

FOR SUBLEASE

PRIME OFFICE/WAREHOUSE/RETAIL PROPERTY
PERFECT FOR AN OWNER/USER

32 NORTH SIERRA MADRE BOULEVARD
PASADENA, CA 91107

LEASE RATE: \$1.75 SF/month NNN



COLDWELL BANKER
COMMERCIAL
REALTY

BILL UKROPINA

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CALDRE#: 00820557

ROBERT IP

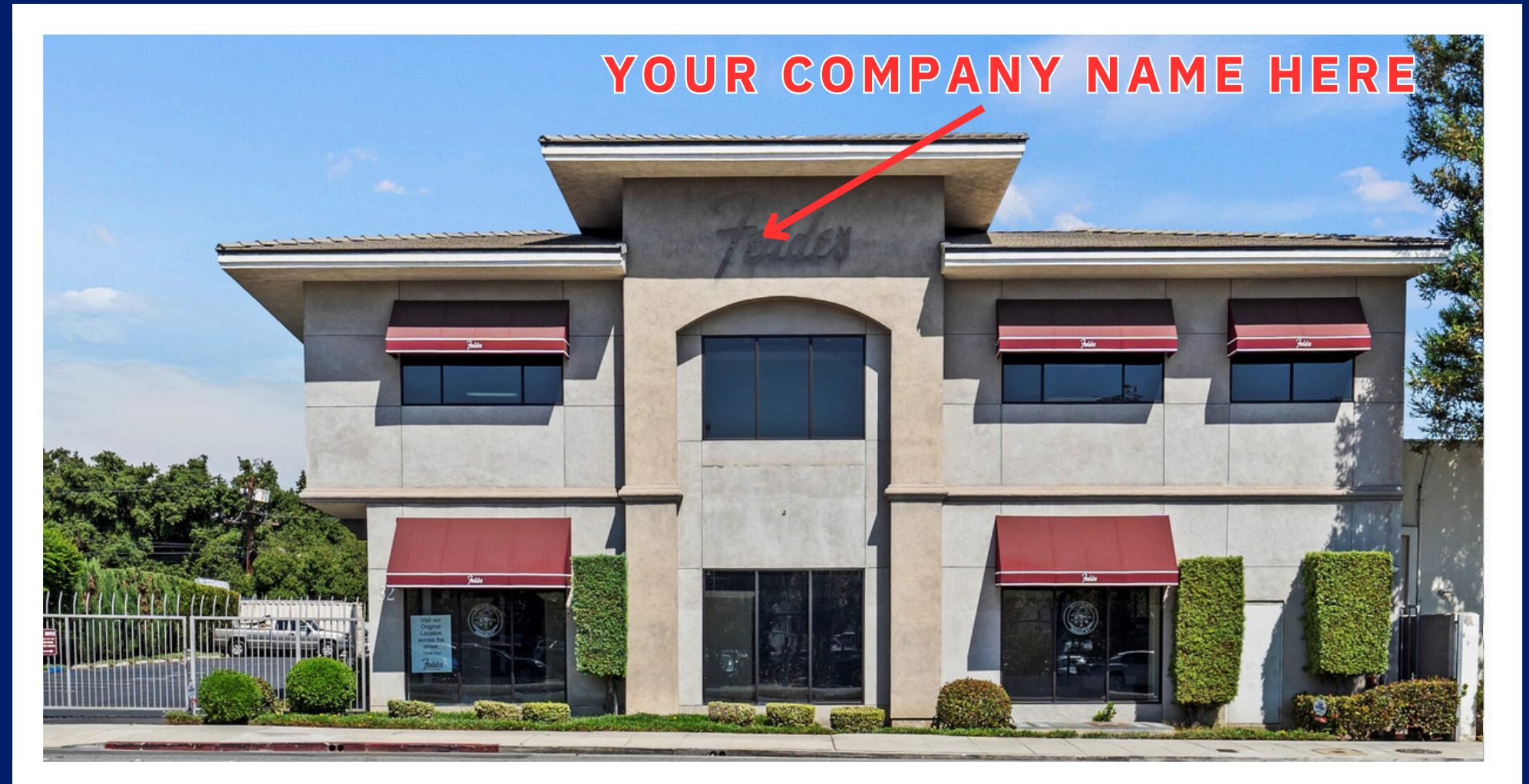
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CALDRE#: 01876261

KATHI CONSTANZO

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CALDRE#: 02067397

* SUBLEASE ENDS: JULY 30, 2029 - To be verified

** NNN cost upon request



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THROUGH JULY 30, 2029

32 North Sierra Madre Blvd. Pasadena, CA 91107



PROPERTY DESCRIPTION

Team Ukropina is proud to present an extremely rare opportunity to sublease a property fit for the highly-desirable combination of warehouse and distribution, retail and office uses. This property is in a prime location in Pasadena minutes from the Sierra Madre Boulevard exit off of the 210 Freeway. This location is very close to numerous National Credit Tenant amenities such as Vons, Starbucks, Home Depot, Ace Hardware, a VW dealership, Target, and the new Amazon Fresh. The location offers almost unparalleled access to the major 210 Freeway just North on Sierra Madre Boulevard, and the Metro Goldline at Sierra Madre Villa which travels directly into Los Angeles. This property is just above the corner of Sierra Madre Blvd and the world-famous Colorado Blvd, where Pasadena's Tournament of Roses Parade turns for the final leg of its journey, in front of the building. The versatility of the first and second - floor spaces along with the utility of the connected warehouse present unique and plentiful opportunities for an investor seeking to customize an income-producing property or an owner-user aiming to set up their operation in a new headquarters facility. There is a tremendous amount of real estate development in the nearby area, and the buyer or lessee of this property will own or occupy a commercial building that's value will increase profusely from the burgeoning renaissance that East Pasadena is undergoing.

OFFERING SUMMARY

LEASE RATE:	\$1.75 SF/month (NNN)
BUILDING SIZE:	20,944 SF
LOT SIZE:	26,962 SF
APN:	5746-002-033
ZONING:	EPSP-d1-CG

PROPERTY HIGHLIGHTS

- Prime location close to major thoroughfares Colorado and San Gabriel Boulevard
- Open, versatile space perfect for a number of different office, retail, and warehouse uses

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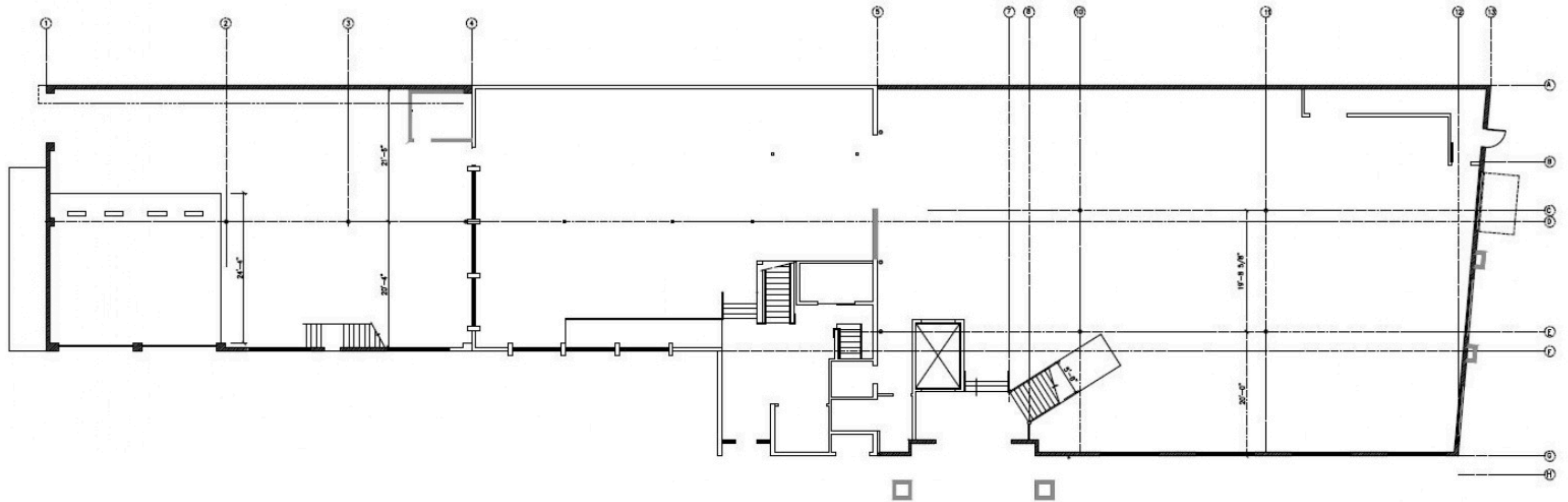
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WATCH ROSE PARADE THIS JANUARY 1ST

FIRST FLOOR - FLOOR PLAN



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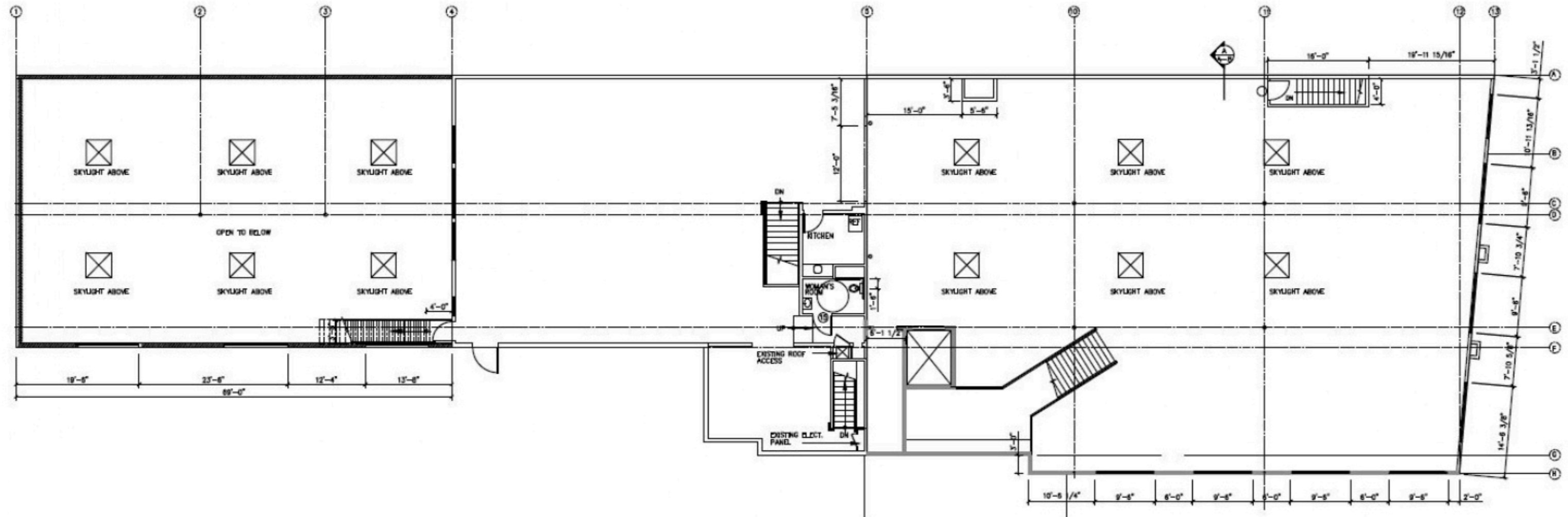
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SECOND FLOOR - FLOOR PLAN



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DRAFT BUILDING RENDERING



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AERIAL PHOTO



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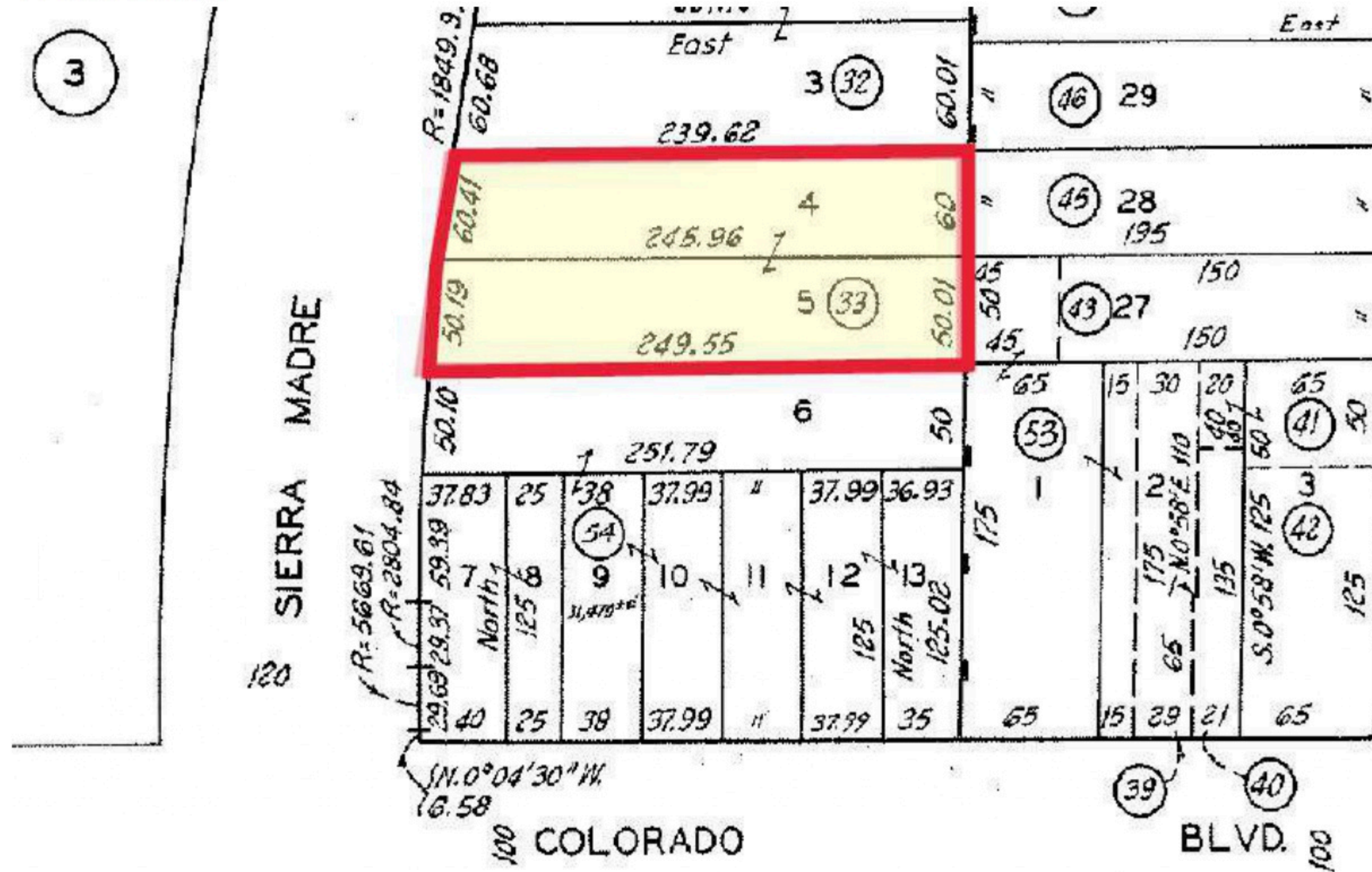
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PARCEL MAP



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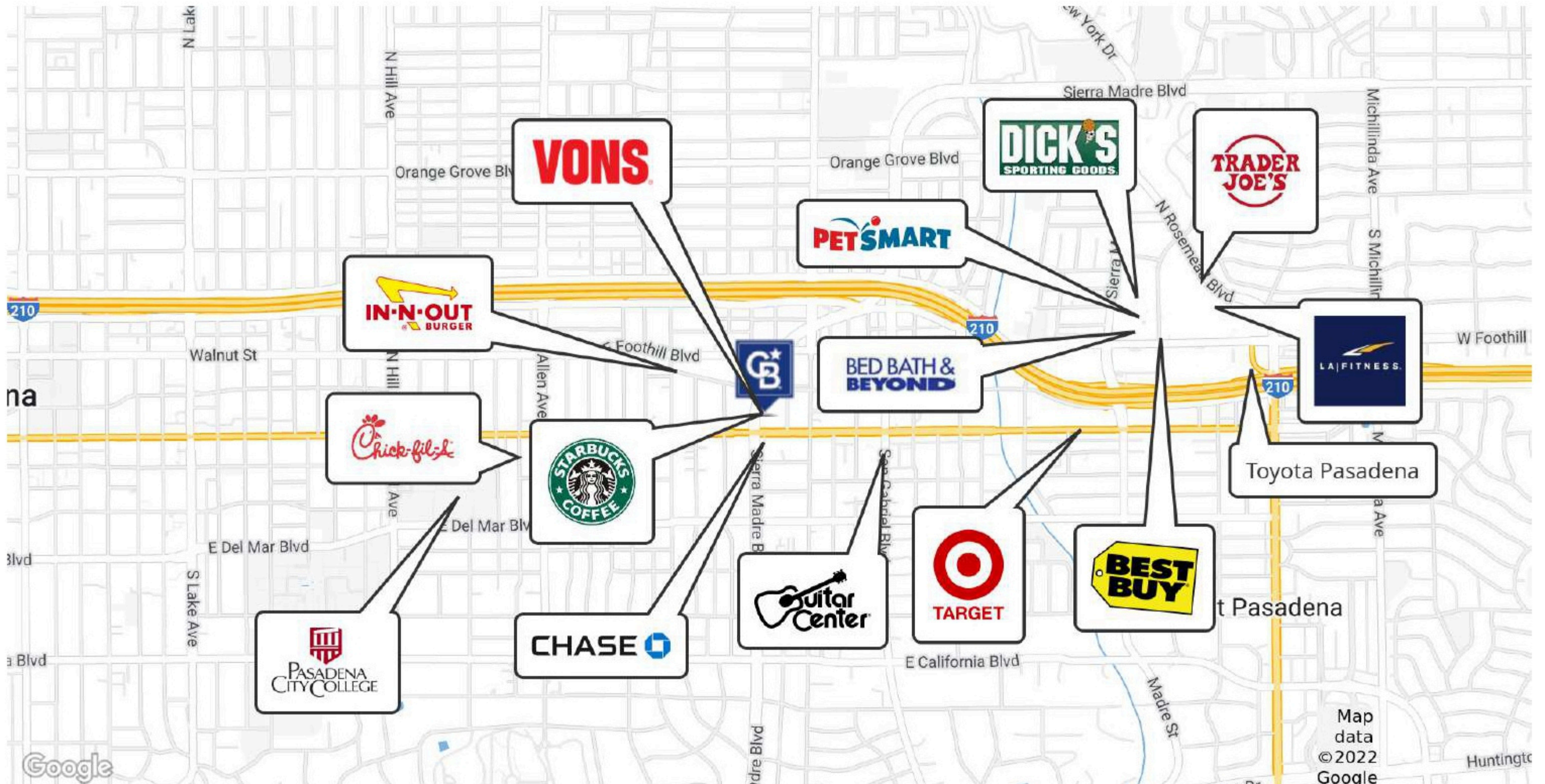
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RETAIL MAP



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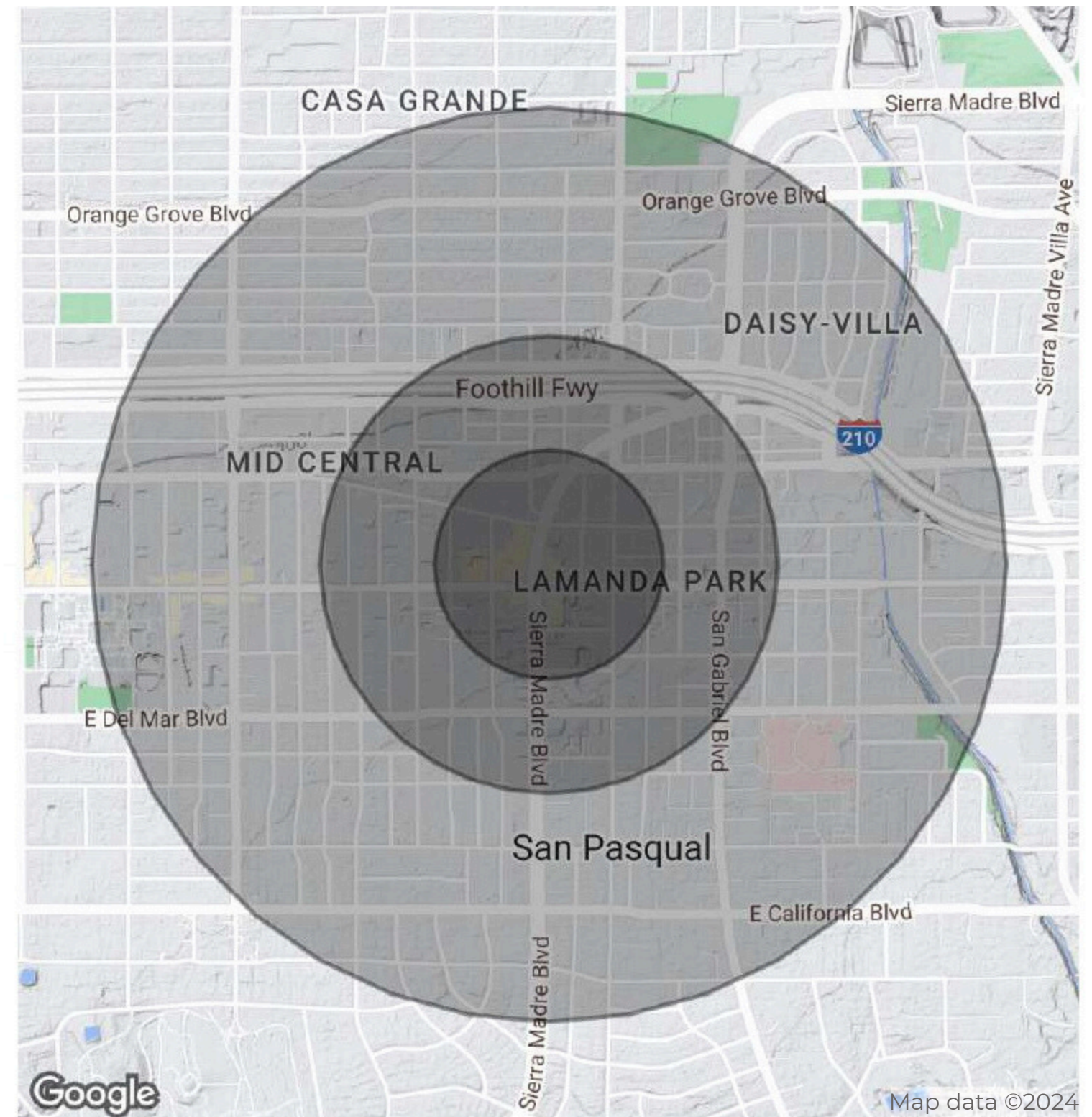
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,304	6,961	20,321
Average Age	38.1	39.1	41.5
Average Age (Male)	36.7	37.6	40.5
Average Age (Female)	39.4	40.4	42.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,043	3,184	9,011
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$108,677	\$103,233	\$114,432
Average House Value	\$699,283	\$735,603	\$850,139

* Demographic data derived from 2020 ACS - US Census



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