



## Prime Redevelopment Opportunity

1429 N FAIR OAKS AVE – PASADENA, CA



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2. You will hold it and treat it in the strictest of confidence; and
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## Property Overview

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### Prime Redevelopment Opportunity

The existing structure is a significant fixer and may be best suited for demolition and new construction. The generous lot size provides flexibility for future development—whether for residential, mixed-use, or institutional use—subject to city approval.

### Strategic Location with Strong Fundamentals

Situated along a main arterial corridor with consistent traffic flow, the property offers excellent visibility and convenient access to major Pasadena destinations. The location is ideal for developers seeking a centrally located infill site within a high-demand submarket.

### Large, Usable Lot

With nearly 14,000 sq ft of land, this site presents a rare opportunity to reimagine the space—from a modern community facility or multifamily project to a small educational or cultural development. Flat topography and accessible frontage make it highly buildable.

### Thriving Pasadena Market

Pasadena continues to be one of the region's most desirable cities, boasting a strong employment base, walkable neighborhoods, and a population with above-average income and education levels. Ongoing city initiatives encourage revitalization of underutilized properties like this one.

### Flexible Future Use Potential

Ideal for developers, investors, or institutions, this property provides a blank canvas in an established neighborhood. Potential uses could include residential redevelopment, a modern community center, school, nonprofit headquarters, or mixed-use concept—buyer to verify with the City of Pasadena.

Don't miss out on this incredible investment opportunity in a dynamic, growing area.

Contact me today for more information or to schedule a private tour!



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## Property Details

Price	\$1,675,000
Address:	1429 N Fair Oaks Ave, Pasadena, CA
Lot Size:	±13,853 sq ft
Existing Building:	±3,275 sq ft (major fixer / tear-down)
Zoning:	Buyer to verify) — potential for redevelopment or adaptive reuse
Use:	Church property

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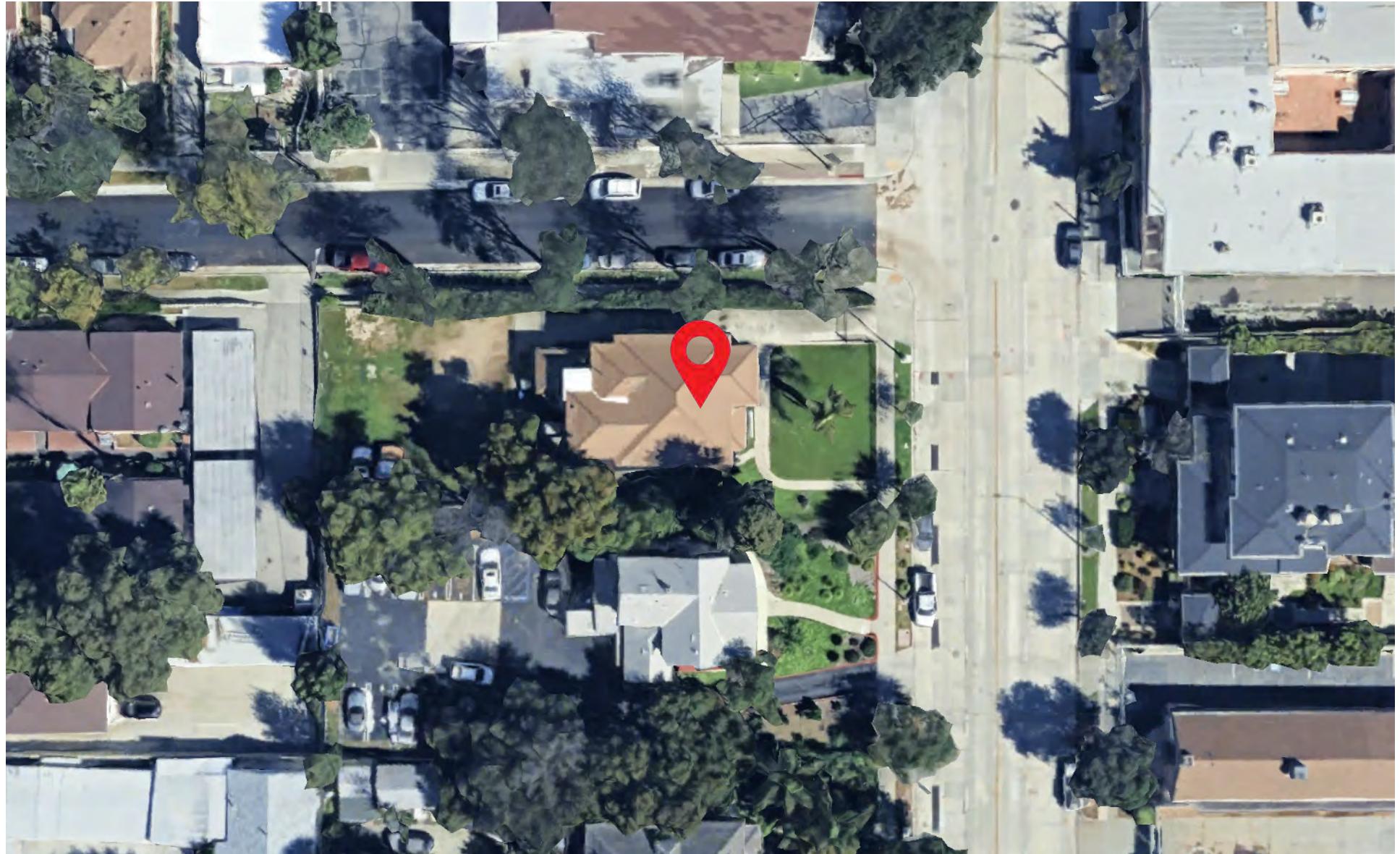




## Maps

1429 N FAIR OAKS AVE, PASADENA, CA 91103

1231-1233 W Glenoaks Blvd • Glendale, CA 91201





## Market Overview

1429 N FAIR OAKS AVE, PASADENA, CA 91103

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## County Overview

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**Los Angeles County**, the most populous county in the United States, is a sprawling region of nearly 10 million residents. Encompassing 88 cities, including the city of Los Angeles, this diverse and dynamic area serves as a global epicenter for business, culture, technology, and innovation. With its extensive infrastructure, vibrant economy, and unparalleled quality of life, Los Angeles County offers a wealth of opportunities for commercial real estate investors.

Los Angeles County's commercial real estate market is robust and diverse, offering opportunities across various property types, including office, industrial, retail, and multifamily sectors. The county's economic strength, coupled with its strategic location, drives strong demand for commercial properties. Emerging submarkets, such as Downtown Los Angeles and Silicon Beach, are experiencing significant growth and development. Investors can find a mix of historic buildings, modern office spaces, industrial parks, and prime retail locations, catering to diverse business needs.



## City Overview

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Pasadena stands as one of the most established business hubs in the San Gabriel Valley, offering a balanced mix of historic character and modern economic vitality. Located just ten miles northeast of Downtown Los Angeles, the city benefits from strong connectivity via the 210 and 134 freeways and the Metro L Line, making it a strategic location for business operations and investment.

The North Pasadena and Fair Oaks Avenue corridor, in particular, has experienced ongoing revitalization, with new mixed-use, medical, and light industrial developments enhancing the area's economic appeal. The city's diverse tenant base—spanning technology, healthcare, design, and professional services—supports stable demand for commercial and industrial space. With a highly educated workforce, affluent residential population, and proximity to leading institutions like Caltech and JPL, Pasadena continues to demonstrate long-term resilience and growth within the greater Los Angeles market.



## Transportation

Pasadena offers exceptional regional connectivity, making it a highly accessible destination for businesses, residents, and visitors alike. The city is served by major transportation arteries, including the **210, 134, and 110 freeways**, providing direct routes to **Downtown Los Angeles, Burbank**, and the broader San Gabriel Valley. Public transit is robust, anchored by the **Metro L (Gold) Line** with multiple

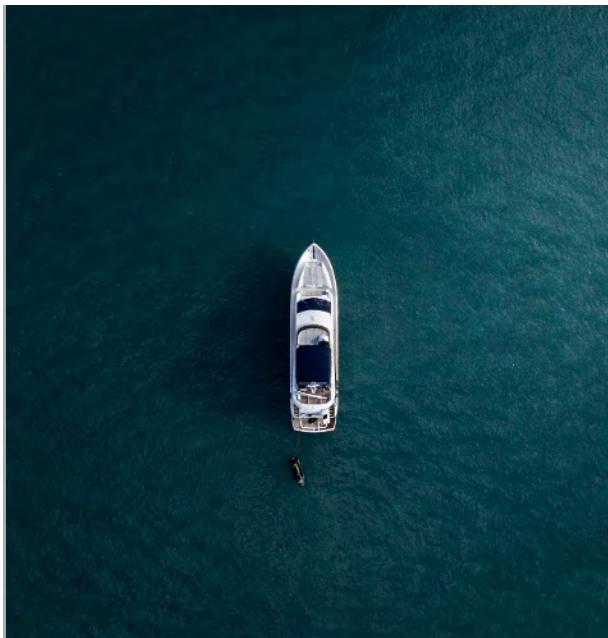
stations throughout Pasadena, linking the city to **Union Station** and beyond. In addition, **Pasadena Transit** and regional bus networks ensure efficient local mobility. Nearby **Bob Hope Airport** in Burbank and easy access to the **Los Angeles International Airport** further enhance the city's logistical convenience, supporting both commuter and commercial transport needs.



## Area Attractions & Economic Drivers

Situated along the Fair Oaks Avenue corridor, **1429 N Fair Oaks Avenue** benefits from proximity to many of Pasadena's premier business, cultural, and lifestyle destinations. Just minutes south lies **Old Pasadena**, a vibrant retail and dining district anchored by national brands, boutique shops, and entertainment venues. The property is also near **The Rose Bowl Stadium**, **Brookside Golf Course**, and the **Arroyo Seco recreation area**, attracting year-round visitors and supporting a strong local economy.

Pasadena is home to world-class institutions such as **Caltech**, the **Jet Propulsion Laboratory (JPL)**, and **Pasadena City College**, providing a steady employment base and drawing professionals, students, and researchers from around the globe. The nearby **Huntington Hospital** and an expanding network of healthcare and technology firms continue to drive demand for commercial and light industrial space. With its blend of historic character, innovation, and accessibility, the area surrounding Fair Oaks Avenue offers enduring investment potential and long-term stability within a growing economic corridor.



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PRESENTED BY JUAN CARLOS ARGUETA



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