

FOR SALE RESIDENTIAL DEVELOPMENT LAND



**PRIME HIGH IDENTITY LOCATION
LARGE LAND LOT
2905 NEW YORK DR, PASADENA, CA 91107**

TOTAL LOT SIZE +/- 1.44 AC

APN #5860-040-012

PRICE ADJUSTMENT ALERT!! ~~OLD PRICE: \$675,000~~ **NEW PRICE: \$595,000**

OFFERING MEMORANDUM

COLDWELL BANKER
COMMERCIAL REALTY

FOR SALE PRIME HIGH IDENTITY LOCATION

2905 NEW YORK DRIVE

Pasadena, CA 91107



OFFERING SUMMARY

SALE PRICE:	\$595,000
LOT SIZE:	+/- 1.44 AC
APN:	5860-040-012
ZONING:	R-1-40000*
PROPERTY TYPE:	Residential - Vacant Land

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,067	48,376	120,618
Total Population	12,960	119,900	309,705
Average HH Income	\$184,206	\$152,486	\$154,333

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CalDRE #02067397

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CalDRE #00820557

PROPERTY DESCRIPTION:

FOR SALE - RESIDENTIAL DEVELOPMENT LAND
PRIME HIGH-IDENTITY LOCATION IN PASADENA, CA

Property Address: 2905 New York Drive, Pasadena, CA 91107

APN: 5860-040-012

Lot Size: +/- 1.44 Acres

Asking Price: \$595,000

Unlock the potential of this rare residential development opportunity located in a highly visible and sought-after area of northeast Pasadena. Spanning approximately 1.44 acres, this expansive parcel offers developers, investors, or end-users the chance to build in one of the San Gabriel Valley's most desirable neighborhoods.

Key Features:

- Prime location with excellent visibility and access
- Situated in a well-established residential area with nearby schools, parks, and shopping
- Gently sloping lot ideal for custom home development or small-lot subdivision (buyer to verify with City of Pasadena)
- Easy access to the 210 Freeway, just minutes from Downtown Pasadena and Sierra Madre
- Surrounded by mature trees and scenic foothill views

This is a rare chance to acquire a large parcel of residential land in a thriving, high-identity corridor with strong demand for quality housing.

*The Buyer is solely responsible for verifying all zoning and other requirements.

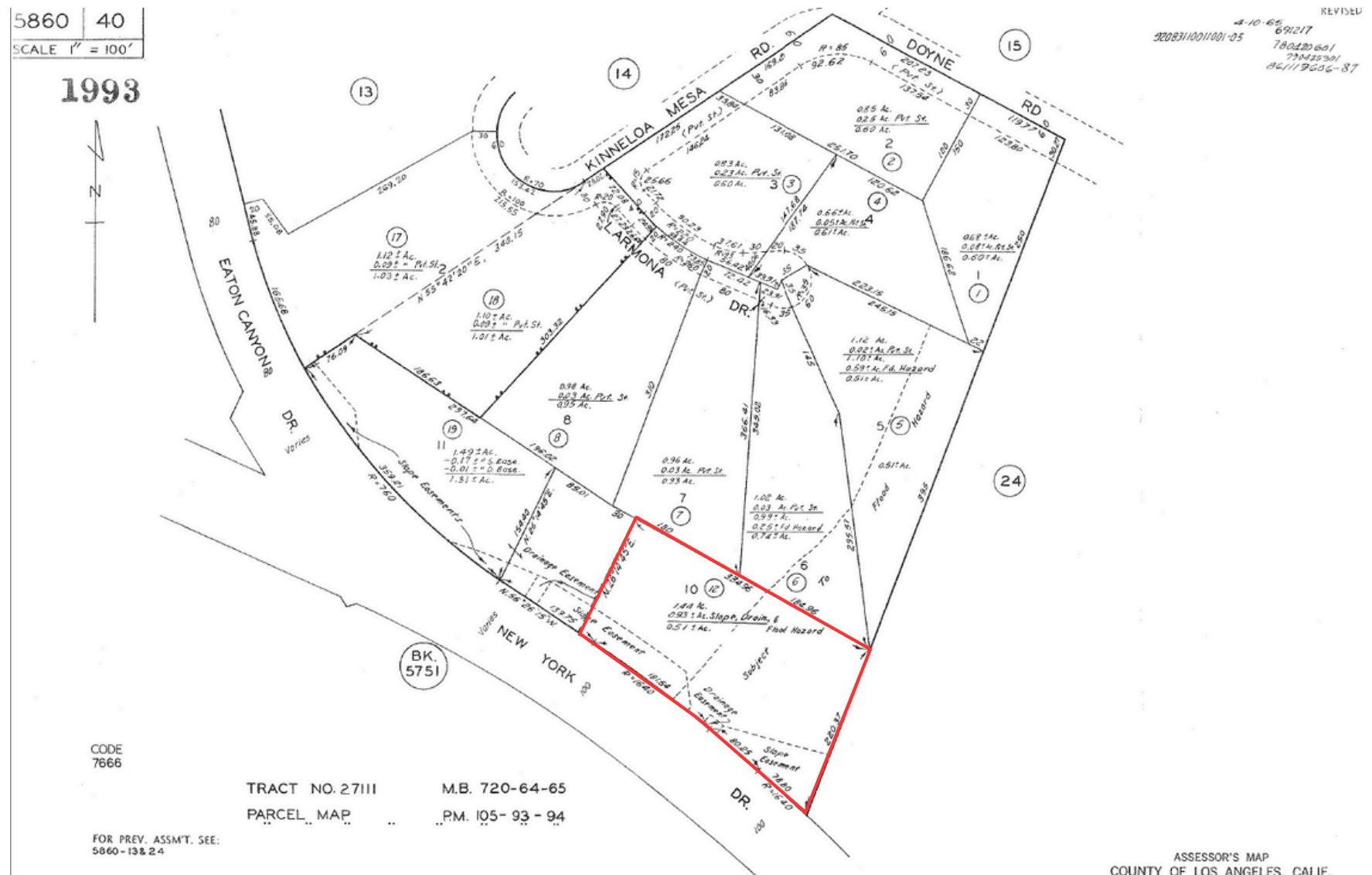
**The Seller makes no representations or warranties regarding the zoning status of the Property

FOR SALE

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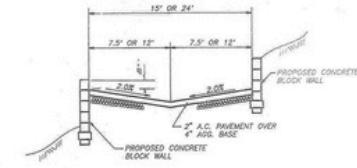
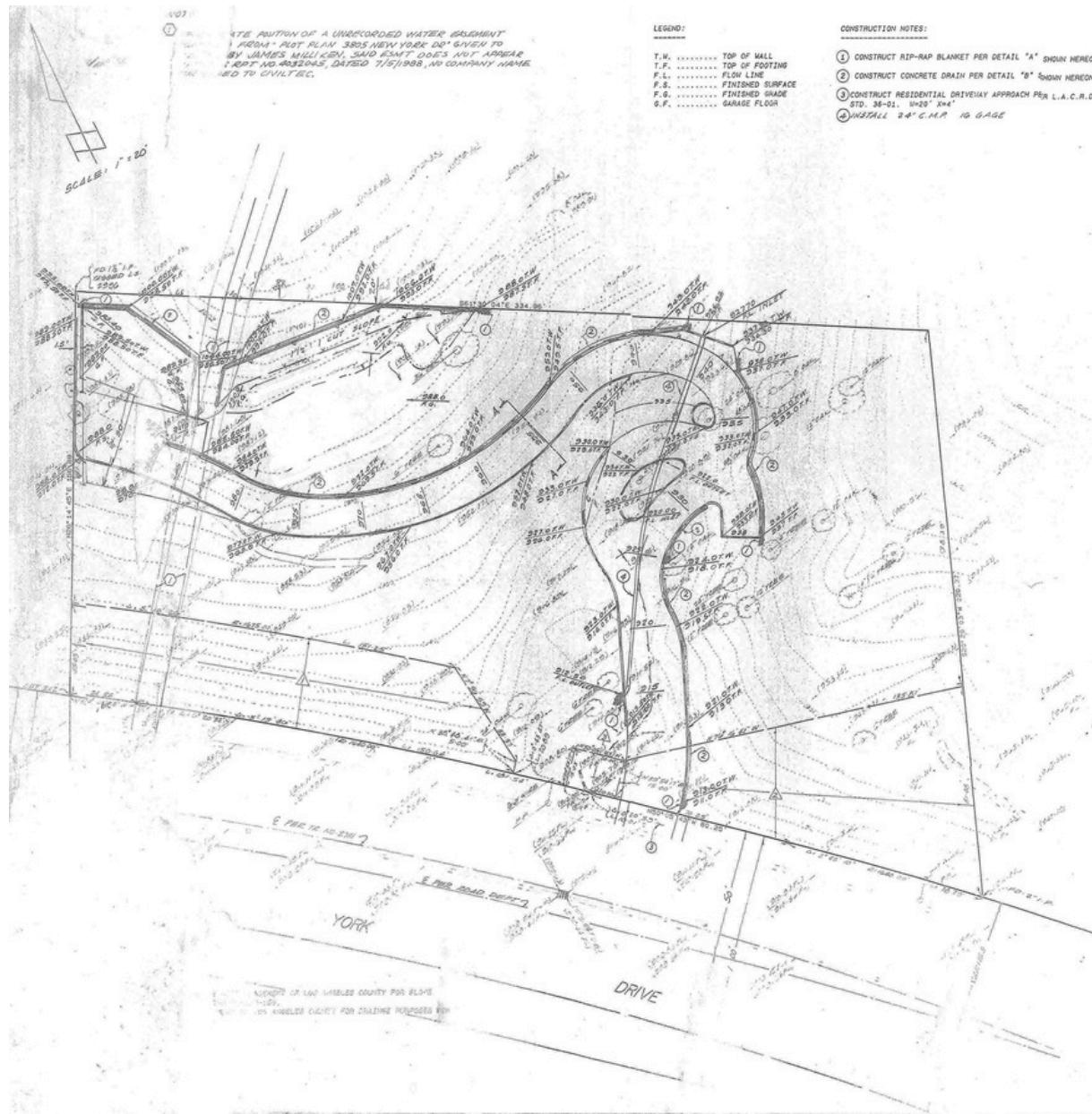
COLDWELL BANKER
COMMERCIAL
REALTY

FOR SALE PRIME HIGH IDENTITY LOCATION

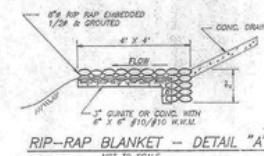
2905 NEW YORK DRIVE

Pasadena, CA 91107

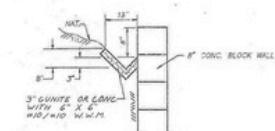
GRADING PLAN



ACCESS ROAD DETAIL - SECTION "A-A"
NOT TO SCALE



RIP-RAP BLANKET - DETAIL "A"
NOT TO SCALE



CONCRETE DRAIN - DETAIL "B"
NOT TO SCALE

Randy Shireman
6-26-01

CIVILTEC ENGINEERING, INC.	
107-1000-0000-0000-0000	
GRADING PLAN FOR	
2905 NEW YORK DRIVE	
CITY OF PASADENA, COUNTY OF	
LOS ANGELES, STATE OF CALIFORNIA	
DESIGN J.B.	REV. NO.
2000 Z.G.	2-2

FOR SALE PRIME HIGH IDENTITY LOCATION

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PRIME HIGH IDENTITY LOCATION

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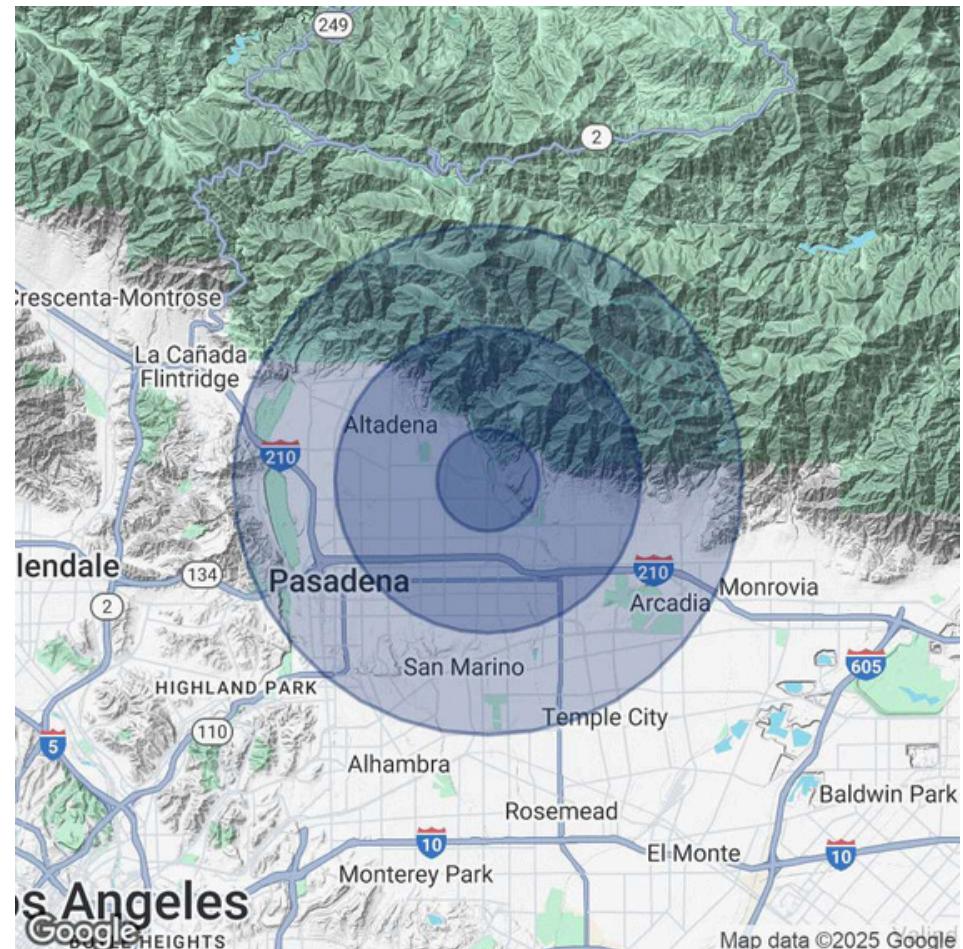
Pasadena, CA 91107

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,960	119,900	309,705
Average Age	46	44	43
Average Age (Male)	44	42	42
Average Age (Female)	47	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,067	48,376	120,618
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$184,206	\$152,486	\$154,333
Average House Value	\$1,303,793	\$1,252,064	\$1,294,786

Demographics data derived from AlphaMap



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Exclusively Marketed by:



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