

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 (±73% commercial) or investment



2nd Price
Reduction!
Seller WILL Carry

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 / ±5,199 SF (measured)	
Lot Size / APN:	± 9,327 SF / 5737-001-019	
Zoning / Parking:	PSC (Commercial) / 10 Open	
Unit Mix:	3 x Commercial Retail (±73%) 2 x RES - 1B + 1B 2 x RES - Studio	

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

- 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 (±22k cars/day)
- Superb demographics area with ±\$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 ±10k SF with CG (Commercial General) zoning
- Clear future redevelopment opportunities!

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HUNTINGTON LIBRARY



PASADENA CITY COLLEGE



CALTECH

Colorado Blvd
(traffic count ±17,619 cpd)



80-88 N HILL AVE

Hill Ave
(traffic count ±21,735 cpd)

Walk Score
90

Walker's Paradise

Daily errands do not require a car.

Bike Score
84

Very Bikeable

Biking is convenient for most trips.

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HAN WIDJAJA CHEN

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Residential ±1390sf (±31%)

Retail ±3100sf (±69%)

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