

APPROXIMATELY 10,650 SQUARE FEET PLUS BASEMENT

RARE SIGNALIZED CORNER BUILDING FOR SALE IN OLD PASADENA

YOUR COMPANY

NAME HERE

GROUND FLOOR AVAILABLE NOW

60 N. Raymond Avenue Pasadena, CA 91103

+/-2,650 square feet of Signalized Corner Former Restaurant Ground Floor Space Immediately Available.

User can occupy +/-7,150 Sq. Ft. on first and second floors, plus some basement space.

Buyer will have Prime Sign Rights on Signalized Corner of North Raymond Avenue and Union Street.



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OFFERING SUMMARY

ADDRESS	60 N Raymond Avenue Pasadena, CA 91103
BUILDING SF	+/- 11,000 SF
LAND SF	+/- 5,925 SF
APN	5723-024-001
PARKING	Approximately 25 x 70 square foot lot can be leased behind building, expires August 31, 2028 Many Parking Spaces Available for Lease in Nearby Structures.
LAND USE	Storefront Retail/Office
ZONING	PSC

FINANCIAL SUMMARY

SALE PRICE	\$7,000,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	35,762	181,916	463,157
2026 Median HH Income	\$94,163	\$111,920	\$108,937
2026 Average HH Income	\$131,924	\$161,501	\$156,003

PROPERTY DESCRIPTION

Prime Signalized Commercial Corner in Old Pasadena. Northeast Corner of North Raymond and Union Street.

Seize this rare opportunity to secure 2,650 sq. ft. of prime ground floor retail/commercial former restaurant space at a high-visibility, signalized corner, which is available immediately. An additional approximately 4,500 square feet of 2nd floor space can be available with 6 months notice. Plus, a portion of the basement can also be occupied with notice.

Buyer will benefit from current rent by existing Tenants. Call agent for details.

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LEASED

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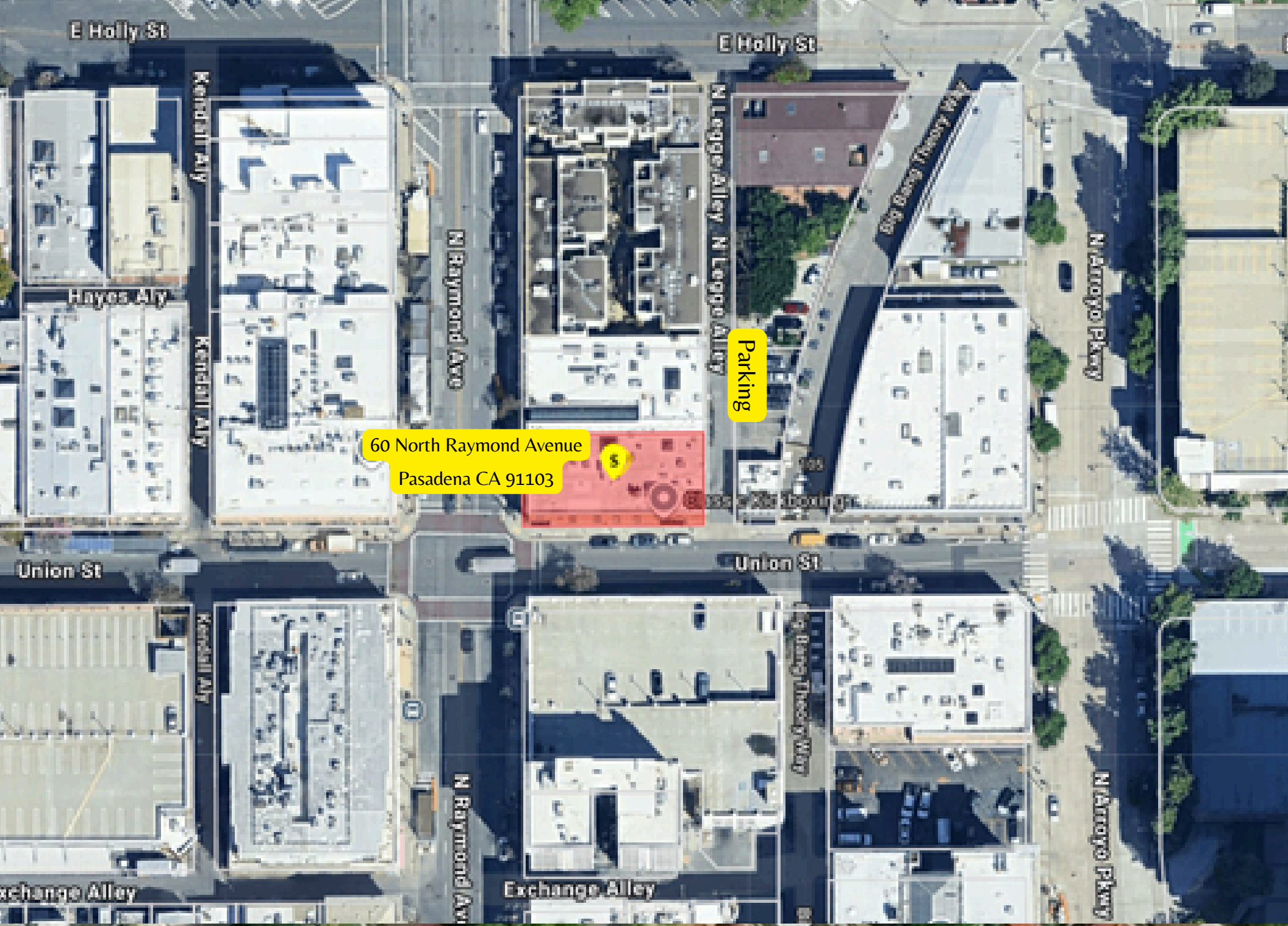


**YOUR COMPANY
NAME HERE**

LEASED

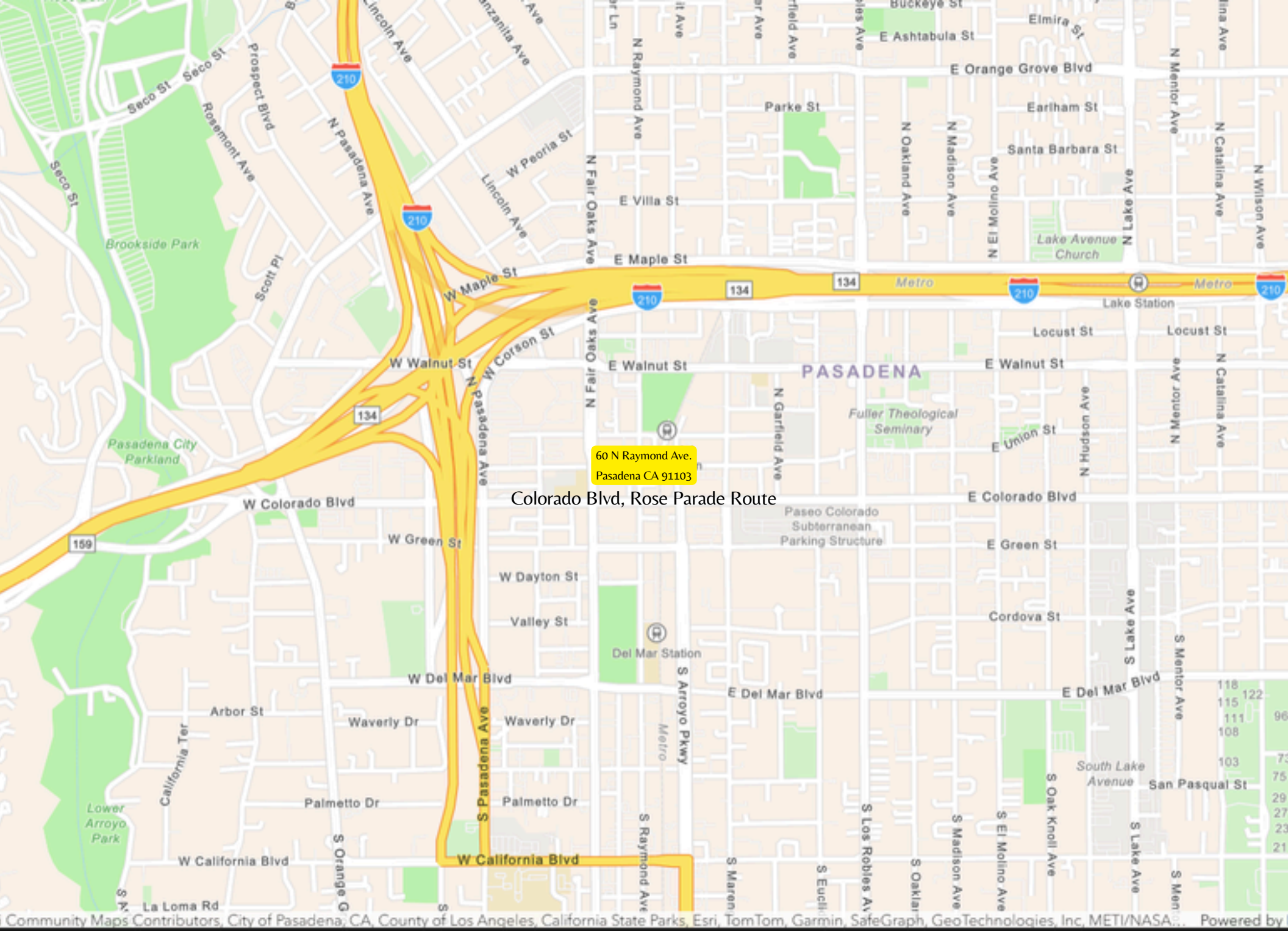
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60 North Raymond Avenue
Pasadena CA 91103

Parking



60 N Raymond Ave.
Pasadena CA 91103

Colorado Blvd, Rose Parade Route

Community Maps Contributors, City of Pasadena, CA, County of Los Angeles, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA... Powered by

60 N Raymond Ave

PASADENA, CA 91103

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Exclusively Marketed by:

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