

EXCLUSIVE LISTING

80-88 N Hill Ave, Pasadena, CA 91106

Prime Mixed-Use Multi-Generational property on Hill Ave & Colorado Blvd, Excellent Location south of 210 FWY, Owner May Carry at 5% interest rate, First time for sale for 24 years, Perfect for a commercial owner-user ($\pm 73\%$ commercial) or investment



2nd Price
Reduction!
Seller WILL Carry

Investment & Property Highlights

- Prime Retail Location right on Hill Ave south of 210 FWY in Pasadena
- First time for sale for more 24 years!
- Seller may carry a 60% LTV 1st Trust Deed at 5% interest fixed for 5 years (interest only or 30-year amortization) – 5 year term.
- Nearby Colorado Blvd, Pasadena City College, CALTECH, and minutes from other attractions in Pasadena
- High Density Zoning CG (Commercial General) allows a wide range of commercial/residential uses
- Superb access to FWY 210 and FWY 134
- High density and high demand area for retail; Walk Score 87
- Significant upside on all units (commercial and residential) with all tenants on month-to-month tenancies
- Excellent location on main thoroughfare on Hill Ave and south of 210 FWY
- Could be used as an owner-user on the commercial side (total

Subject Property:

80-88 N Hill Ave
Pasadena, CA 91106

Price:

~~\$2,590,000~~ \$2,300,000

Price/SF:

~~\$593~~ \$442

CAP Rate/Proforma CAP:

4.59% / 8.64%

Number of Units:

7 (3 retail + 4 residential)

Year Built/ Building Size:

1947 / $\pm 5,199$ SF (measured)

Lot Size / APN:

$\pm 9,327$ SF / 5737-001-019

Zoning / Parking:

PSC (Commercial) / 10 Open

Unit Mix:

3 x Commercial Retail ($\pm 73\%$)
2 x RES - 1B + 1B
2 x RES - Studio

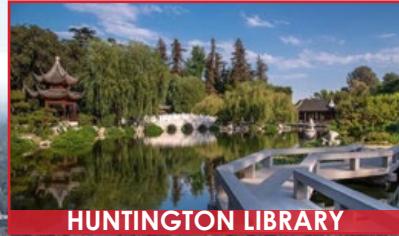
commercial square footage is estimated at 73% vs the residential)

- Commercial unit #84 is a 2047 SF commercial space with 14ft ceiling
- Superb exposure on Hill Ave with HIGH Traffic Volume ($\pm 22k$ cars/day)
- Superb demographics area with $\pm \$133k$ household income within a mile radius
- Very well-maintained buildings with excellent curb appeal
- 2 buildings – front is commercial, and back is small residential
- Easy to manage and easy to rent buildings and location
- Ample parking with 10 open spaces (no soft story retrofit is required)
- Updated electrical panels, recently repainted exterior, minimum landscaping, etc.
- Wide 60ft frontage on Hill Ave, Large lot size of $\pm 10k$ SF with CG (Commercial General) zoning
- Clear future redevelopment opportunities!

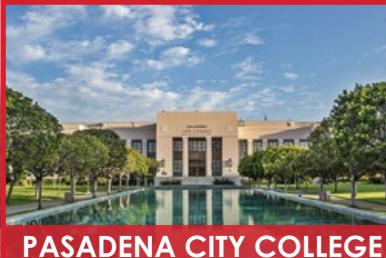
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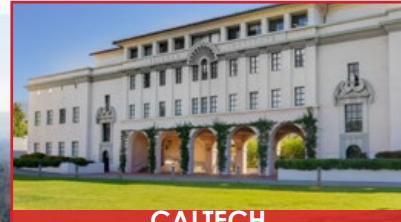
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HUNTINGTON LIBRARY



PASADENA CITY COLLEGE



CALTECH

Colorado Blvd
(traffic count $\pm 17,619$ cpd)



80-88 N HILL AVE

Hill Ave
(traffic count $\pm 21,735$ cpd)

GROWTH INVESTMENT GROUP



Walker's Paradise

Daily errands do not require a car.

Very Bikeable

Biking is convenient for most trips.

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HAN WIDJAJA CHEN

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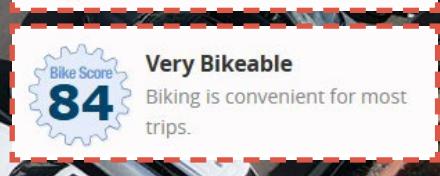
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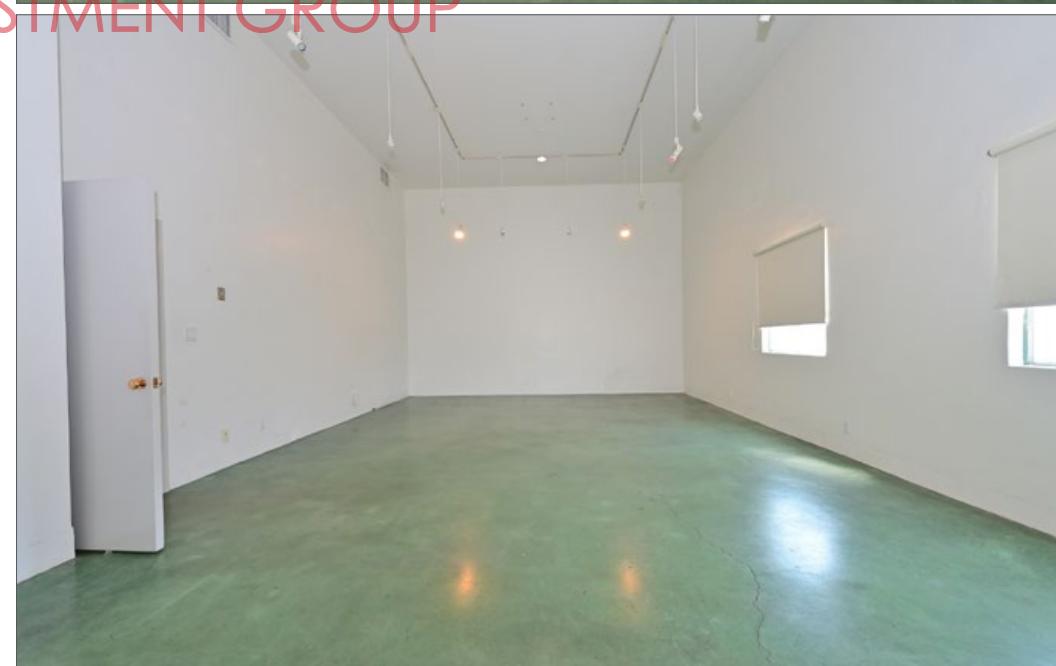
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