



PRIME SOUTH PASADENA OWNER-USER OPPORTUNITY

803 MERIDIAN AVE, SOUTH PASADENA, CA 91030

km Kidder
Mathews

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Exclusively Listed by

BRITTNEY MCCARTHY
Vice President
424.653.1825
brittney.mccarthy@kidder.com
LIC N°01947053

DARRELL R. LEVONIAN
EVP, Shareholder
310.996.2200
darrell.levonian@kidder.com
LIC N°00751756

HELEN TRAN
Associate
404.319.1688
helen.tran@kidder.com
LIC N° 02238650

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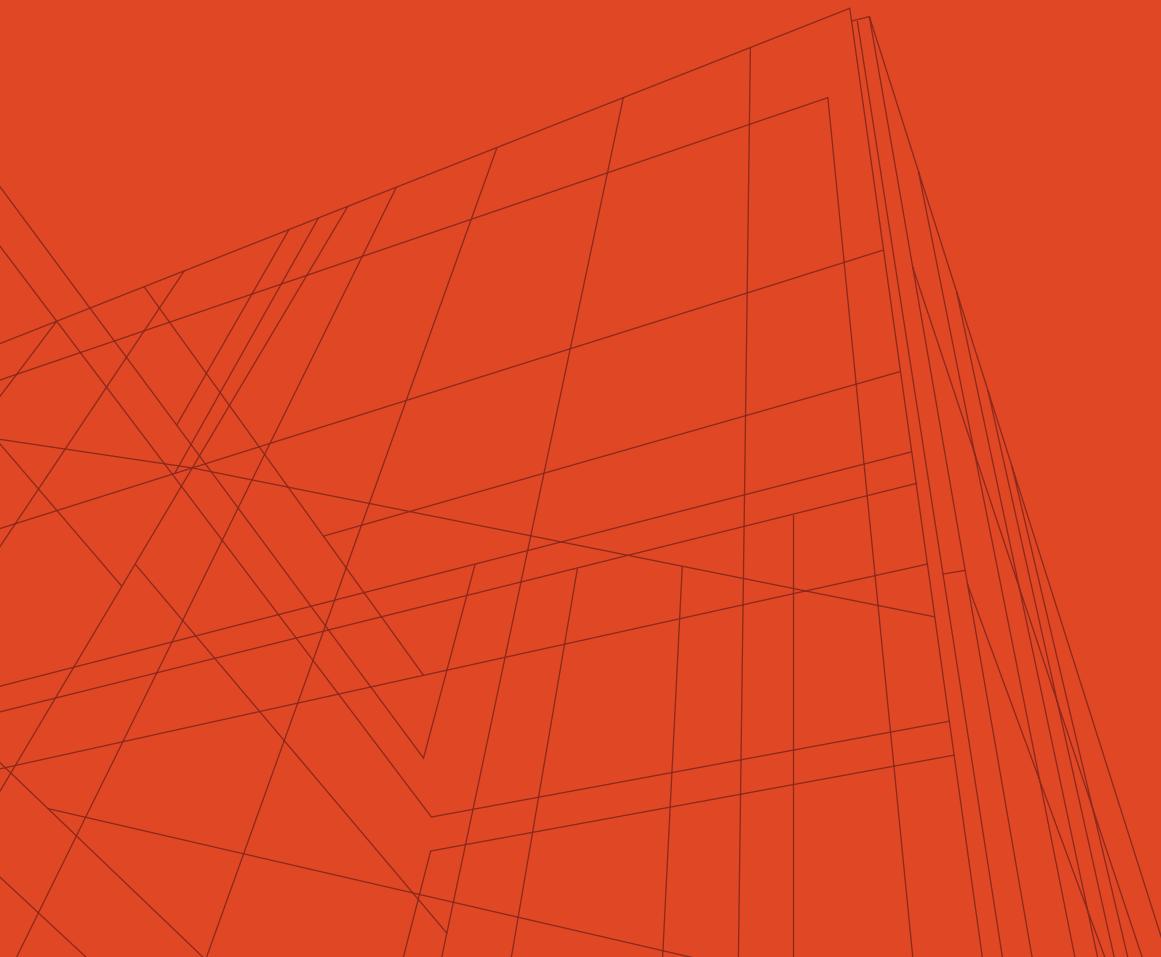
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EXECUTIVE SUMMARY

Section 01

EXECUTIVE SUMMARY

Rare Owner-User Opportunity in South Pasadena, CA

Kidder Mathews is pleased to present this rare owner-user retail offering totaling $\pm 1,094$ SF, located in the heart of South Pasadena's charming & affluent Mission District. Situated just steps from the Metro L Line & surrounded by thriving local businesses, the property benefits from exceptional walkability, strong demographics, & limited competing supply.

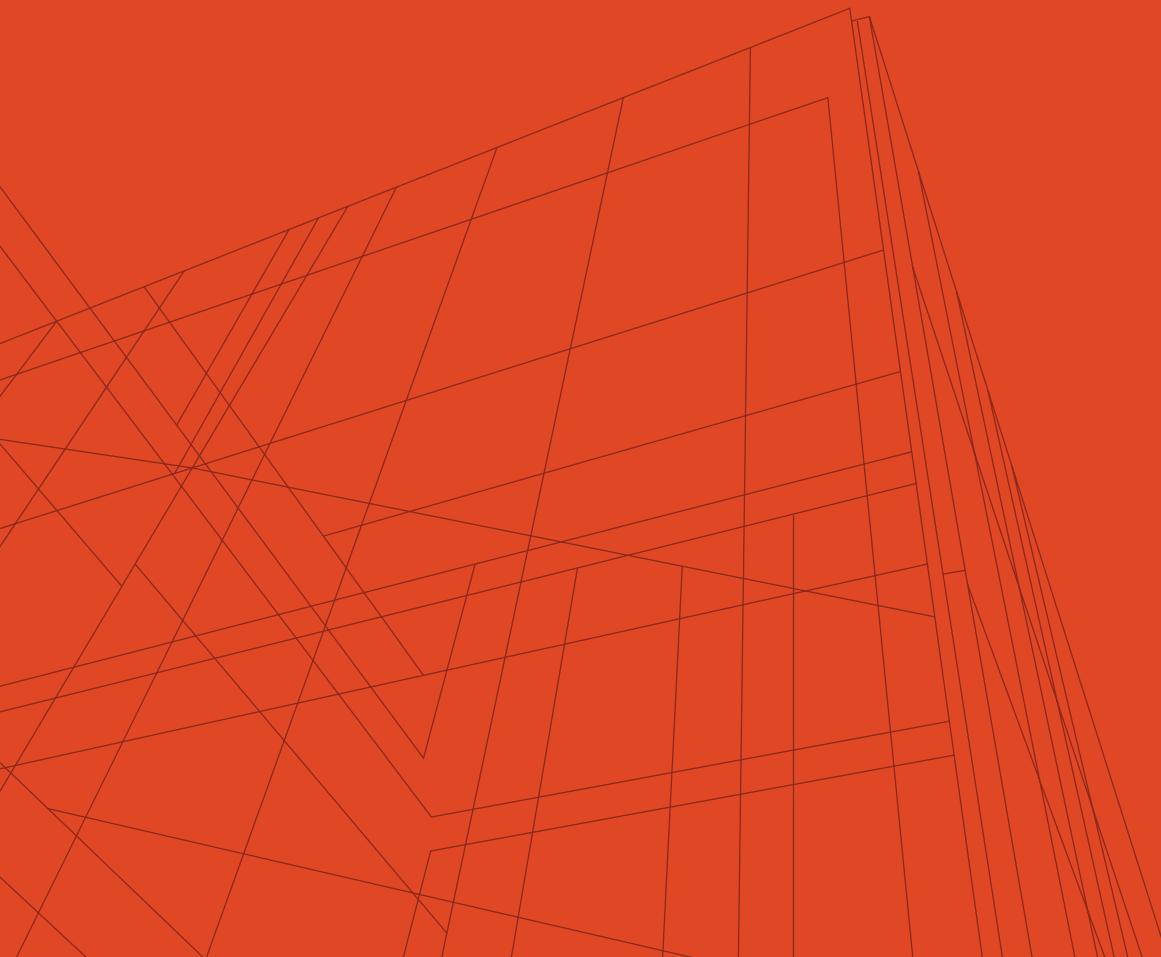
The property enjoys a prime location with excellent visibility and accessibility due to its close proximity to Mission Street, a key commercial corridor that ensures steady traffic flow and easy access for both vehicles and pedestrians. **Ample parking is available via the subterranean public parking structure, providing convenience for customers and employees alike.** Surrounded by established residential neighborhoods, the site benefits from a built-in customer base ideal for supporting local retail or service-oriented businesses.

1,094
TOTAL NRSF

2005
YEAR BUILT



OFFERING PRICE	\$925,000
ADDRESS	803 Meridian Ave South Pasadena, CA 91030
APN	5315-021-075
BUILDING SIZE	1,094 SF
ZONING	SPCM



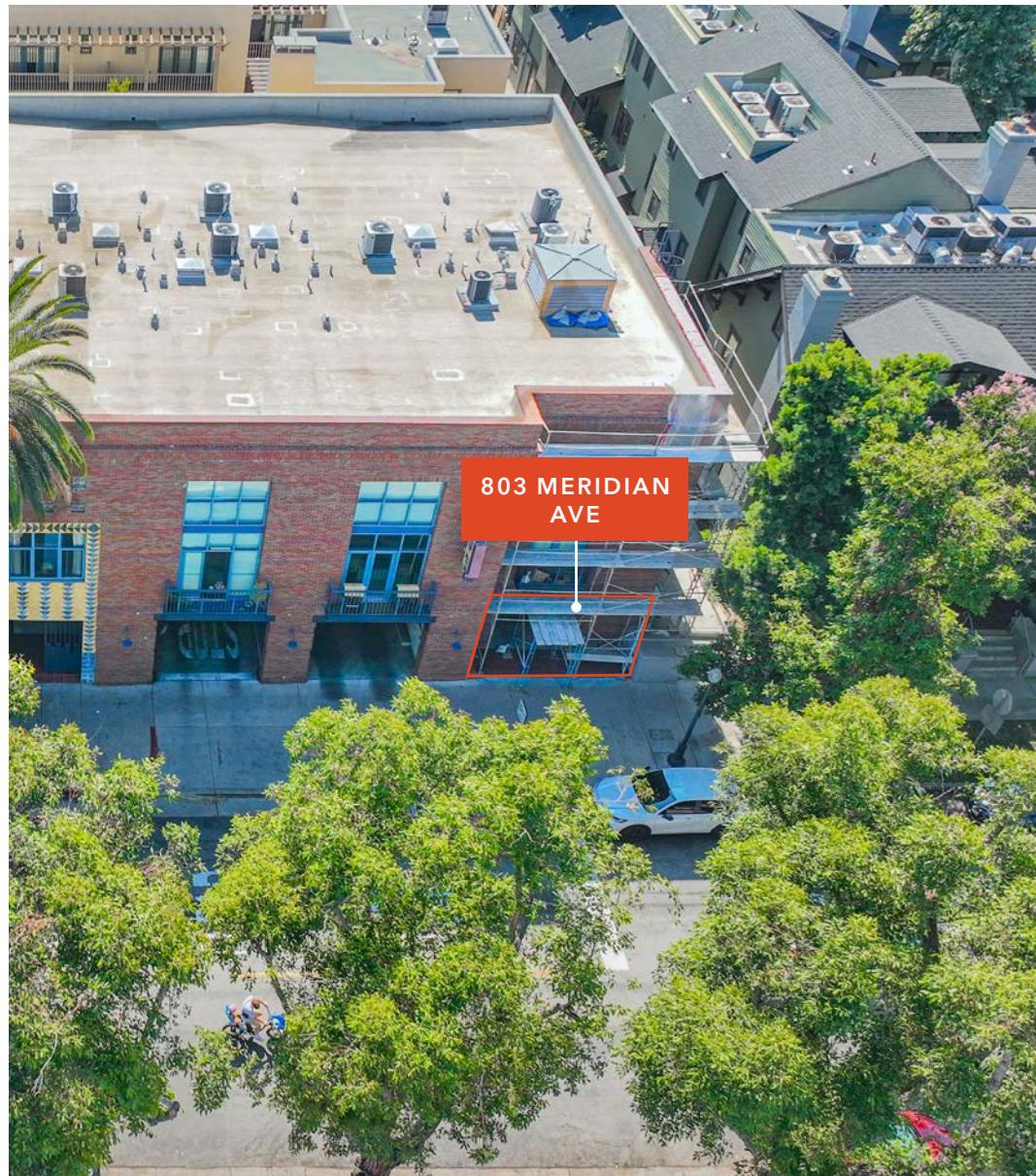
PROPERTY OVERVIEW

Section 02

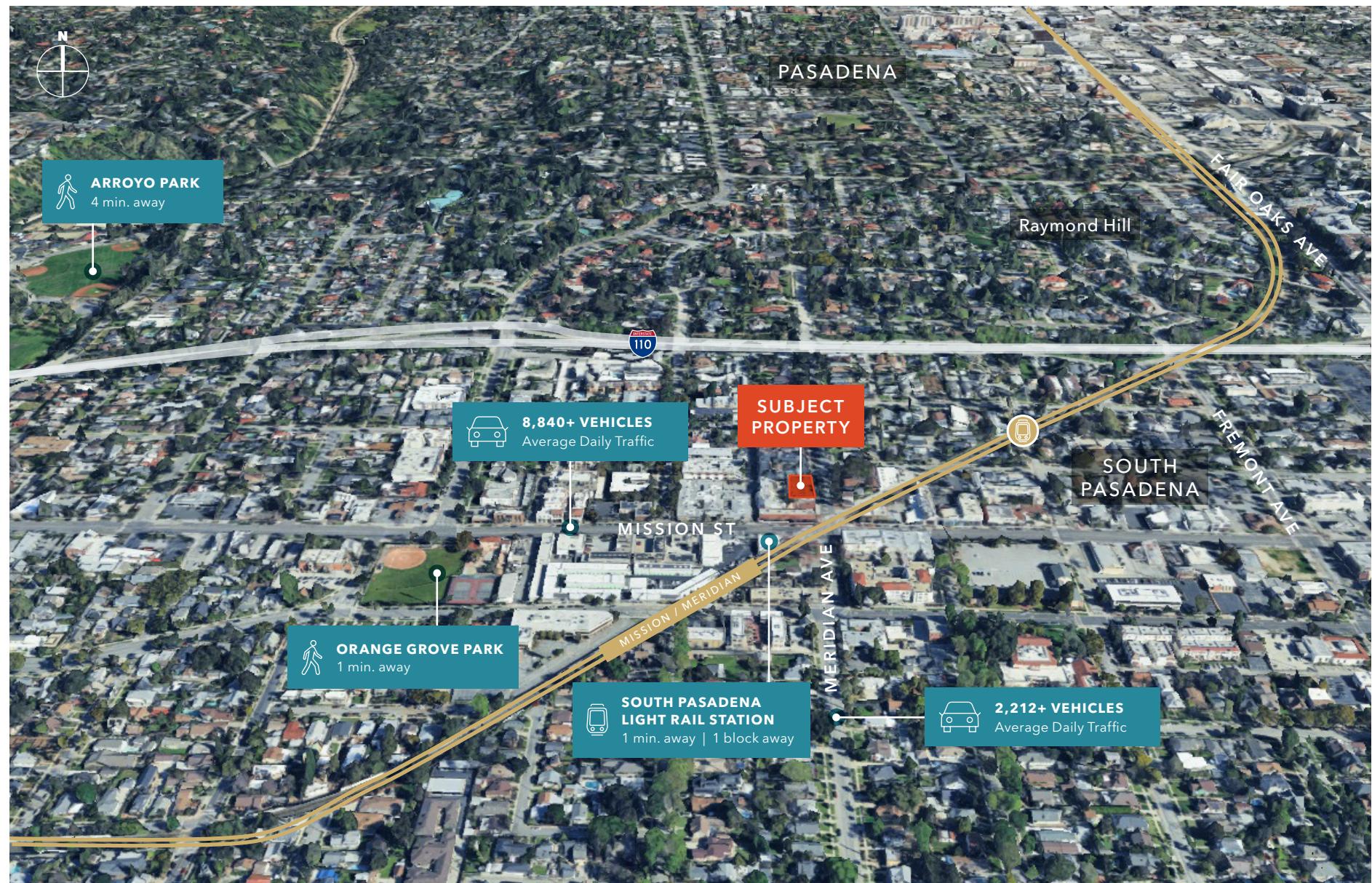
PROPERTY INFORMATION

SITE INFORMATION

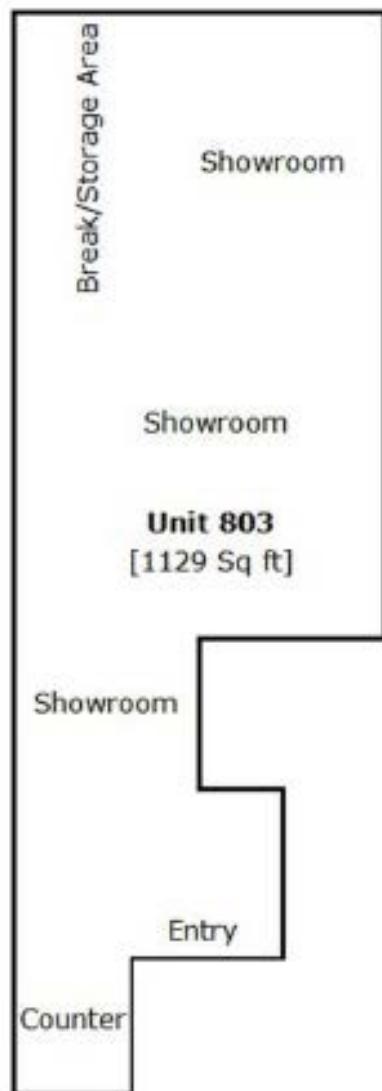
ADDRESS	803 Meridian Ave, South Pasadena, CA
APN	5315-021-075
BUILDING SIZE	1,094 SF
YEAR BUILT	2005
ACCESS	Meridian
ZONING	SPCM
PARKING	2
USE	Owner-User/Retail



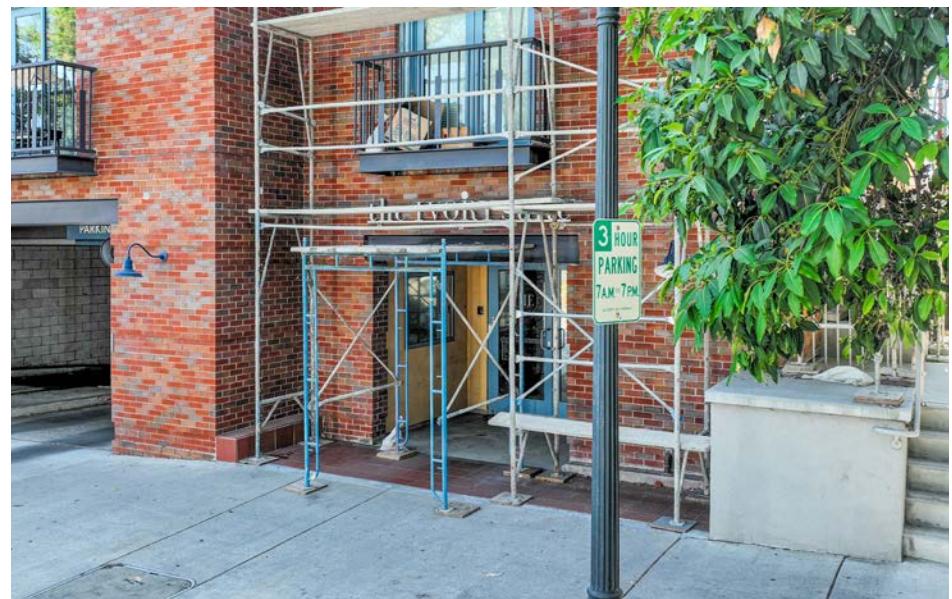
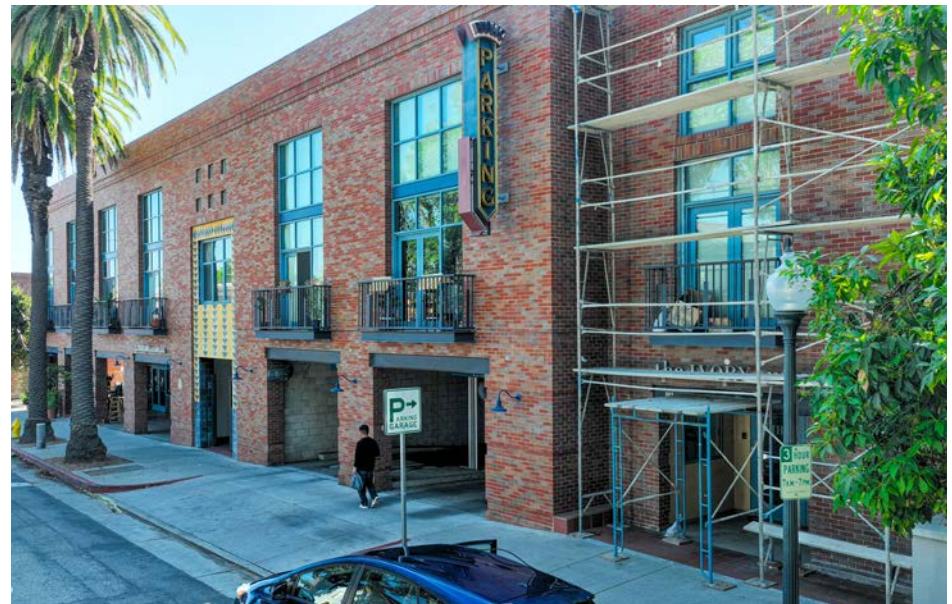
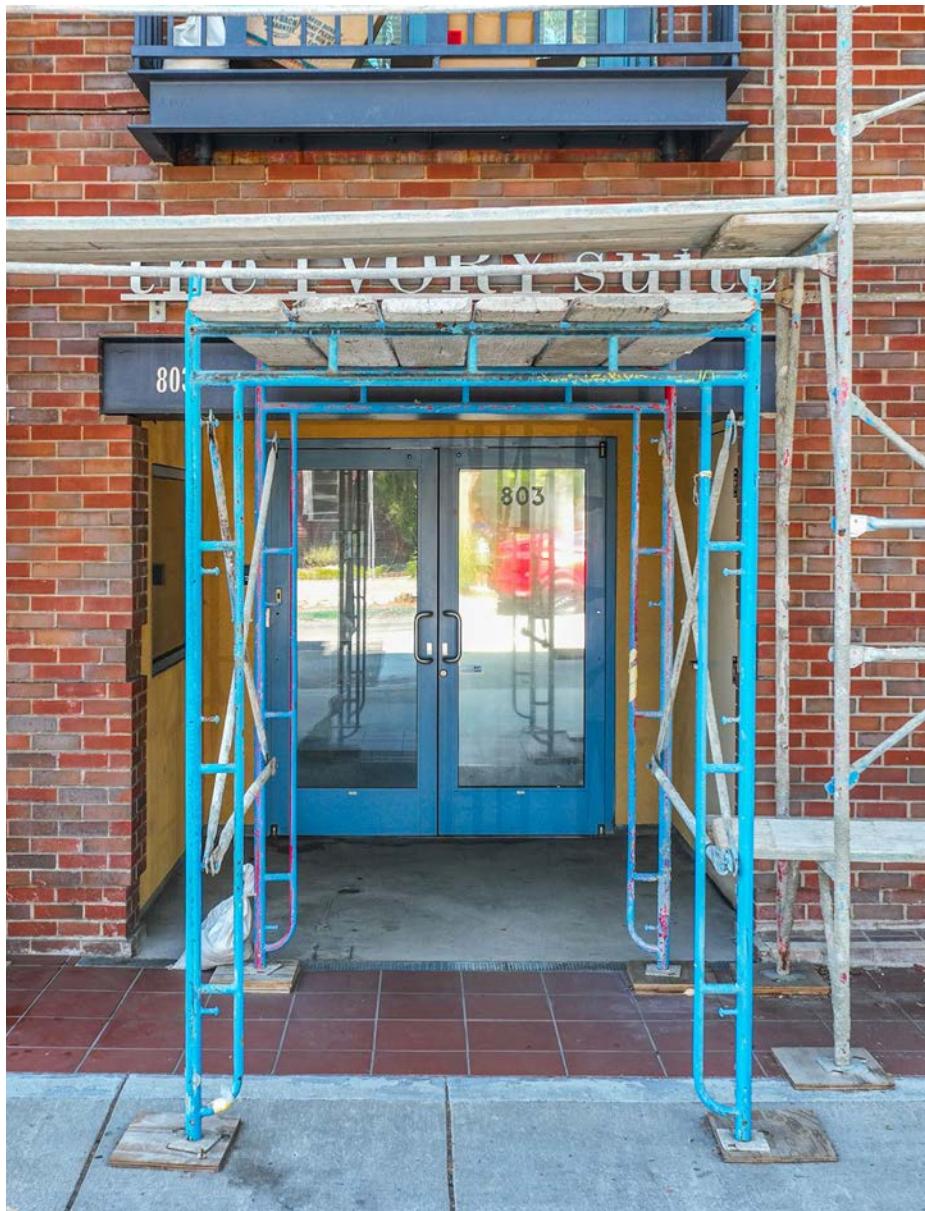
PROPERTY OVERVIEW



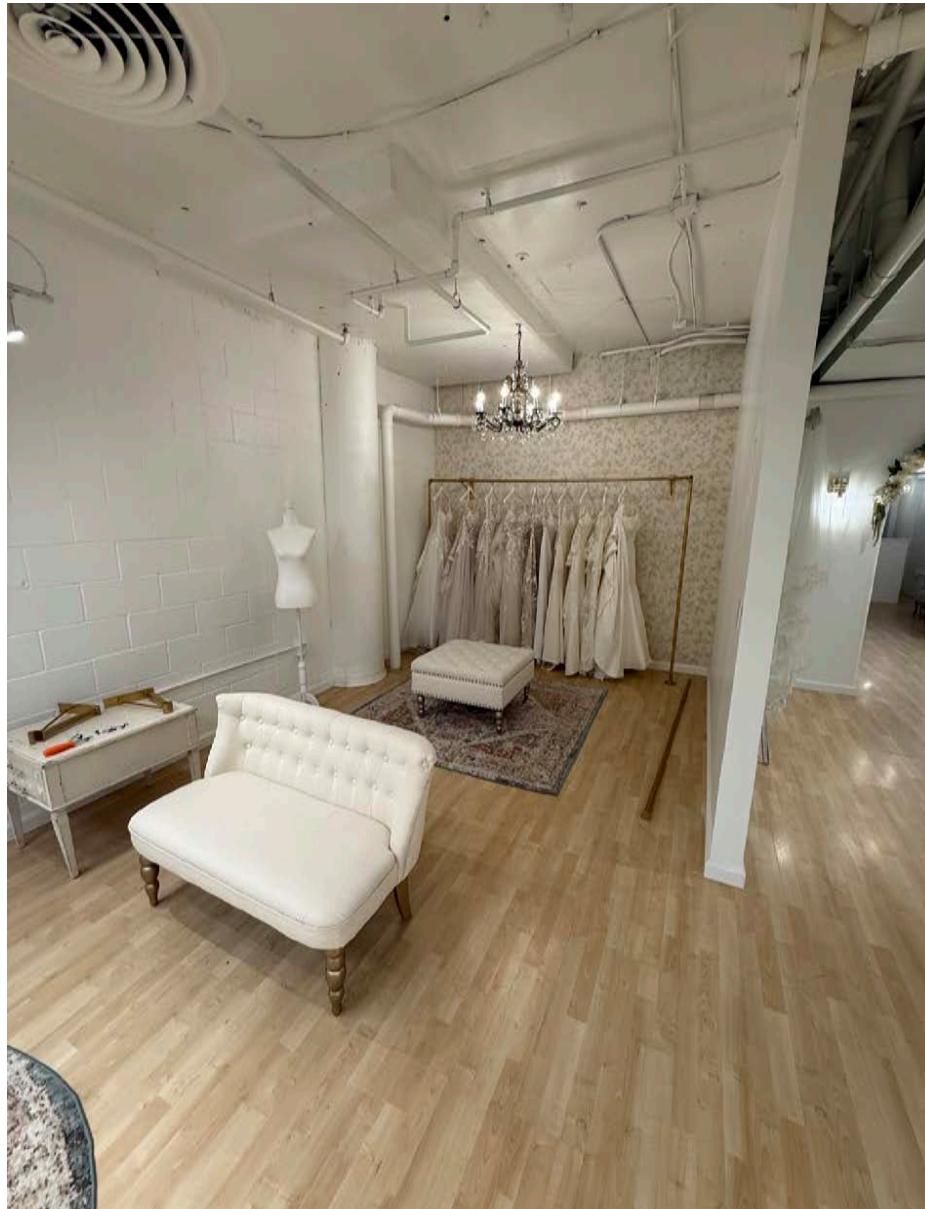
FLOOR PLAN



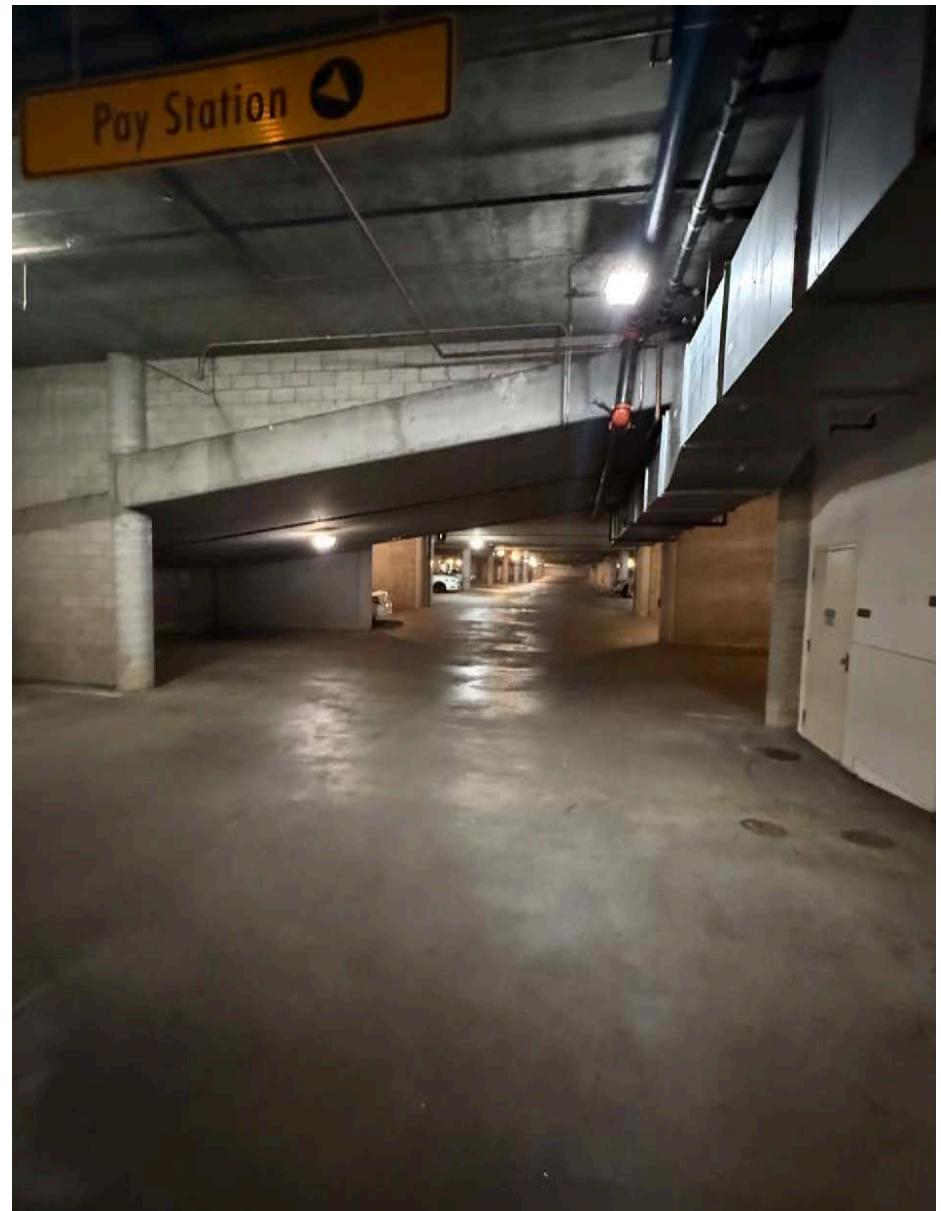
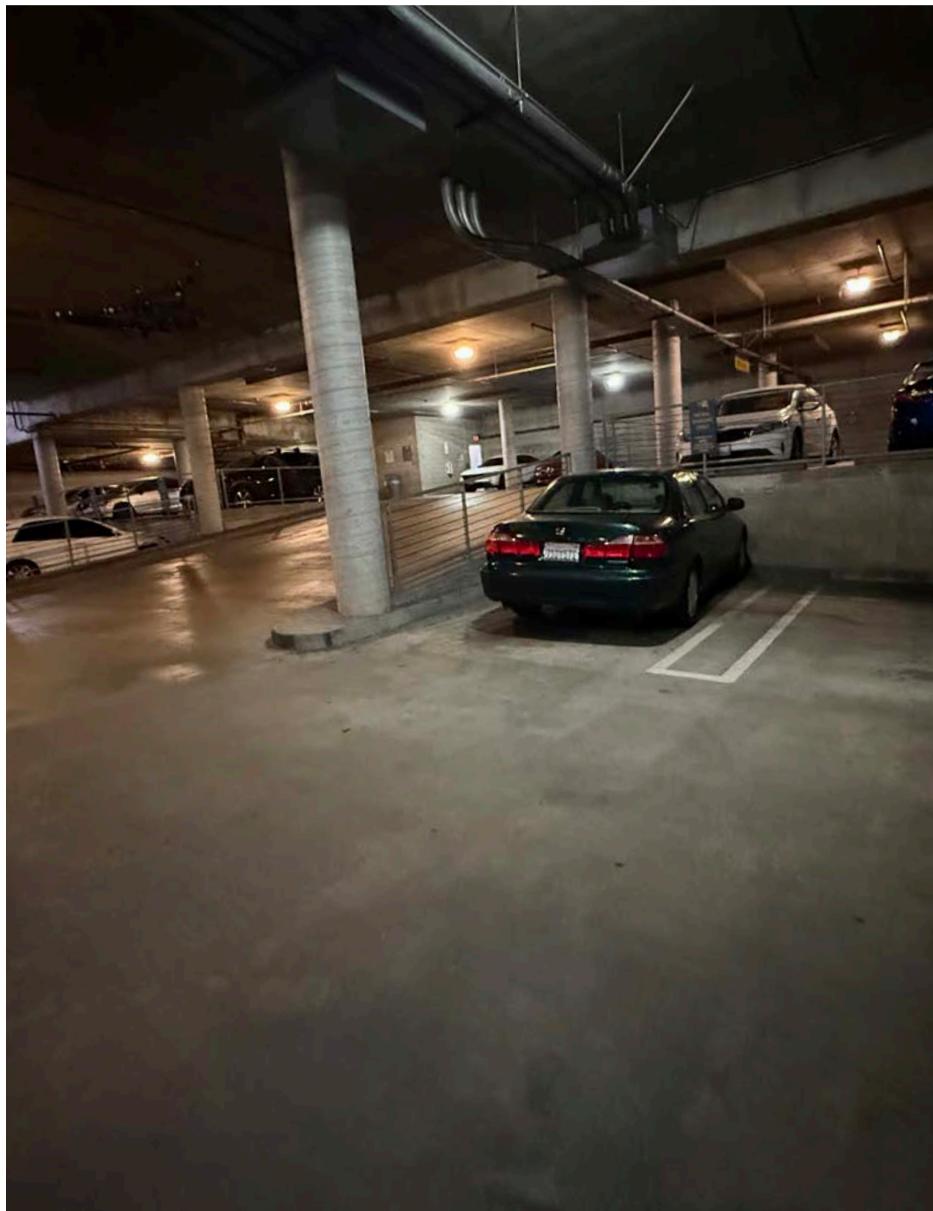
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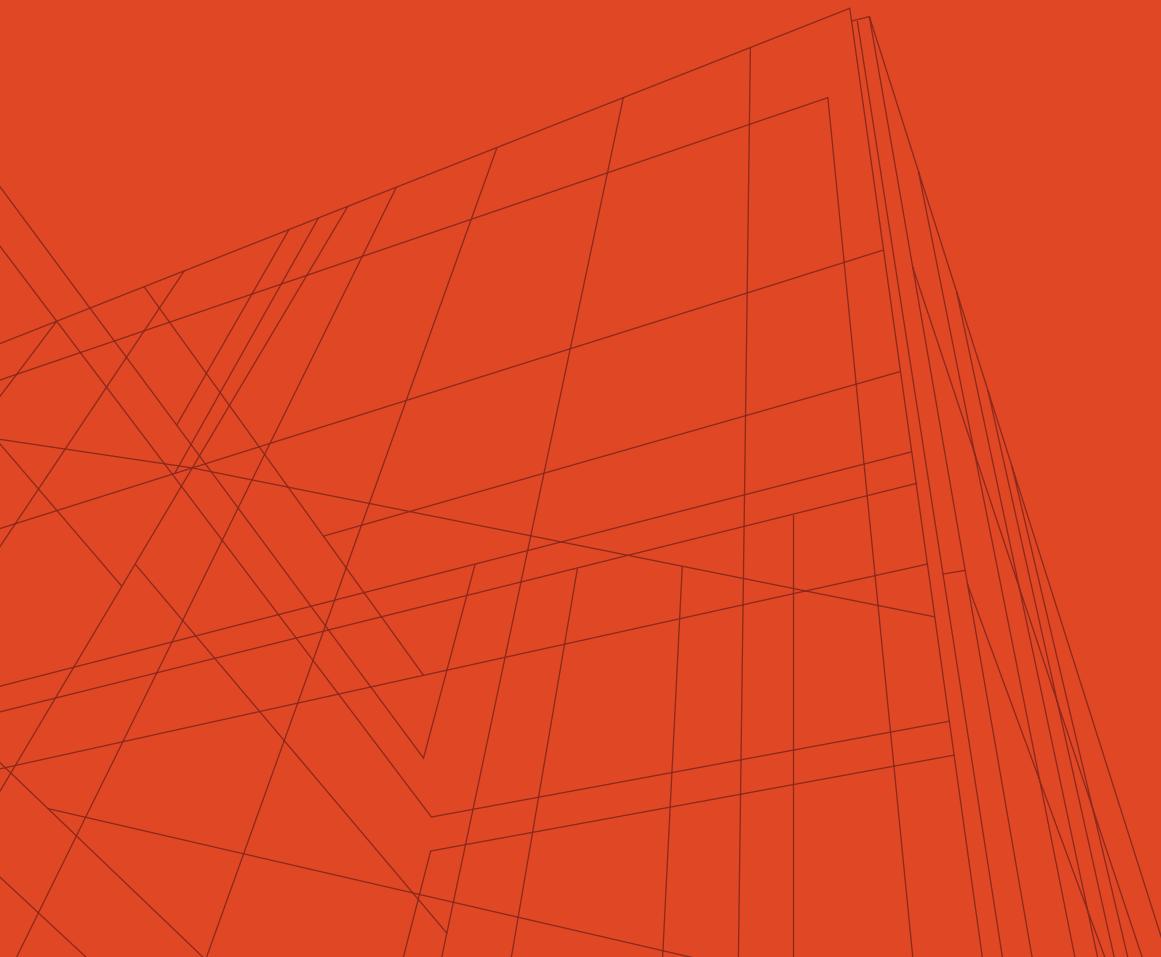


PROPERTY OVERVIEW



PROPERTY OVERVIEW





LOCATION OVERVIEW

Section 03



SOUTH PASADENA THE CITY OF ROSES & INNOVATION

South Pasadena is a charming and historic city in Los Angeles County known for its small-town atmosphere, picturesque, tree-lined streets, and strong sense of community.

Just minutes from Downtown Los Angeles, it offers a quieter, more relaxed lifestyle while maintaining easy access to urban amenities through convenient transit options like the Metro L Line. The city is home to a well-educated, engaged community and is especially attractive to families and professionals seeking quality schools, safe neighborhoods, and a strong civic identity. South Pasadena is also celebrated for its top-rated public schools and beautifully preserved Craftsman-style homes that reflect its rich architectural heritage.

The city's walkable downtown is one of its defining features, offering a blend of early 20th-century charm and vibrant local culture. Independent shops, cafes, galleries, and a popular weekly farmers market contribute to a lively yet laid-back atmosphere that appeals to residents and visitors alike. South Pasadena's commitment to historic preservation and thoughtful urban planning has helped it maintain its distinct character amidst the fast-paced growth of the greater Los Angeles area. With scenic parks, a tight-knit community, and a mix of tradition and accessibility, South Pasadena remains one of Southern California's most desirable places to live.

PASADENA OVERVIEW

Pasadena is well renowned for its flourishing economy, its cultural attractions, and its dynamic, world-class institutions. There is an opportunity to enjoy top-notch exhibits at the Norton Simon Museum and Pasadena Playhouse, escape in The Huntington Gardens, or celebrate with the UCLA Bruins at the Rose Bowl. Every year, the Tournament of Roses Parade and the Rose Bowl Game attract millions of spectators and serve as a global showcase for the grandeur of the city. The city's appeal is mostly because of its well-established colleges, proximity

to Los Angeles, and vibrant cultural scene. Its appeal is further enhanced by prestigious educational institutions and a diverse job market, with JPL and Caltech contributing significantly to the technology and aerospace sectors.

The city's proximity to major freeways provides convenient commuting throughout the Greater Los Angeles area. Getting through the Greater Los Angeles area is easy because the neighborhood is close to important routes like the 210 and 134. The

Foothill Freeway leads directly to Downtown Los Angeles, whereas the Pasadena Freeway leads to the beaches. In Pasadena, transportation is convenient because of a well-established network of major roads and freeways, including the San Gabriel River Freeway (I-605), the Foothill Freeway (I-210), and the Pasadena Freeway (SR 110). The Metro rail system connects the city to other sections of the county and Los Angeles, making travel there convenient.



PASADENA SUBMARKETS

DOWNTOWN PASADENA

Civic Center District

Pasadena's magnificent City Hall, Pasadena Central Library, and the Paseo Colorado open-air retail center are all located in this elegant setting, which includes exquisite fountains and landscaping.

Old Pasadena

An energetic area with cobblestone lanes around stunning Victorian-era buildings, art galleries, fashionable boutiques, and prominent dining establishments surrounds a dynamic core brimming with history and a lively vibe, i.e. architectural marvels like City Hall.

Playhouse District

The district, which is centered around the famed Pasadena Playhouse, is teeming with creative activity as theaters and pubs.

NORTHWEST PASADENA

Arroyo Terrace

This hillside community offers incredible views of the Arroyo Seco and Eaton Canyon, making it ideal for outdoor enthusiasts seeking peace.

Lincoln-Villa

This family-friendly neighborhood, which features both Craftsman bungalows and modern homes, has parks and a strong sense of community.

Orange Heights

This outdoor-enthusiasts neighborhood offers breathtaking views of the city and easy access to hiking routes in the San Gabriel Mountains.

The Oaks

This neighborhood's large, open spaces and magnificent mansions provide a tranquil, prosperous lifestyle.

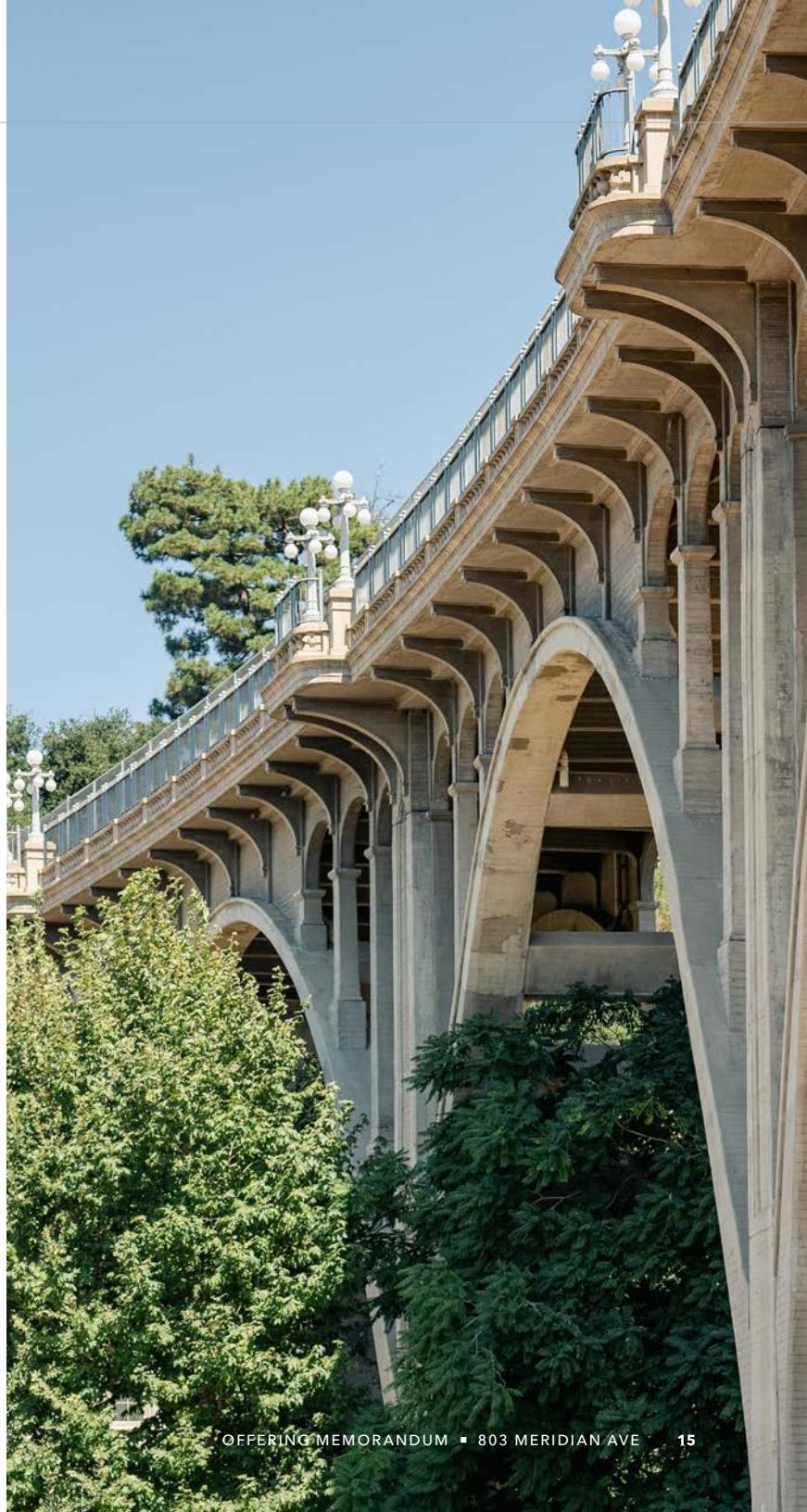
NORTH LAKE AREA

Bungalow Heaven

This community is perfect for families seeking a serene, neighborhood-focused environment because of its charming Craftsman-style houses nestled on tree-lined streets.

Catalina Villas

This neighborhood's historic treasure has Spanish Colonial Revival buildings, attractive plazas, and well-kept gardens.





PASADENA SUBMARKETS

Lexington Heights

The neighborhood has a variety of architectural types, including Craftsman bungalows and mid-century modern homes that are family-friendly and have strong schools and parks.

Normandie Heights

This community is recognized for its peaceful streets and diversified community, which attracts both young professionals and families.

NOTABLE DISTRICTS

Chapman Woods

This affluent residential community offers tranquility and isolation with its large, opulent homes and private atmosphere.

East Pasadena

This neighborhood, home to Caltech and JPL, thrives on intellectual vitality and invention.

Lamanda Park

A peaceful residential neighborhood with a strong feeling of community that includes parks and local stores.

Yorktown

An industrial neighborhood with pockets of residential and commercial activity.

PRIMARY INVESTMENT AREA

The primary investment opportunity in Pasadena is real estate development, notably in the categories of residential and commercial properties. As a result of the downtown area's continued growth and revitalization, investors are noticing the increased demand for new houses and retail spaces.

Retail and entertainment establishments to take advantage of the rising demand. Investors are establishing new retail and entertainment developments in Pasadena, home to several well-liked restaurants, bars, and entertainment establishments.

MAJOR CITIES NEAR PASADENA

- Glendale - 6 miles
- Los Angeles - 9 miles
- Burbank - 11 miles
- Culver City - 20 miles
- Beverly Hills - 23 miles
- Santa Monica - 25 miles

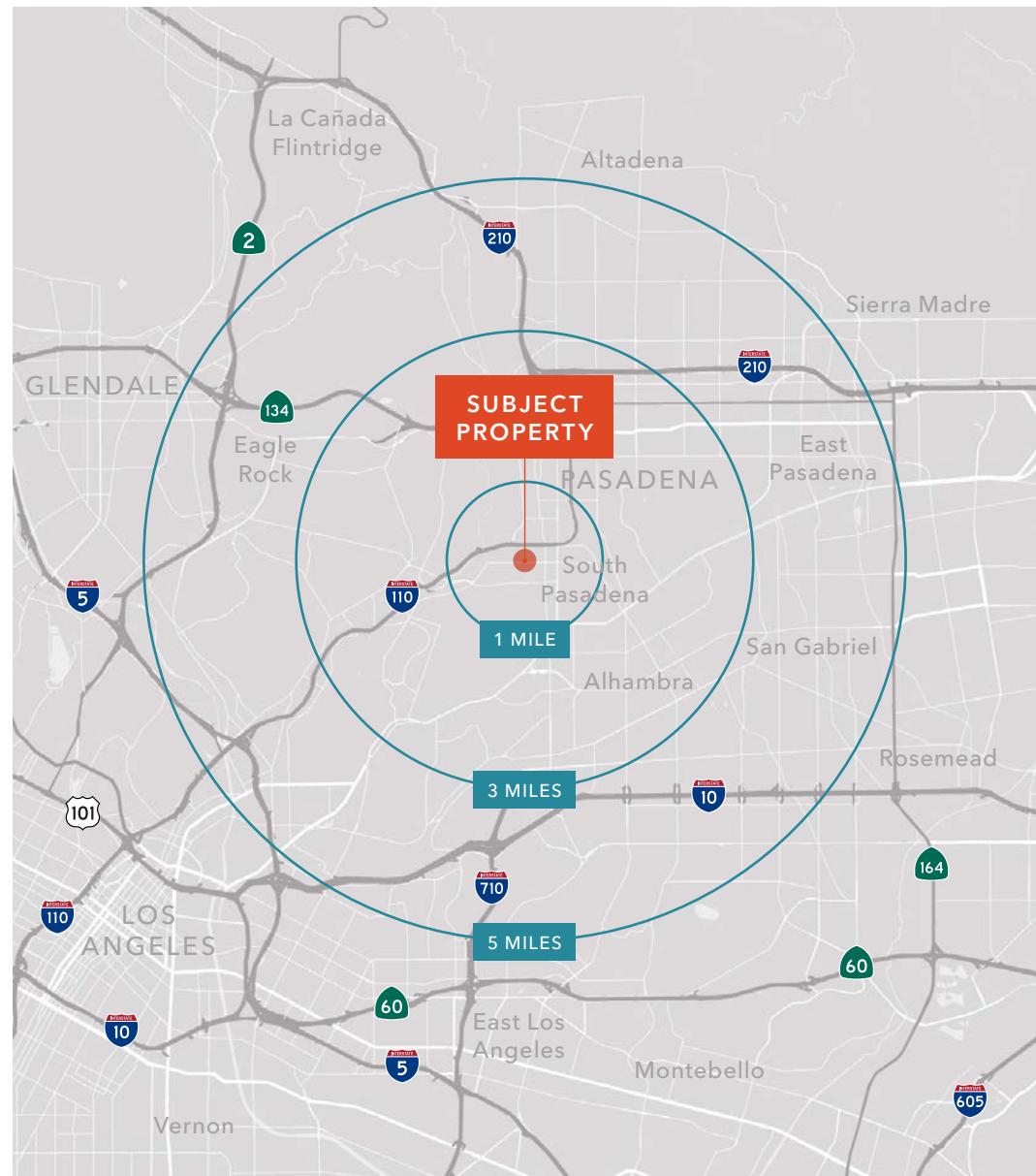
DEMOGRAPHICS

Population

	1 Mile	3 Miles	5 Miles
2024 TOTAL	24,963	244,465	632,899
2029 PROJECTION	23,916	235,134	609,047
MEDIAN AGE	41.2	39.7	40.3
NUMBER OF EMPLOYEES	7,798	107,086	219,389
NUMBER OF BUSINESSES	1,511	14,617	30,344

Households

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	10,155	96,456	231,219
AVG HH INCOME	\$193,453	\$155,703	\$144,124
TOTAL CONSUMER SPENDING	\$1.37B	\$11.37B	\$27.57B
AVG HOME VALUE	\$1.35M	\$1.1M	\$1.01M





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