

FOR LEASE | 24 - 98 N. SAN GABRIEL BLVD.
PASADENA, CA 91107 | BLOCKS FROM CAL TECH | ±29,674 SF



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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2 | 24 - 98 N. SAN GABRIEL BLVD, PASADENA, CA 91107

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Property Overview

Property Highlights

- State of the art R&D/Flex facility with multi-million dollar lab upgrades.
- Former occupant, Materia, is a Nobel Prize renewable energy award recipient.
- Full block of frontage on main Pasadena thoroughfare and signalized intersection.
- Executive Offices with lab buildout.
- The subject property is located two blocks away from 210 Foothill Freeway.



Property Overview

Asking Rental Rate: \$2.25 NNN

Address: 24-98 N. San Gabriel Blvd., Pasadena 91107

Unit Size: ±29,674 SF

Loading: Two (2) 12' x 12' Ground Level Loading Doors
Two (2) 12' X 12' Dock High Loading Doors

Clearance: 15' Interior Warehouse Ceiling Clearance

Fire Sprinklers: Yes

Parking: Forty-Four (44) Parking Stalls
*More parking can be added

Land Size: ±55,087 SF (±1.26 AC)

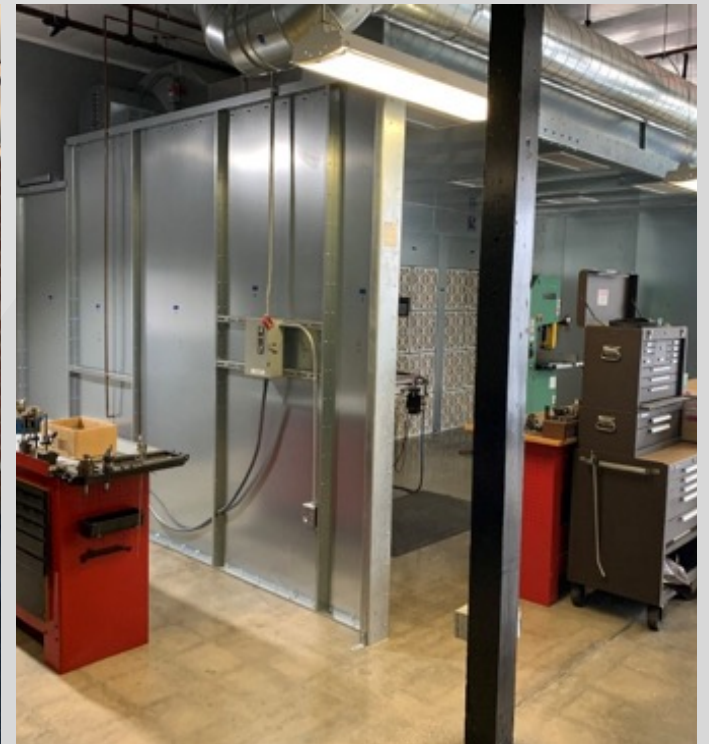
Building Sizes:	98 N San Gabriel Blvd:	19,266 SF
	60 N San Gabriel Blvd:	8,408 SF
	24-40 N San Gabriel Blvd:	2,000 SF
	Total SF:	29,674 SF

Power: *2,600 AMP | 3 Phase | 4 Wire | 400 Volt
*Highest allowed by the city of Pasadena

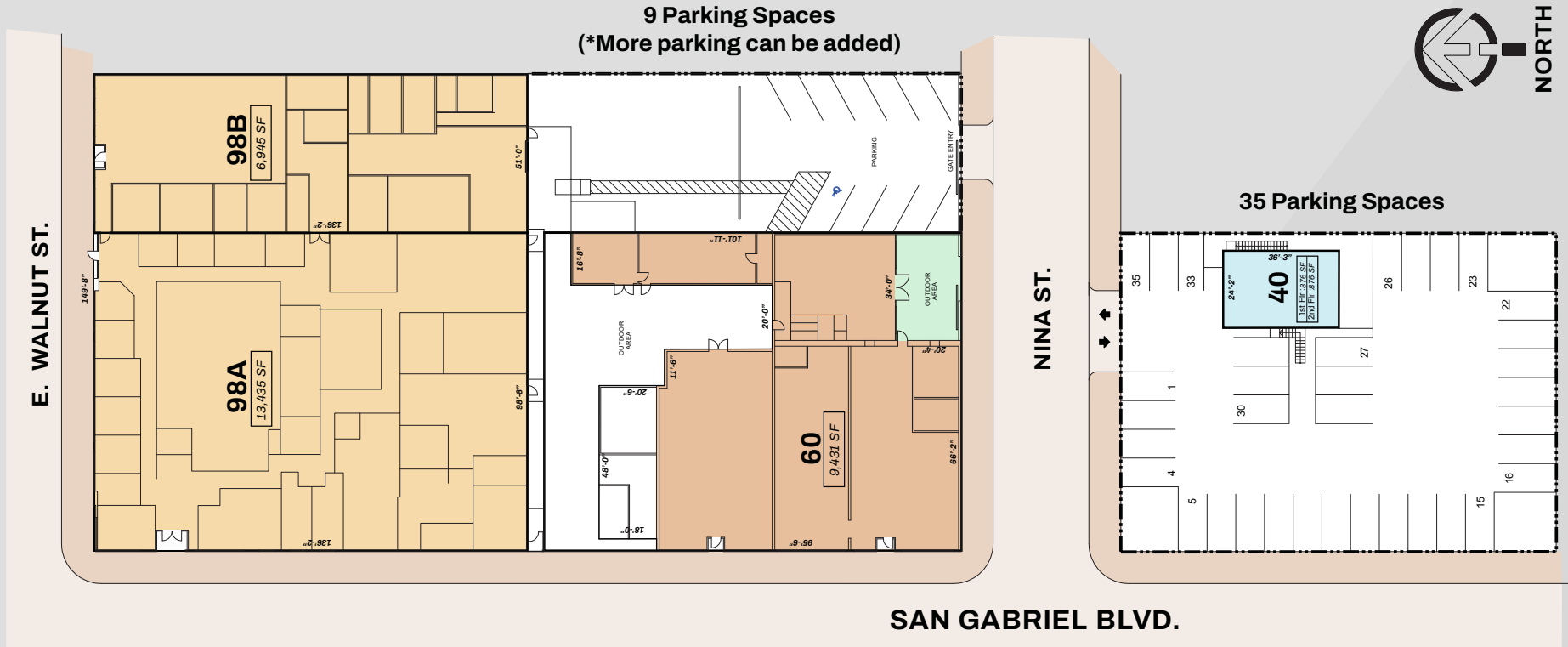
AERIAL PHOTOS



INTERIOR PHOTOS



Floor Plan



Floor Plan



98 N. SAN GABRIEL BLVD



60 N. SAN GABRIEL BLVD



MAP OVERLAY

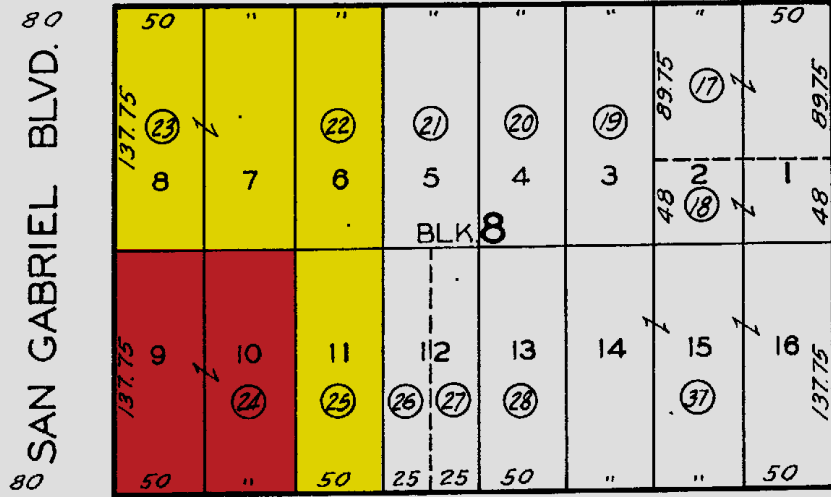


98 N. SAN GABRIEL BLVD		
Parcel Number	Bldg SF	Land SF
5748-005-022	19,266	27,548
5748-005-023		
5748-005-025		
Zoning	IG	

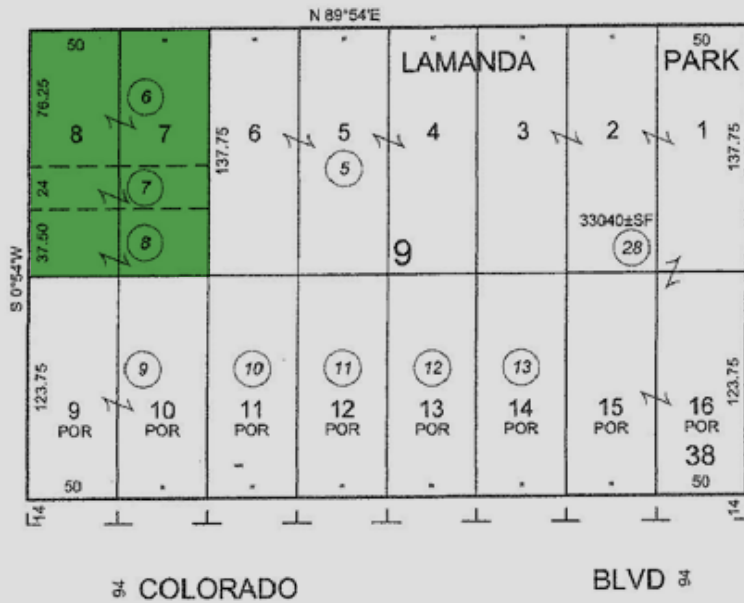
60 N. SAN GABRIEL BLVD		
Parcel Number	Bldg SF	Land SF
5748-005-024	8,408	13,774
Zoning	IG	

24, 32 & 40 N. SAN GABRIEL BLVD		
Parcel Number	Bldg SF	Land SF
5748-008-006	2,000	13,765
5748-008-007		
5748-008-008		
Zoning	IG	

PARCEL MAP



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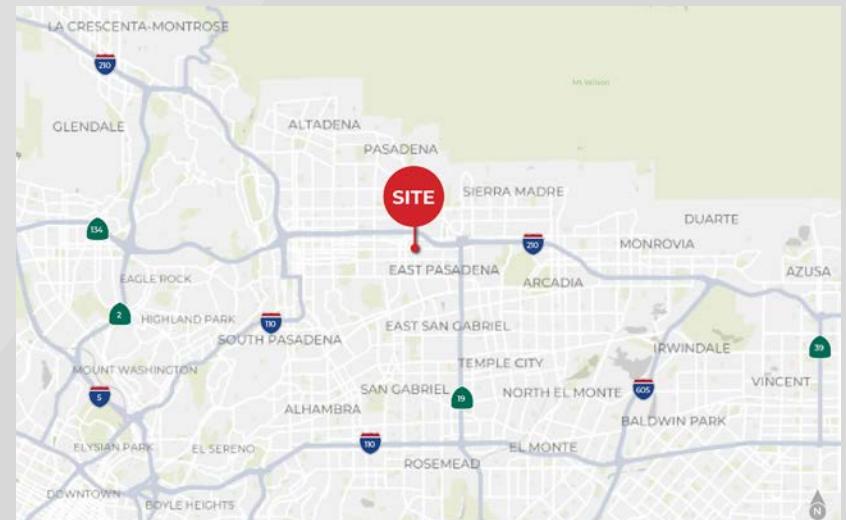
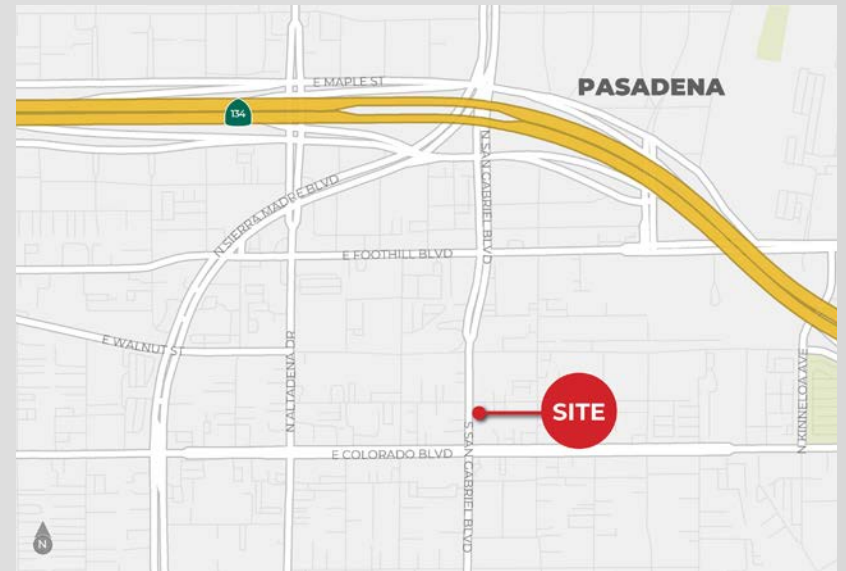
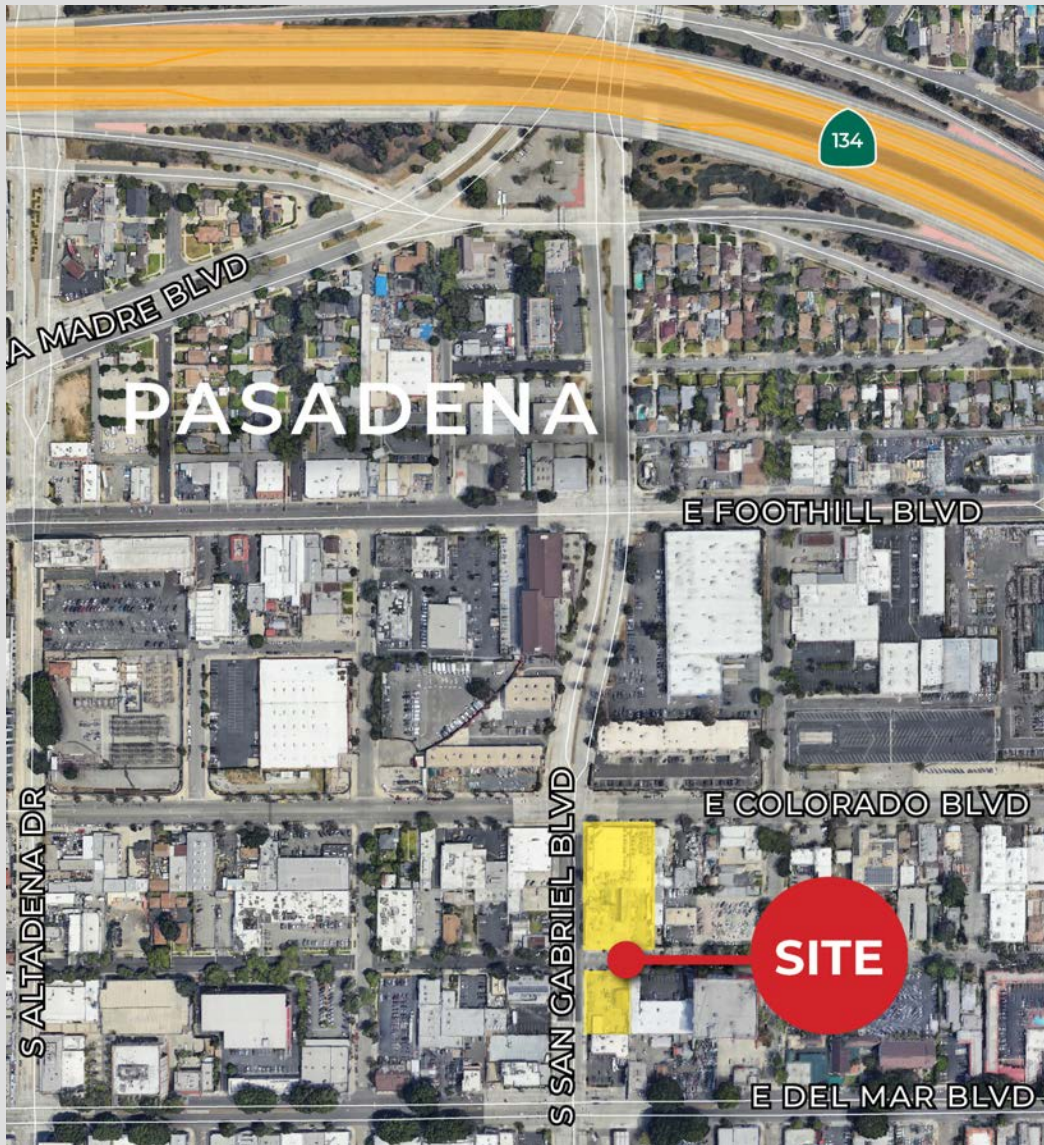


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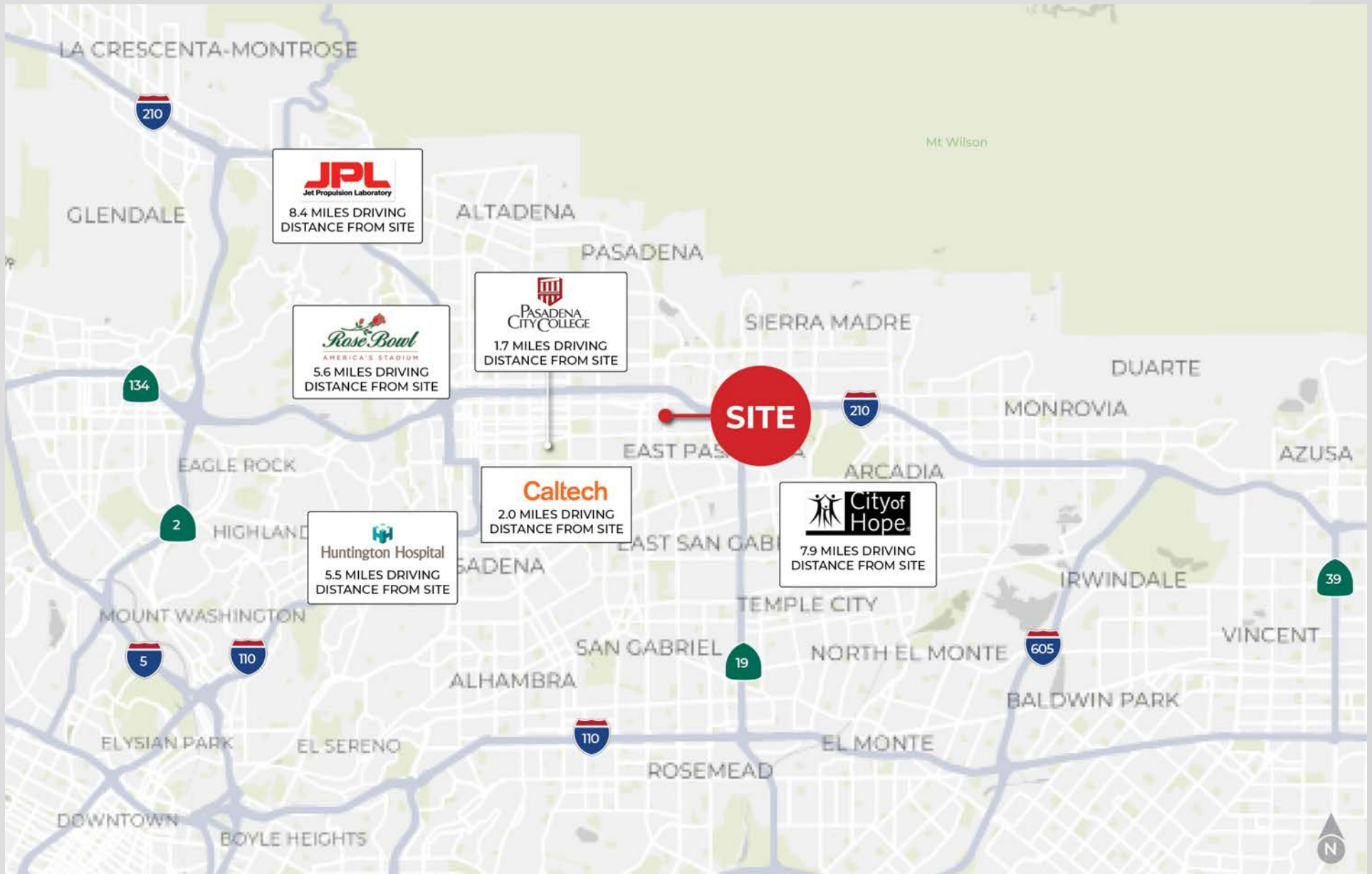
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AERIAL MAPS



LOCATION MAP



AMENITIES MAP





AREA OVERVIEW

PASADENA, CA

LOS ANGELES COUNTY, CA

The City of Pasadena is centrally located between Glendale and Arcadia in Los Angeles County, adjacent to Southern California's growing San Gabriel Valley region. Pasadena lies approximately seven miles east of Glendale and 12 miles northeast of Downtown Los Angeles. The City spans 23.1 square miles and together with Glendale and Burbank forms the Tri-Cities retail market.

Pasadena represents Los Angeles County's ninth-largest city and offers residents a high quality of life with a low crime rate, excellent schools, and plenty of local entertainment and events. Due to its proximity to the City of Los Angeles and I-210, Pasadena serves as an ideal location for retail businesses. The famous Old Pasadena historic district serves as a walkable commercial hub that attracts residents and tourists alike, particularly during the annual Tournament of Roses parade and Rose Bowl Game. Other popular attractions include the Huntington Library, Art Museum and Botanical Gardens and Santa Anita Park in adjacent Arcadia.

POPULATION & INCOME

The City of Pasadena is home to more than 141K residents and nearly 60K households while approximately 556K people and 207K households reside within a five-mile radius of the subject property. The City and the area around the property expect to grow 0.7%, adding nearly 2K households through 2025.

Area households are considered affluent; the average annual household income for the City is \$122,424, forecast to increase 20.4% to \$147,358 per year in 2025. The median owner-occupied home value reflect this wealth at \$722,094 – well above LA County's median property value.

Overall, residents are highly educated as 74.1% of adults in the City attended some college, 52.1% earned a bachelor's degree or higher, and an impressive 23.6% achieved a graduate degree.

CONFIDENTIALITY AGREEMENT

NAI Capital Commercial, Inc. (hereinafter “NAI”) has been retained as the exclusive advisor and broker regarding the sale of the Property located at 24-98 N San Gabriel Blvd, Pasadena, CA 91107.

This Offering has been prepared by NAI for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by NAI, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by NAI or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, NAI, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and NAI each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/ 626.204.1531 or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed,

delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. NAI is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or NAI, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or NAI, and (v) to return it to NAI immediately upon request of NAI or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

DO NOT DISTURB OCCUPANTS

FOR MORE INFORMATION, CONTACT:

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