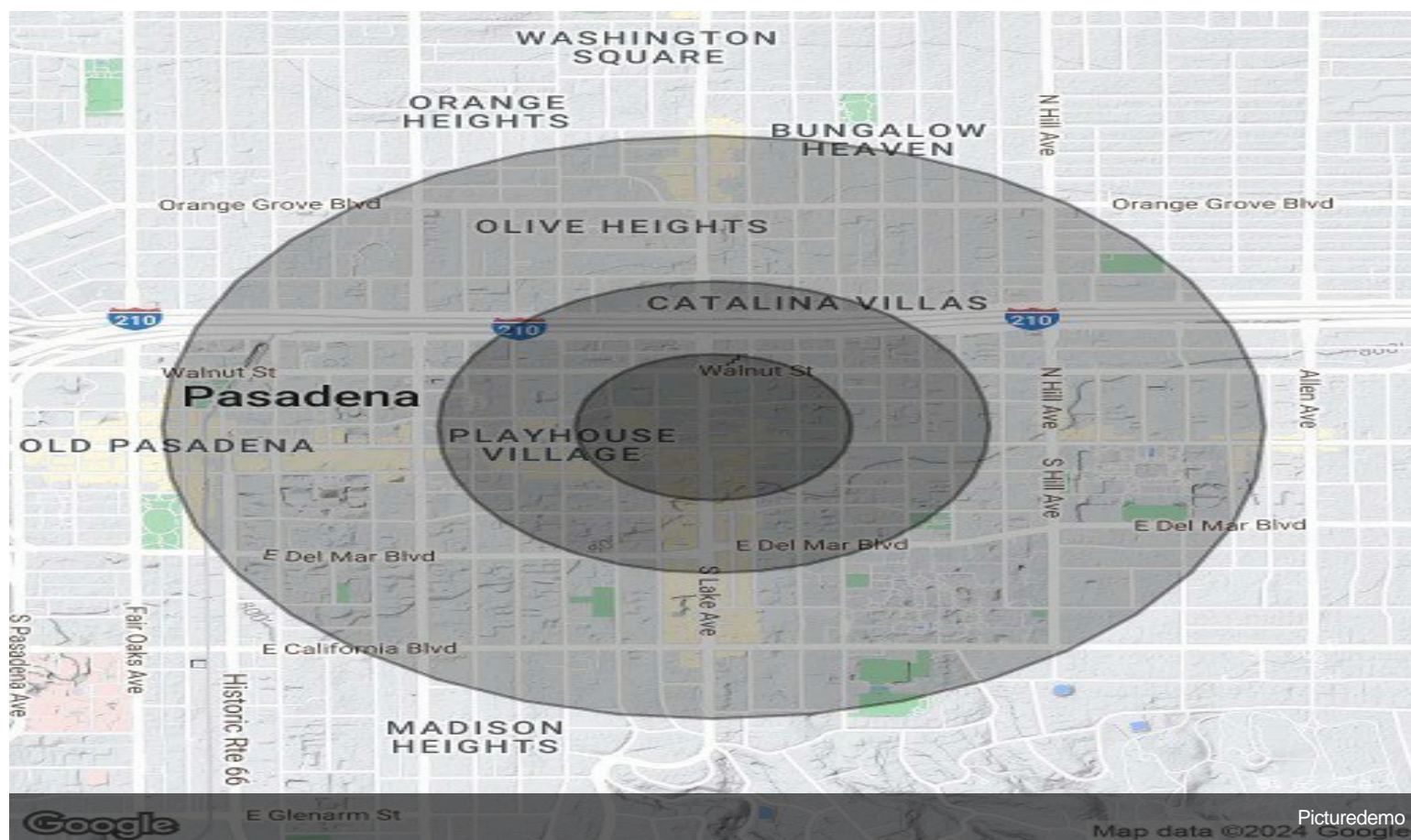


front

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,432	11,076	41,941
Average Age	35.4	33.9	35.2
Average Age (Male)	33.6	32.5	33.8
Average Age (Female)	36.3	35.2	37.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,558	6,363	21,726
# of Persons per HH	1.6	1.7	1.9
Average HH Income	\$81,146	\$83,623	\$85,456
Average House Value	\$587,173	\$578,862	\$571,971

** Demographic data derived from 2020 ACS - US Census*

Property Photos



Property Photos

