



Jones Lang LaSalle Americas, Inc. ("JLL"),
Real Estate License #01223413



100 WEST GREEN STREET

Prime Street-Front Retail Investment or Owner-User Opportunity
Located on a Corner Lot in Old Town Pasadena, CA

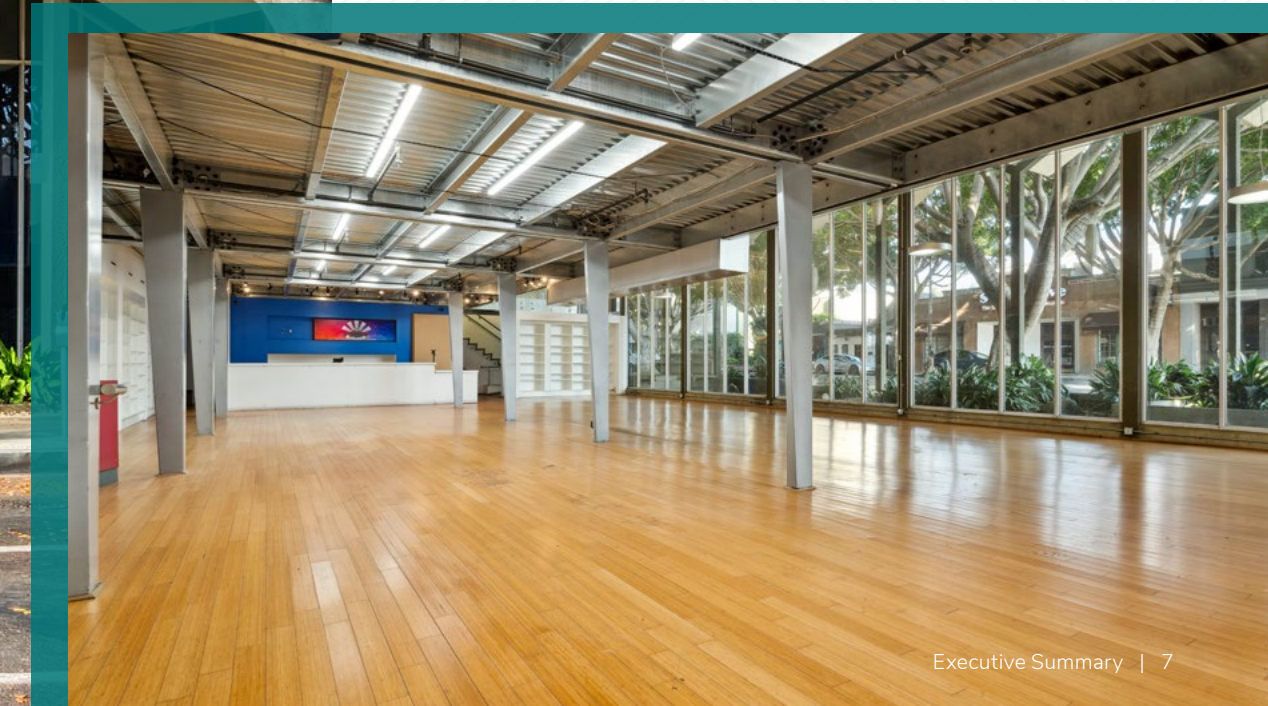
THE OFFERING

Jones Lang LaSalle is proud to present an exceptional investment opportunity: **100 West Green Street**, a versatile 8,142 square foot commercial condominium in the heart of Old Town Pasadena. This prime corner lot property offers unparalleled optionality for both owner-users and investors, featuring prominent street frontage, dedicated parking, and potential for upscale office or retail usage. Strategically located just one block from Colorado Boulevard (19,640 VPD) and Fair Oaks Avenue (49,201 VPD), the property sits at the nexus of Pasadena's most coveted retail corridor. Its position in this thriving submarket, known for premium rental rates and strong market health, promises robust returns on investment. The building's layout, comprising a 1,000 square foot ground-floor suite currently occupied by a local cafe, and a larger 7,142 square foot space (including a 3,000 square foot mezzanine), provides flexibility for diverse business needs. Maximum visibility is ensured with 125 feet of frontage along W Green Street (10,060 VPD), complemented by 24 dedicated parking stalls – a rare amenity in this bustling urban setting. Accessibility is a key asset, with I-210 and CA-134 less than half a mile away, offering swift connections to greater Los Angeles. This combination of local charm and regional accessibility positions 100 West Green Street as a standout opportunity in one of Southern California's most desirable submarkets.



Offering Overview

Address:	100 West Green Street, Pasadena, CA 91105
Price:	\$7,000,000
Price/SF:	\$860
Year Two Cap Rate:	6.4%
Stabilized Cap Rate:	7.2%
GLA:	8,142 SF
Site Size:	5,590 SF (0.13 AC)
Year Built/Renovated:	1965/2007
Zoning:	CD-MU-N-AD-1
Frontage	125' feet along W Green Street
Parking:	24 spaces
Occupancy	12.28%



INVESTMENT HIGHLIGHTS

Prime Retail Location

Old Town Pasadena, a nationally registered historic district spanning 22 city blocks, is a premier retail destination in the San Gabriel Valley. This vibrant area features over 300 restaurants and shops, attracting both locals and tourists.

Strong Demographics & Tourism

The submarket boasts impressive demographics with average household incomes exceeding \$127,000 and a population of 188,235 within a three-mile radius. Pasadena's annual 3.5 million visitors, drawn by attractions like the Rose Parade and Rose Bowl, further enhance the property's potential.

Premium Market Position

With average asking rents 10% higher than the Greater Los Angeles average, the submarket demonstrates strong demand and potential for higher returns.

Optimal Visibility and Accessibility

Located on a corner lot, the property offers exceptional tenant visibility with 125' of frontage along W Green Street. Its proximity to the the Foothill Freeway (I-210), the Ventura Freeway (CA-134), the Arroyo Seco Parkway (CA-110), and the Metro Gold Line Del Mar Station ensures easy access to Downtown Los Angeles and beyond.



Pedestrian Friendly Environment

Situated steps away from Old Town Pasadena, the property has earned a Walker's Paradise designation, surrounded by renowned entertainment, dining, shopping, and cultural options.

Healthy Market Fundamentals

With zero square feet under construction in the current development pipeline and a vacancy rate of 5.3% (close to the ten-year average), the market exhibits long-term stability and support for existing asset values.

Dedicated Parking

The property features 24 subsurface parking stalls, a valuable amenity in a high-traffic urban area.

Future Growth Potential

Ongoing construction to extend the Metro Gold Line by 12.3 miles into San Gabriel by 2025 promise increased connectivity and potential for future appreciation.

PROPERTY OVERVIEW

100 West Green Street, Pasadena, CA 91105

1,000 SF

Suite 101 Ground Floor

4,142 SF

Suite 102 Ground Floor

3,000 SF

Suite 102 Mezzanine
Ground Floor

8,142 SF

Total GLA

5,590 SF (0.13 AC)

Site Size

1965/2007

Year Built/Renovated

CD-MU-N-AD-1

Zoning

24

Parking Spaces

12.28%

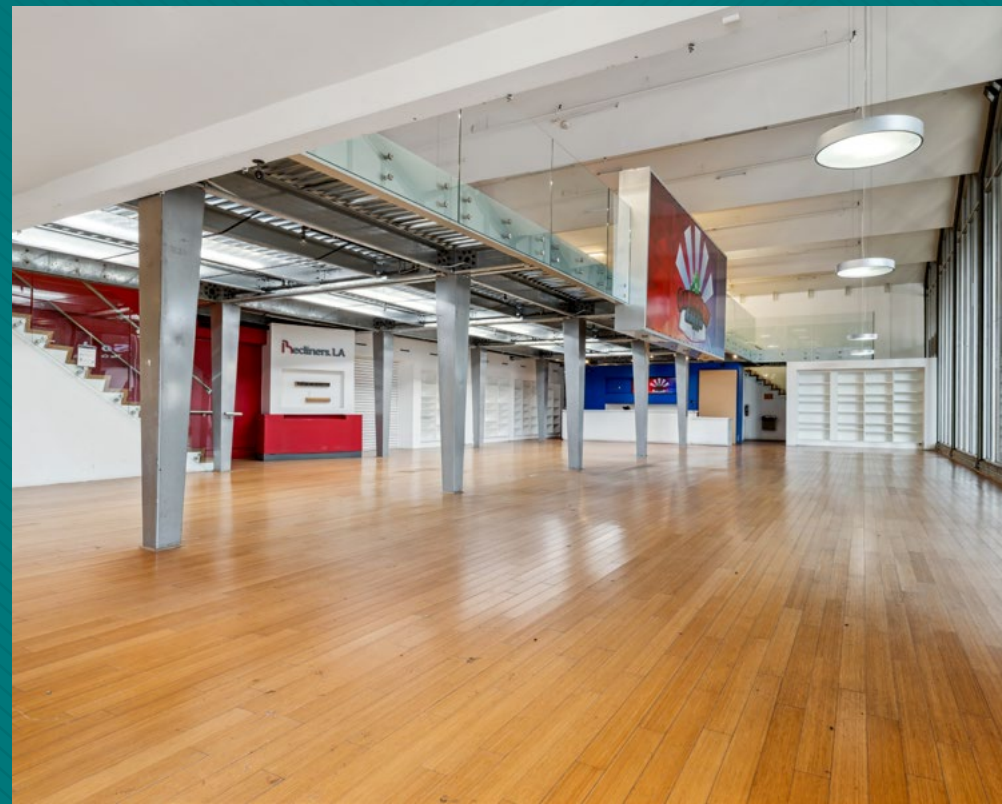
Occupancy

**5713-019-042 and
5713-019-043**

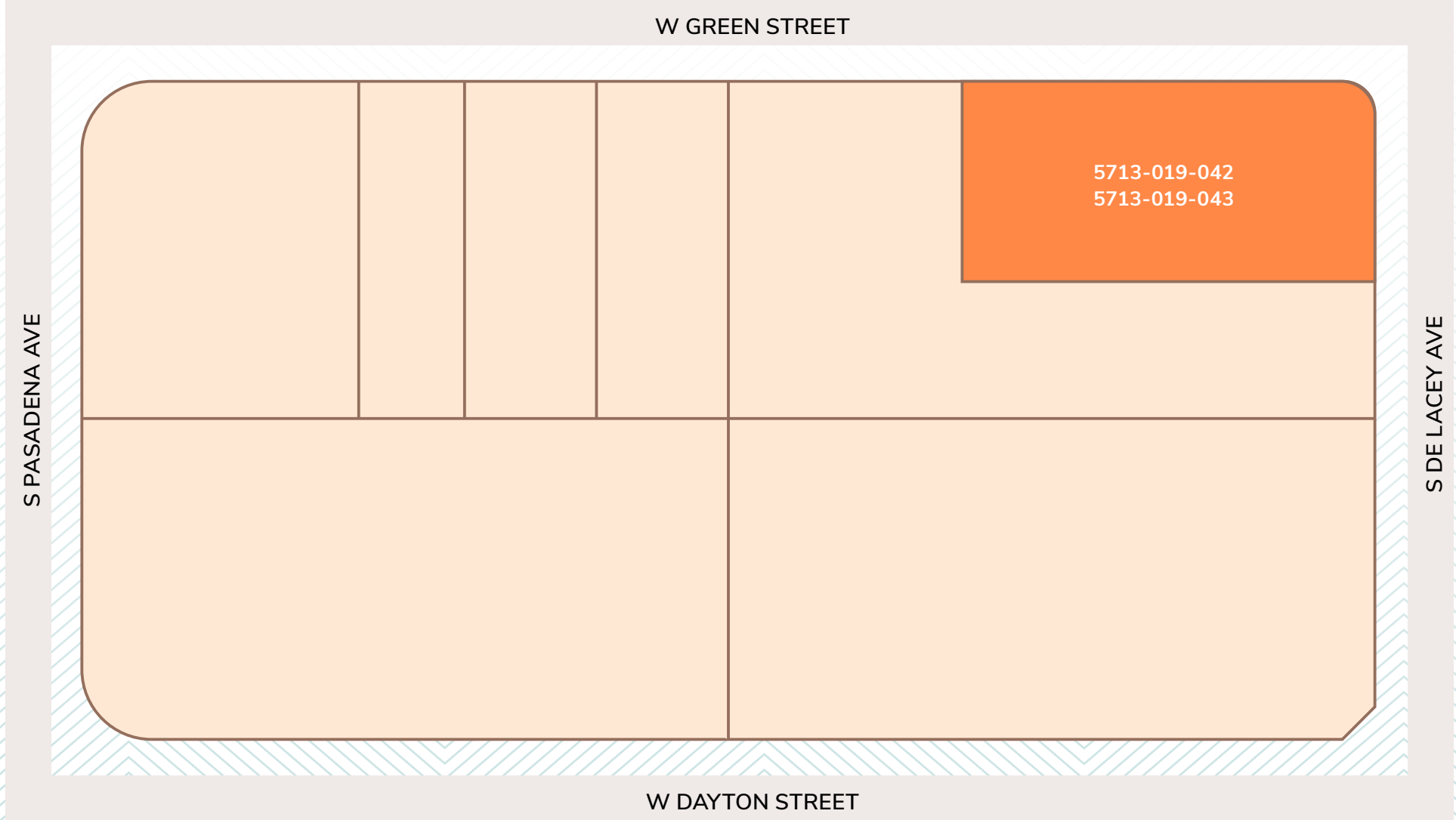
APN

125' W Green Street

Frontage



TAX PARCEL OVERVIEW



Tax Parcel: 5713-019-042
5713-019-043

Site Size: 5,590 SF (0.13 AC)





Investment Advisory

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