



2940
E. FOOTHILL BLVD
PASADENA

ACQUISITION/REDEVELOPMENT OPPORTUNITY 4-ACRE, 120,435 SF EXISTING OFFICE BUILDING



INVESTMENT OFFERING

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INVESTMENT SUMMARY

JLL, as exclusive agent, is pleased to present the redevelopment opportunity to acquire 2940 E. Foothill Blvd. (“the Property”), a 4-acre parcel located at 2940 E. Foothill Boulevard in Pasadena, California. The Property is currently developed with a 120,435 SF office building. The Property’s desirable features combined with the market’s tech/creative/medical science clustering afford a new owner multiple potential reposition strategies and significant upside.



OPPORTUNITY AT A GLANCE

Address	2940 E. Foothill Boulevard, Pasadena, CA
Existing Office	120,435 SF
Years of Construction	1947, 1957, 1966, 1967, 1978
Total Land Area	4 acres
Parcel Numbers	5748-037-004 (portion of), 5752-022-803, 5748-037-007, 5752-022-005, 5752-022-004
Zoning	EPSP-d1-IG (East Pasadena Specific Plan – General Industrial – East Foothill Industrial District)

PROPERTY HIGHLIGHTS



- Currently developed with an 120,435 SF office facility that may be repurposed and incorporated into future redevelopment plans.
- The Property is currently vacant and provides the opportunity to capitalize on substantial near-term upside.
- Located in the East Foothill Industrial District under the East Pasadena Specific Plan, aimed at providing and expanding employment opportunities within the City and transit-oriented development near the Sierra Madre Villa Metro Station, just ½ mile from the Site.
- Currently zoned EPSP-d1-IG permitting a variety of commercial, office, retail and industrial uses.
- Site currently has a 0.90 FAR and 45-foot height limit.
- Recently revised General Plan encourages the expansion of mixed-use office and commercial development.





LOCATION HIGHLIGHTS

- Highly attractive location adjacent to the 210 Freeway providing connectivity to Los Angeles' major freeway corridors and convenient access to Downtown Los Angeles' 500,000+ jobs in less than 20 minutes.
- Prominent frontage along Foothill Boulevard with visibility from the 210 Freeway provides excellent drive-by visibility.
- Transit-oriented site just ½ mile from the Sierra Madre Villa Metro Gold Line Station, providing direct access to Downtown Los Angeles and Union Station in less than 30 minutes.
- Less than 10 minutes from Old Pasadena and the South Lake Avenue retail district.
- Close proximity to many of Pasadena's Top 10 employers including Jet Propulsion Laboratory, California Institute of Technology, Kaiser Permanente and Pasadena City College.
- Ideally situated in a neighborhood currently undergoing significant redevelopment bringing increased office, retail and multifamily amenities.



LOS ANGELES

ANAHEIM

LONG BEACH

SANTA ANA

Pacific Ocean

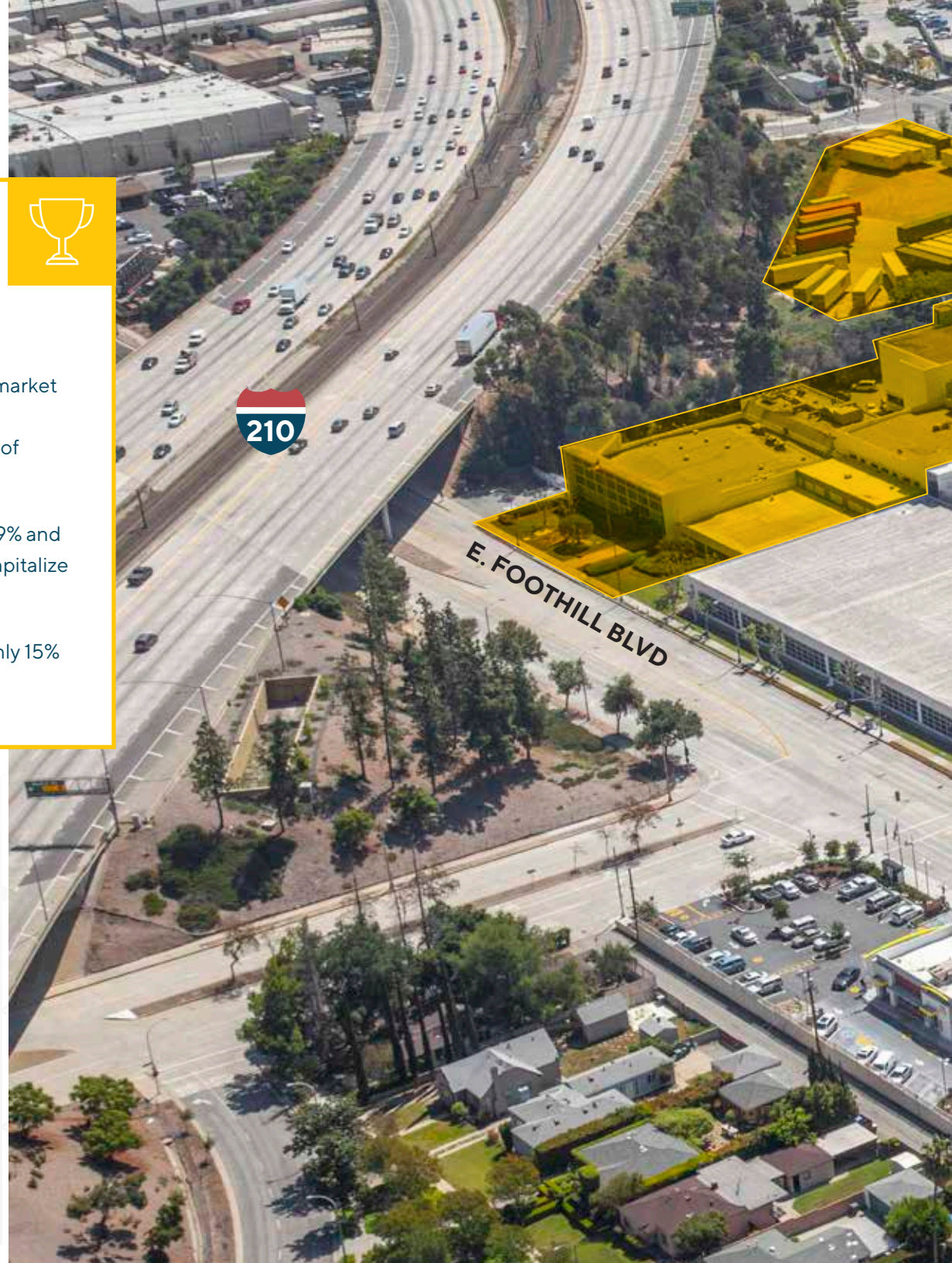


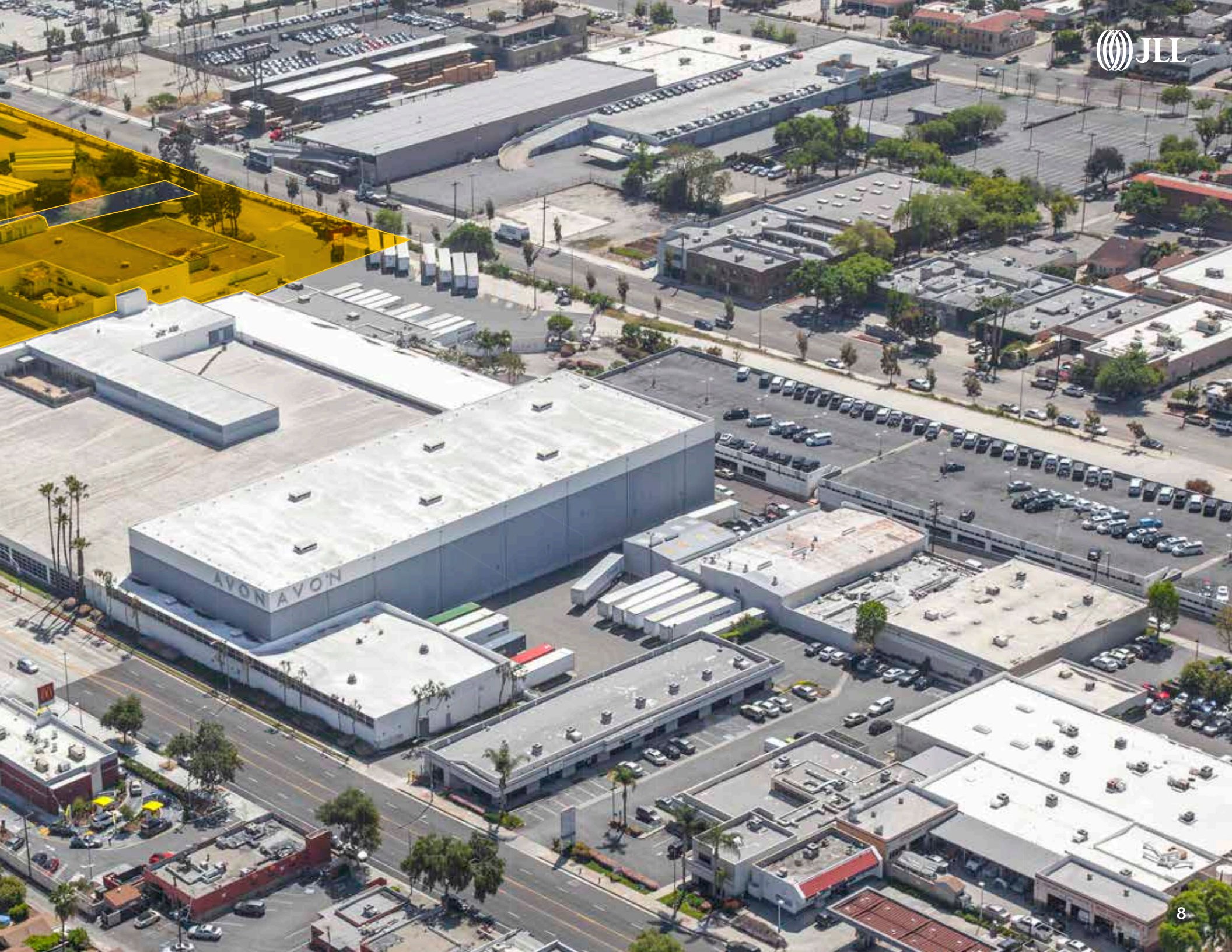
OFFICE MARKET HIGHLIGHTS



- Pasadena is located within the premier Tri-Cities market along with Glendale and Burbank, encompassing roughly 25 million SF of office space.
- Pasadena has long been the most desirable city in this market with Class A rents averaging \$3.00 PSF per month FSG while premier properties lead the way with asking rents of approximately \$3.90 PSF per month FSG.
- With the Tri-Cities Class A office market vacancy at 10.9% and positive recent momentum, the Property is poised to capitalize on the anticipated rental rate upsurge.
- Class A properties have increased asking rents by roughly 15% since 2012 while submarket occupancy has remained above 90%.

Pasadena outpaces traditional tech hubs such as Seattle, San Jose, and Austin with nearly 1 in 6 jobs in creative professional fields while the City attracts more than \$1.9 billion in federal R&D funds each year.





PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Located on 4 acres, 2940 East Foothill Boulevard offers investors an excellent value-add opportunity adjacent to new retail with the ability to reposition some or all of the existing site improvements. This transit-oriented property, with easy access to the 210 Freeway as well as the Sierra Madre Villa Gold Line Metro Station, has excellent visibility along the highly travelled Foothill Boulevard.

EXISTING OFFICE BUILDING

2940 E. Foothill Blvd. is a 120,435 square foot office building space situated on a spacious 4-acre parcel. The Property's improvements were completed in phases between 1947 and 1978 and were previously the west coast offices of Avon. The improvements include 278 parking stalls on the east and south side of the Property.

2940 EAST FOOTHILL BOULEVARD

City, State: Pasadena, CA
Parcel Number: 5748-037-004 (portion of),
5752-022-803
5748-037-007,
5752-022-005,
5752-022-004
Zoning: EPSP-d1-IG

BUILDING SIZE

Total Rentable SF: 120,435
Land Area: 4 acres
(174,240 SF)

BUILDING FEATURES

Stories: 3
Clear Height:
Avg. Offices 1st floor: 11.2'
Avg. Offices 2nd floor: 10'
Avg. Offices 3rd floor: 12'
Parking: 278 surface stalls



INTERIOR OFFICE PHOTO

CONSTRUCTION OVERVIEW



Year Built:	1947, 1957, 1966, 1967, 1978
Construction Type:	Concrete
Roof Type:	1947: Asphalt roof 1957 and 1967: Ballasted Roof 1978: Poly Roof
Foundation Type:	Concrete slab
Column Spacing:	1947: No columns 1957 and 1967: 30' EW and 23' North South 1978: 40' East West and 43' North South
Sprinklers:	Seismic bracing sprinklers throughout building
Electrical:	Utility company at 4160, stepped down to 480/277 and 120/208 internally

UTILITY & MECHANICAL PROVIDERS

Water:	City of Pasadena
Sewer:	City of Pasadena
Electrical:	City of Pasadena
Gas:	Southern California Gas Company

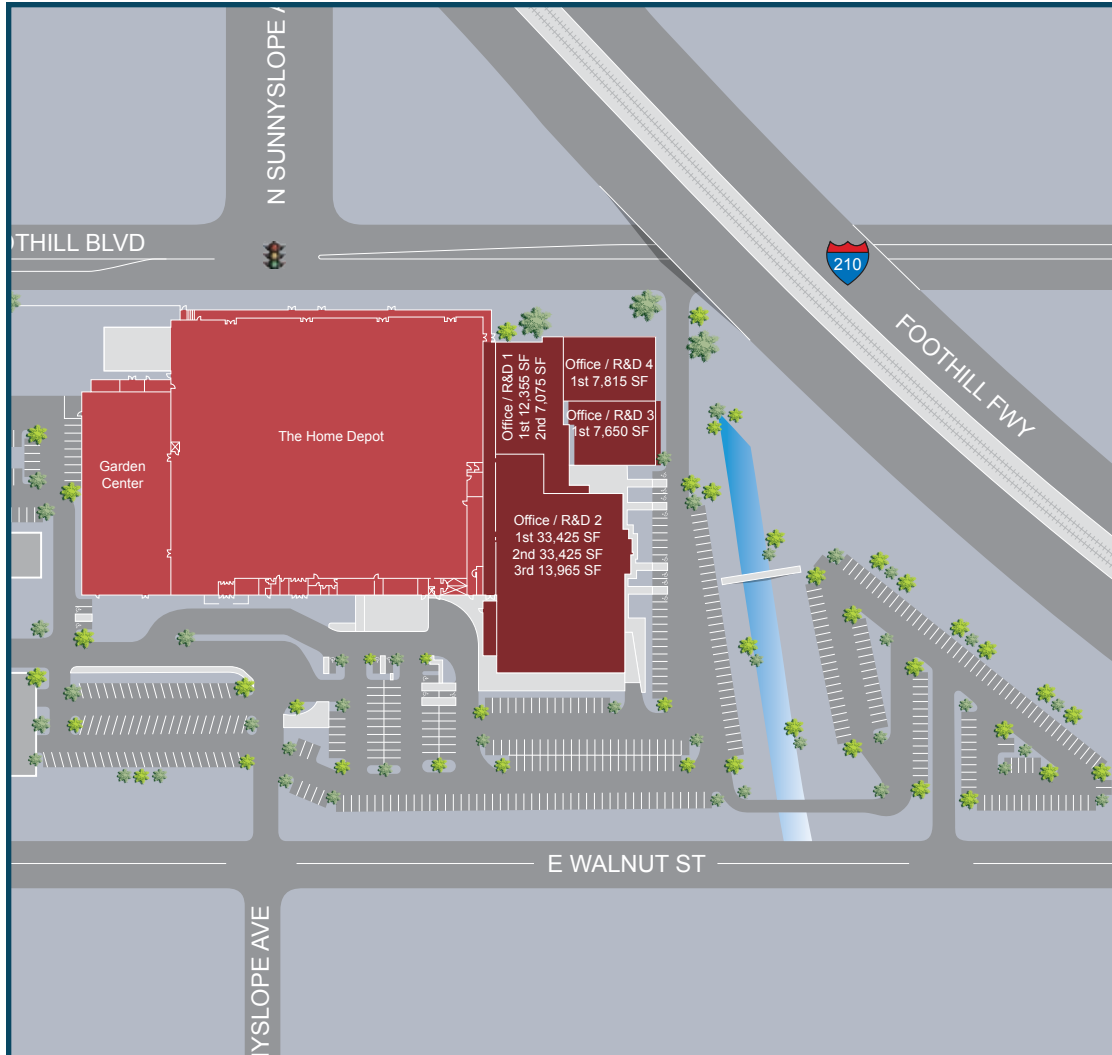


INTERIOR OFFICE PHOTO



VALUE ADD OPPORTUNITY

The Property currently provides investors with the highly attractive opportunity to redevelop the site with a variety of commercial office or creative offices uses under the current zoning provided by the recently updated City of Pasadena General Plan.



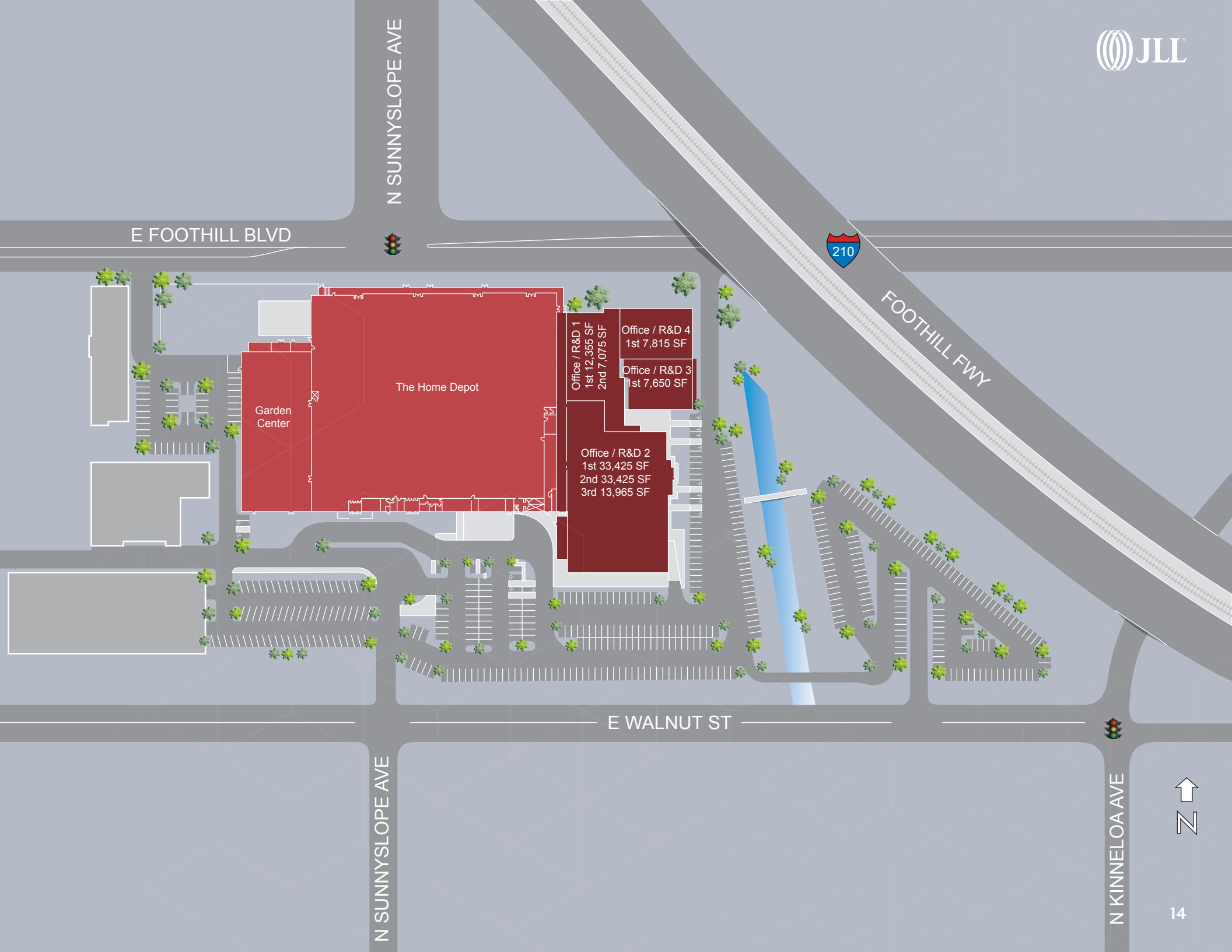
CURRENT ZONING

All parcels are currently zoned EPSP-d1-IG (East Pasadena Specific Plan, Subarea d1, Industrial General District). Under the recently adopted 2015 General Plan Update, the R&D Flex Space Land Use Designation replaces the former Industrial Land Use Designation that used to govern these parcels. This new designation primarily permits a wide range of industrial uses such as light manufacturing, research and development, creative office and incubator industries, and limited ancillary commercial and office uses.

PROJECT APPROVAL PROCESS AND TIMELINE – ZONING

Should a potential developer seek to pursue an alternate use not currently permitted under the General Plan, a zone change and EIR would be required.

All zoning, entitlement and permitting information is subject to discussion with the City of Pasadena's Economic Development and Planning Departments.



E FOOTHILL BLVD

N SUNNYSLOPE AVE



FOOTHILL FWY

Garden Center

The Home Depot

Office / R&D 1
1st 12,355 SF
2nd 7,075 SF

Office / R&D 4
1st 7,815 SF

Office / R&D 3
1st 7,650 SF

Office / R&D 2
1st 33,425 SF
2nd 33,425 SF
3rd 13,965 SF

E WALNUT ST

N SUNNYSLOPE AVE

N KINNEBOA AVE



AREA OVERVIEW

CITY OF PASADENA

The ninth-largest city in Los Angeles County, Pasadena is situated within the San Gabriel Valley, just nine miles northeast of Downtown Los Angeles. Nestled against the San Gabriel Mountains, Pasadena is renowned for its beauty offering stately palm tree-lined boulevards, grand historic mansions and the world-famous Rose Bowl stadium.

The city offers residents an exceptional quality of life and provides a superb setting in which to live, work and play. Pasadena continues to attract large numbers of residents and businesses due to its trendy environment, executive neighborhoods, high-quality office space, well-educated work force and exceptional retail and entertainment amenities. Many leading education and scientific institutions are based in Pasadena.

Pasadena has a thriving business community due to the strong partnership between the City of Pasadena and local area businesses who continually work together to maintain a high quality of life and a prosperous business environment. The City of Pasadena is itself a significant commercial center with over 22 million square feet of office space. Pasadena's leading employers include Jet Propulsion Laboratory, Kaiser Permanente, California Institute of Technology, Huntington Memorial Hospital, the City of Pasadena, Bank of America, Pasadena City College, the Art Center College of Design, and Hathaway-Sycamores.

FOOTHILL BOULEVARD

Foothill Boulevard is a major east-west thoroughfare offering a variety of businesses and retail amenities. Situated along the western end of Foothill Boulevard, the Site is proximate to a variety of uses including office and industrial facilities as well as shopping centers offering destination retail such as Whole Foods Market and Trader Joe's.

2940 E. Foothill Boulevard is located immediately off of the 210 Freeway in Pasadena, California. Located within Los Angeles County, Pasadena offers residents, employees, and visitors a highly desirable, pleasant quality of life with ample amenities, and is located just nine miles northeast of Downtown LA.

TRI-CITIES AREA

Pasadena, Burbank and Glendale comprise the "Tri-Cities" area - a major commercial center of Greater Los Angeles with significant media and entertainment, financial services, business services and high technology employment. Pasadena is less than 10 minutes from Glendale, and 15-20 minutes from Burbank, Studio City and Universal City. Glendale, Burbank and Universal City are home to the highest concentration of studios including Disney Studios, Warner Brothers Studios, Universal Studios, NBC Studios, ABC Studios and DreamWorks. City Walk and Universal Studios theme park are both situated in Universal City. Bob Hope Airport is also located close by in Burbank providing a convenient alternative to LAX.



DEMOGRAPHICS

Pasadena has a reputation for being one of the most affluent and educated cities in Los Angeles County. The average household income of \$133,878 within a three-mile radius far exceeds the Los Angeles County average of \$54,510, the California average of \$61,632 and the national average of \$51,939. Despite the level of affluence in the area, Pasadena is still a discount to alternative executive housing neighborhoods including Beverly Hills, Santa Monica, Manhattan Beach, and the Pacific Palisades/Malibu.

	1-Mile	3-Mile	5-Mile
Population–2018 Estimate	12,122	125,382	349,709
Est. Population Growth 2018 to 2023	2.57%	2.51%	2.77%
Population with Bachelor’s Degree or Higher	56.2%	53.7%	49.2%
2018 Est. Average Household Income	\$164,960	\$133,878	\$123,378



TALENTED EMPLOYMENT BASE

Pasadena boasts a tremendously talented labor force, fueled by the proximity of intellectual hubs CalTech and JPL. The city's bioscience presence also benefits from the major Huntington Hospital. Pasadena features a diversity of large employers including public higher institutions, specialized NASA training laboratories, healthcare companies, and financial firms. The thriving city continues to attract industries that demand gifted employees.



PASADENA TOP EMPLOYERS

Pasadena enjoys a unique position as one of Los Angeles' most robust creative markets, with nearly one in six jobs in Pasadena in professional or creative fields, outpacing Seattle, Portland, San Jose and Austin. Core industries such as finance, insurance, healthcare and engineering continue to flourish in Pasadena and are a resilient source of tenant demand.

Pasadena has long been home to a range of top employers, including world-class engineering, finance, technology and healthcare companies such as Bank of America, Jacobs Engineering, Parsons Engineering, Western Asset Management, Huntington Memorial Hospital, Kaiser Permanente and, the largest employer, Jet Propulsion Laboratory.

Highlighted in the table below are the largest employers in Pasadena:

PASADENA'S LARGEST EMPLOYERS

Rank	Company	Industry	Employees
1	Jet Propulsion Laboratory	Aerospace	6,065
2	Huntington Memorial Hospital	Hospital	3,957
3	California Institute of Technology	Education	3,900
4	Kaiser Permanente	Health Care	3,059
5	ATT	Telecom	2,525
6	The City of Pasadena	Government	2,153
7	Pasadena Unified School District	Education	2,098
8	Bank of America	Banking	1,654
9	Art Center College of Design	Education	1,172
10	Pasadena City College	Education	831

JPL



PASADENA: LA'S OTHER GREAT TECH HUB

A series of demographic, educational, and economic factors all contribute to Pasadena's organic development as a thriving regional nexus for tech innovation and creative industries.

- As the home of California Institute of Technology ("Caltech") and NASA's Jet Propulsion Lab ("JPL"), Pasadena attracts roughly \$1.9 billion annually in R&D funding from the US government, and has received over \$25 billion since 2001, more than any other innovative hub in the country.
- Nearly 1 in 6 jobs in Pasadena are in professional or creative fields, rivaling that of other creative hubs such as Seattle, Portland, San Jose and Austin.
- Southern California is the recipient of more than \$2 billion in venture capital funding annually.
- Since 2015 venture capitalists invested \$386 million into 41 L.A. companies, including a \$52 million raise for Calhoun Vision, a Pasadena-based company specializing in implantable eye lenses for cataract patients.

While the city is already home to over 100 different tech, creative and design firms, a number of recent and on-going developments point to Pasadena's continued status as one of Los Angeles' burgeoning tech hubs:



INNOVATE PASADENA

CROSSCAMPUS

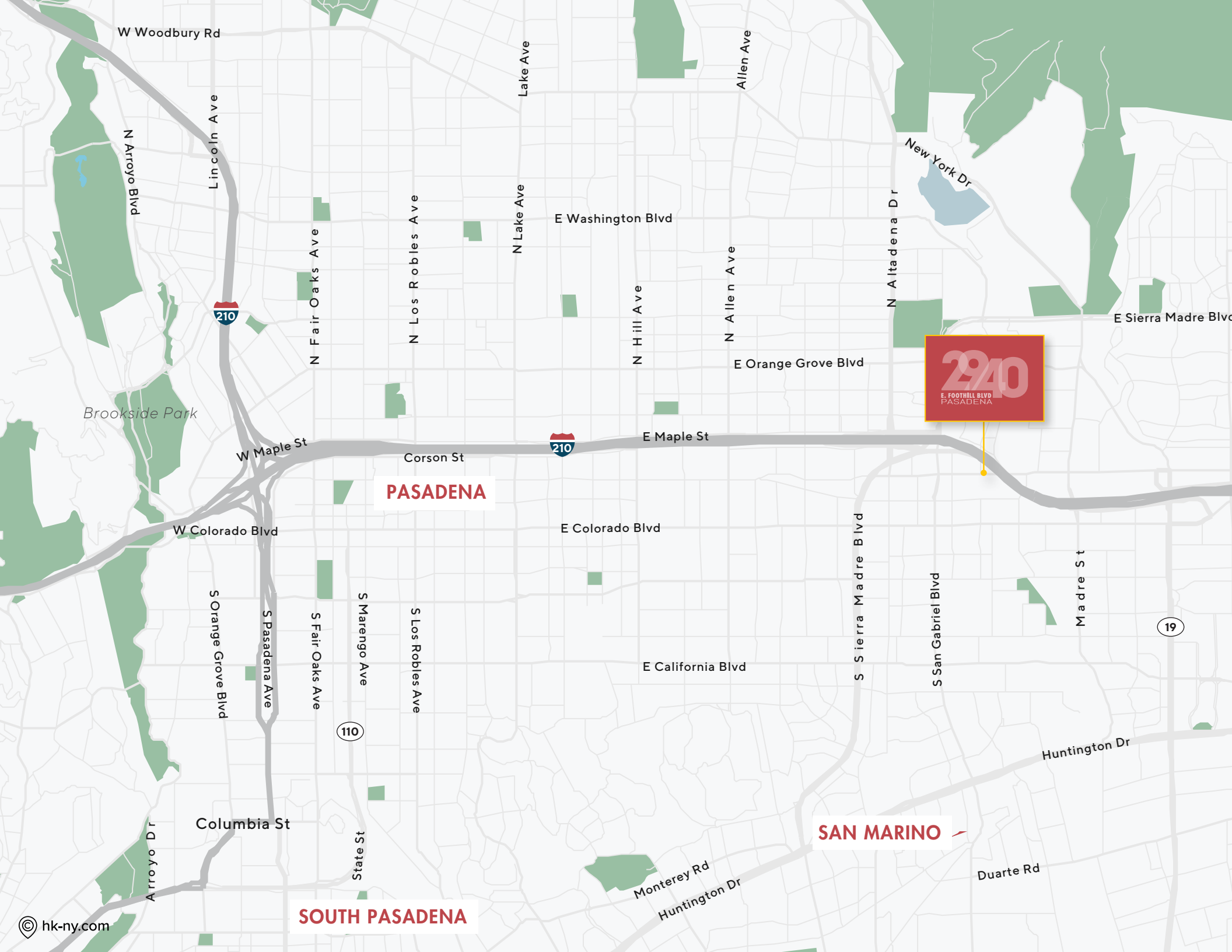
Idealab: Founded in Pasadena in 1996 by a Cal Tech alumnus, Bill Gross, IdeaLab is a business incubator that has helped found and operate over 125 companies, of which 40 were eventually acquired or filed for IPO's, including Picasa, NetZero, Overture, and City Search.

Design Accelerator: In 2013, a partnership between Cal Tech & the Art Center College of Design created the Design Accelerator. Housed in the IdeaLab building in Old Town Pasadena, the Design Accelerator is an incubator dedicated to fusing tech innovation, high level design and successful business practices for a number of the top startups and entrepreneurs in Los Angeles.

Pasadena Angels: Started in 2000, Pasadena Angels is one of the region's most prominent venture capital firms, and has invested over \$30 million in early stage capital in four dozen Southern California companies, including many in Pasadena.

Innovate Pasadena: A private-public partnership between business and elected leaders, entrepreneurs, scientists, designers and educators, is dedicated to fostering Pasadena's tech and innovation sectors. In October 2014 the organization sponsored "Envision 2014," a business summit meant to spotlight and promote Pasadena's role as a tech and innovation hub.

Cross Campus: Started in Santa Monica in 2012, Cross Campus is a membership-based collaborative work space company. With aims of aggressive expansion throughout Southern California, Cross Campus opened its second ever location, a 16,000 square foot space in a tech-oriented building, in Pasadena in February 2015 to serve as a "community hub for innovators in the Pasadena region."



2940
E. FOOTHILL BLVD
PASADENA

PASADENA

SAN MARINO

SOUTH PASADENA

TRANSPORTATION

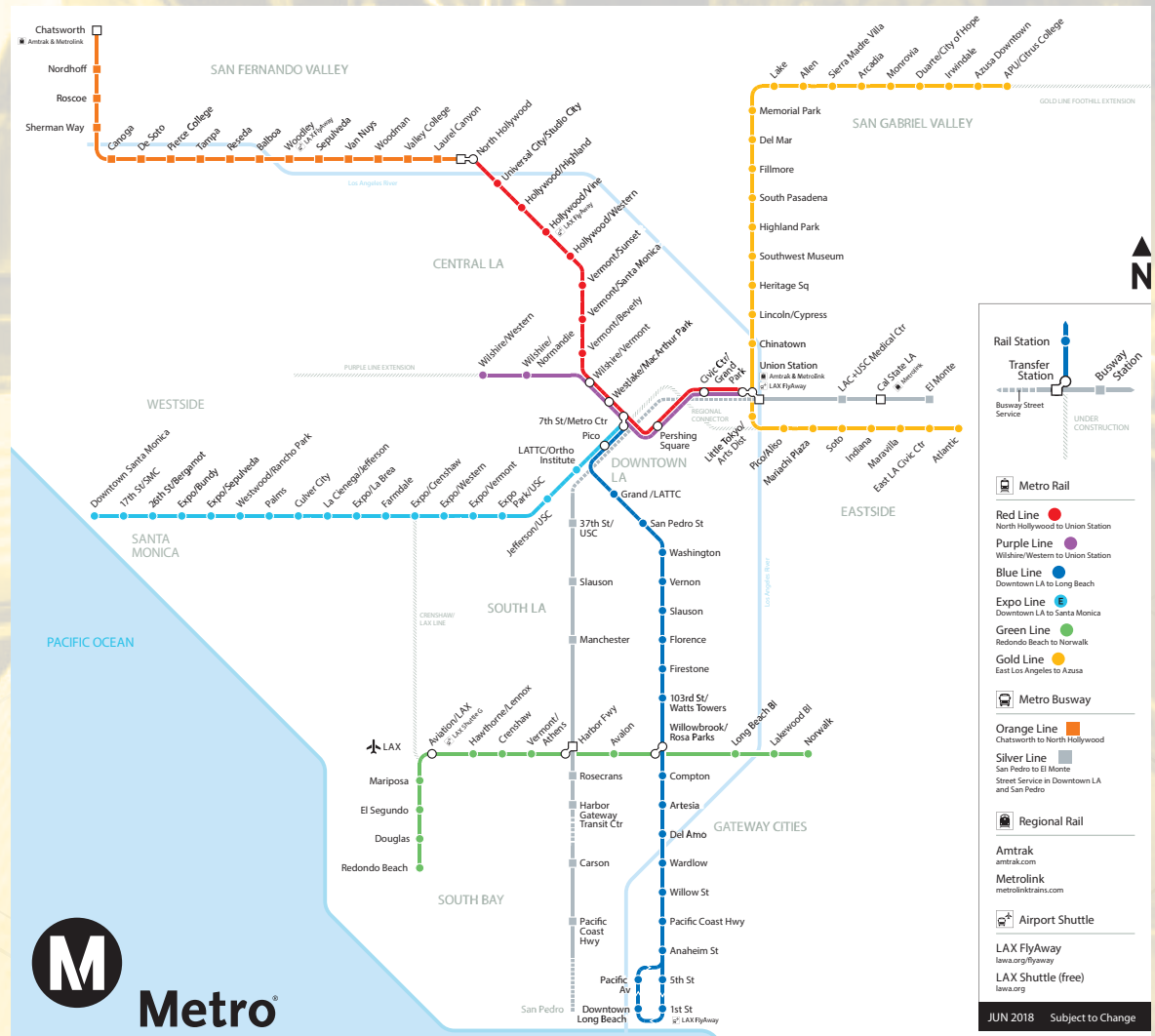
GREATER LOS ANGELES

Pasadena is served by an intricate transportation network which includes public transportation and air travel as well as access to some of the region's most well-travelled freeways. Pasadena is intersected by three major freeways: The Pasadena (110) Freeway connecting directly to Downtown Los Angeles; the Foothill (210) Freeway linking communities to the north and east of the city; and the Ventura (134) Freeway leading westward to the San Fernando Valley and Ventura County.

With seven stations throughout Pasadena, The Metro Gold Line links the city with Downtown Los Angeles and services the communities of Chinatown, Lincoln Heights, Highland Park, South Pasadena, and Pasadena. Recently opened, the Gold Line now extends further east linking Pasadena with the cities of Arcadia, Monrovia, Duarte, Irwindale and Azusa, with future extensions planned to connect Glendora, San Dimas, La Verne, Pomona, Claremont and Montclair.

DESTINATION	TRAVEL TIME*
Azusa	23 minutes
Downtown Los Angeles	30 minutes
USC	1 hour
Santa Monica	1 hour 10 minutes

(From Sierra Madre Villa Station)



BOB HOPE AIRPORT

Formerly the Burbank/Glendale/Pasadena Airport is located approximately 18 miles northwest of the Property and offers 89 non-stop domestic departures on eight air carriers: American, Alaska, Delta, Jet Blue, Southwest, Skybus, United and US Airways. This highly efficient and convenient airport transported approximately 3.5 million passengers and over 101.5 million pounds of cargo as of December 2014. In July 2014, the airport opened the first phase of its \$112 million Regional Intermodal Transit Center, which is the largest renovation project in the airport's history.



PASADENA LOCAL

Pasadena is an invitingly walkable and commuter-friendly community, as it features a smart, streamlined transit system. Whether staying locally or venturing to neighboring valleys by bus, visitors can choose from the brightly colored Pasadena ARTS Bus that travels between Old Pasadena, South Lake Avenue, and the Playhouse District or the Foothill Transit Authority Buses that serves the San Gabriel and Pomona Valleys. Additionally, named the most bike-friendly city in LA County, Pasadena has 50 miles of bike routes to jobs, shopping centers, schools and Metro Gold Line stations.



WORLD RENOWNED INSTITUTIONS, TRADITIONS AND AMENITIES

CALIFORNIA INSTITUTE OF TECHNOLOGY

CalTech is world-renowned as the home of earthquake science, space research and the International Planetary Society. Its 124-acre campus has a student body of 2,100 and its alumni and faculty have garnered 31 Nobel Prizes. Caltech was ranked 1st internationally in 2013 by the Times Higher Education World University Rankings, ahead of notable others such as the University of Oxford and Harvard University.

JET PROPULSION LABORATORY

Located on 177 acres, and managed by Caltech, JPL is the federally funded NASA field center for research and development. The facility is one of NASA's leading centers for planetary exploration with an estimated budget over \$1 billion.

ART CENTER COLLEGE OF DESIGN

Art Center is ranked as one of the top five art schools in the United States and is the leading school for automotive design in the world.

ROSE BOWL

Pasadena is famously home to the 90,000 seat Rose Bowl Stadium, which hosts the annual Tournament of Roses. Each New Year's Day for more than a century, the world focuses its attention on Pasadena, the site for The Rose Parade and college football's Rose Bowl Game. A National Historic Landmark built in 1922, the Rose Bowl has hosted five NFL Super Bowl games, the 1984 Olympic soccer games, the 1994 Men's World Cup and the 1999 Women's World Cup, as well as continuing to serve as the "home" field for the UCLA Bruins. In 2013, the iconic stadium completed a \$181 million renovation to maintain its facilities on par with some of the premier entertainment venues in the country.



CULTURAL AMENITIES

Pasadena offers one of Los Angeles County's most extensive list of cultural venues including the Norton Simon Museum, the historic Pasadena Playhouse, the Pasadena Civic Auditorium, the Ambassador Auditorium (formerly home to the Emmy Awards), the Huntington Library, Art Gallery & Botanical Gardens and the Wrigley Mansion & Gardens. Lastly, one of the more interesting "cultural" attractions in Pasadena is the Rose Bowl Flea Market, held the first Sunday of every month drawing over 2,500 vendors and more than 20,000 shoppers each month.



OLD TOWN PASADENA

This historic 22-block area, known for its bustling streetscapes and beautiful architectural styles, is a regional attraction with a collection of tenants such as Tiffany & Co., Crate & Barrel, J Crew, Tesla, local retailers, galleries and trendy boutiques, that complement an outstanding array of the region's finest restaurants. The area's imaginative cultural programming of outdoor film festivals, live concerts, site-specific art installations and community gatherings make it a pioneer in public space creation.



PLAYHOUSE AND CIVIC CENTER DISTRICT

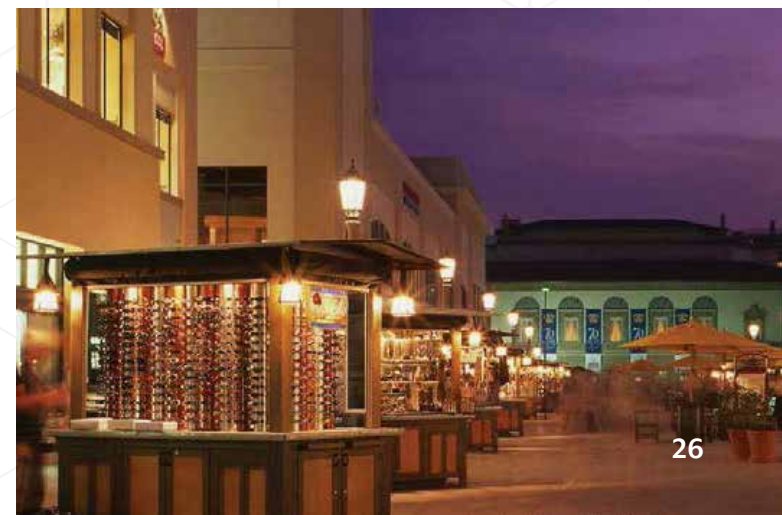
Anchored by the Pasadena Playhouse, this district features an eclectic mix of bookstores, antique and specialty shops, restaurants and historic architecture. The district features numerous shopping and dining opportunities. Acclaimed for its theatres, galleries and home furnishing showrooms, the Playhouse District is also home to the Pacific Asia Museum and the Pasadena Museum of California Art, two of Pasadena's premier museums.

The District also provides a bevy of evening entertainment options with outdoor music, fine dining and an array of live theater venues to choose from including, the Pasadena Playhouse State Theatre (at the District's center since 1925), the Boston Court Performing Arts Center, the Furious Theatre Company, and the Ice House Comedy Club. Moviegoers can also enjoy indie films at Laemmle's or at the Academy.



PASEO COLORADO

This three-block, mixed-use open-air urban village brings together national and regional retailers with over 60 upscale retail shops, a 14-screen movie complex, an Equinox fitness center, a variety of restaurants and outdoor cafes, 391 residential units and an office component. The former Macy's at the eastern end is currently being transformed into a Hyatt Place Hotel.



MARKET OVERVIEW

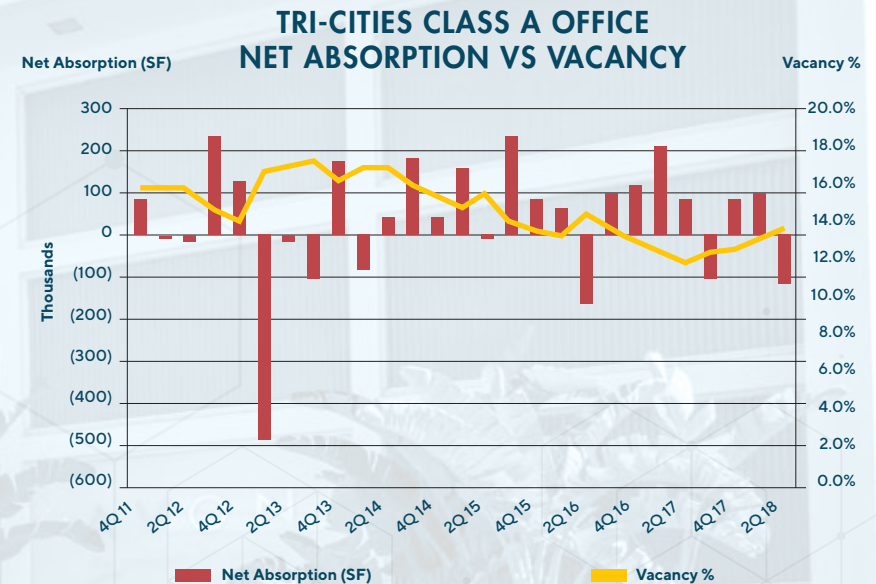
TRI-CITIES OFFICE MARKET OVERVIEW

The Tri-Cities office market has historically been among the strongest performing office markets in Southern California. Spanning Pasadena, Glendale, and Burbank, the market enjoys convenient access to a well-educated workforce, proximity to both executive and affordable housing and access to upscale amenities. The market enjoys a diverse local tenant base that includes entertainment, media, technology, financial services, legal services, engineering, and healthcare/medical industries. Some notable tenants in the market include Disney, Warner Bros, JPL, Kaiser, Jacobs Engineering, Cal Tech, AT&T, ABC and others.

PASADENA/ARCADIA MONROVIA OFFICE MARKET OVERVIEW

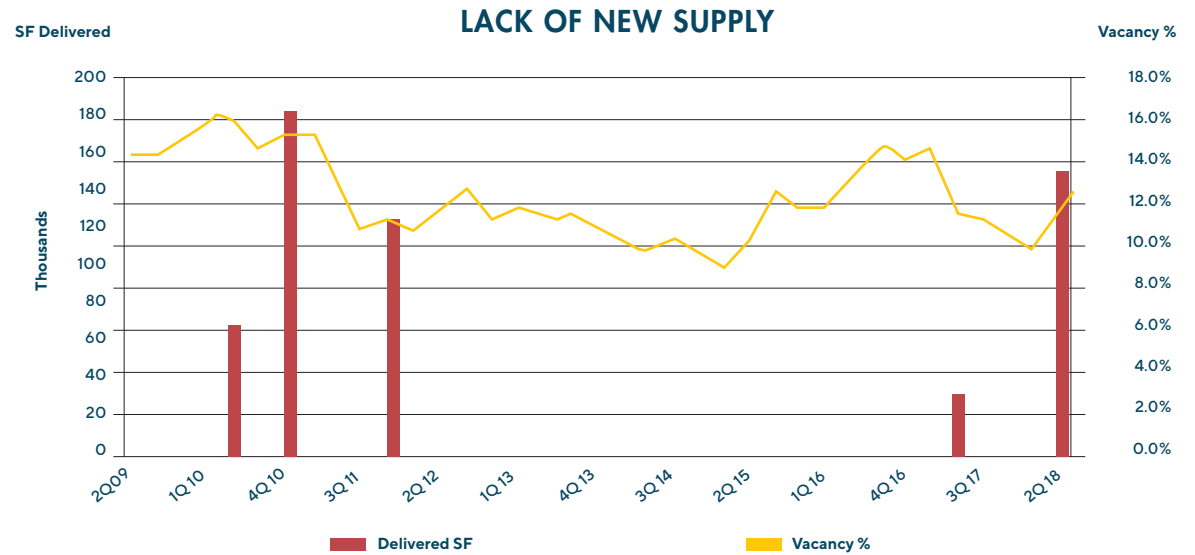
Pasadena is one of the metro’s primary research and technology clusters. Home to the California Institute of Technology, NASA’s Jet Propulsion Laboratory, Huntington Medical Research Institute, and IdeaLab, it is a hub of engineering, high tech, education, and healthcare. With 6.9 million square feet of Class A office space, Pasadena is the Tri-Cities’ largest submarket and has consistently maintained one of the market’s lowest vacancy rates and one of the highest rental rates. Pasadena benefits from the bright minds of Caltech, JPL and Art Center, attracting residents and companies that are driving a tech and startup revolution. Pasadena’s total office supply boasts a 10-year average occupancy exceeding 90%, demonstrating its diverse tenant appeal and historical prominence as one of the healthiest submarkets in Southern California. At mid-year 2018, the vacancy rate was at its lowest level in a decade, buoyed by Doheny Eye Institutes’ move into their recently renovated 110,000 SF facility on Orange Grove Blvd. Thanks to healthy demand and a limited development pipeline, Pasadena tends to be a tight office market.

Outsized exposure to medical and educational tenants, which tend to be less susceptible to recessions, and abundant transit links, which aid in tenant retention. The submarket’s research institutions also serve as an effective anchor for local tech tenants, making them a less-risky asset than their consumer-tech counterparts on the Westside.



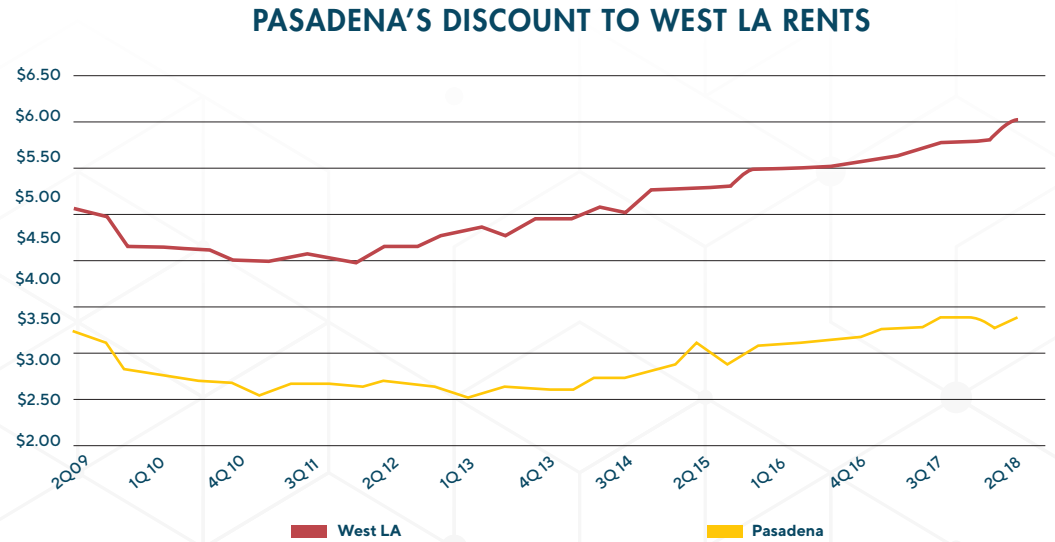
LACK OF SUPPLY

The pipeline is relatively bare, with Alexandria Real Estate’s new headquarters building on E Union St. the only project currently underway. A 100,000 SF medical office building has been proposed for a parking lot site on the corner of E. Colorado and S. Madison Ave. Expected to break ground some time in 2018, this would be one of the largest new office projects in Pasadena in over a decade.



SURGING RENTAL RATES

Rental rates have been surging, current Class A average asking rents of \$3.36/SF/FSG are over 25% higher than they were just 4 years ago. Compared to Westside LA, the Pasadena market remains a bargain. The Pasadena tech market is experiencing heightened demand due to Pasadena’s reputation as a tech incubator, and greater affordability when compared to Silicon Beach.





CLUSTERING IN BIOSCIENCE

Pasadena's bioscience industry is expanding, powered by a clustering of related businesses, research, clinical settings and talent. Pasadena is home to one of the six bioscience industry clusters in the United States, powered by the presence of major institutions and research centers. The organic growth of this industry cluster is being bolstered by the City's concerted effort in pursuing these tenants.

PASADENA

Company	Address
The Pasadena Bio Collaborative	2265 E. Foothill
Caltech Neuroscience Research	1200 E California Blvd
The Doheny Eye Institute	150 N. Orange Grove
The Huntington Medical Research Institute Research Lab	686 S Fair Oaks Ave
Magsphere Inc	1993 Locust St
LNK International Group	2114 E Foothill Blvd
Auritec Pharmaceuticals	2285 E Foothill Blvd
Arrowhead Pharmaceuticals	225 South Lake Ave (Suite 1050)
EPISONA	69 N Cataline Ave
Genervon Biopharmaceuticals	1055 E Colorado Blvd
Lotus Clinical Research	100 W. California Blvd (Suite 25)
Meditope Biosciences	177 E. Colorado Blvd (Suite 200)
O-Ray Pharma, Inc.	2285 East Foothill Blvd
Quick Biology	2265 East Foothill Blvd
Catalyst Pharmaceutical Research	1111 South Arroyo Parkway
EvoRx Technologies, Inc	129 N Hill Ave (Suite 103)
Neumedicines Inc	133 North Altadena Dr (Suite 310)
Huntington Medical Research Institute	99 N El Molino Ave



Angeles
National Forest

Falling Springs

Mt Sa
Antoni

TECH

As a result of Pasadena's diverse and highly-educated workforce, and with 1 in 6 jobs being in the professional or creative fields, Pasadena's start-up and high-tech industries are flourishing. Pasadena companies attract an average of \$1.9 billion annually in federal research and development funds, which is over \$14,000 per capita, more than any other innovation hub in the United States.

ARCADIA

Company	Address
City of Hope Arcadia	301 W. Huntington Dr (Suite 400)
Orchid Orthopedic Solutions	11911 Clark Street
GoldenBridge-Pharma Inc	814 Fairview Ave

MONROVIA

Company	Address
Lab Launch	605 E. Huntington Dr. (Suite)
Maven Biotechnologies	911 S Primrose Ave
Xencor	111 W. Lemon Ave
Belco Packaging Systems, Inc.	910 S. Mountain Ave
pH Solutions Inc	181 W. Huntington Dr
Spectral Platforms	870 S. Myrtle Ave
Chromologic	1225 S. Shamrock Ave
Oak Crest Institute of Science	132 W. Chestnut Ave
City of Hope Beckman Research Institute	S Shamrock Ave

DESIRABLE LIVE, WORK, PLAY CITY

Millennials are getting married, starting families and moving to the suburbs. Pasadena's housing fundamentals are proof of this and the City is poised to welcome this new generation of families. There are currently 624 multifamily units slated to be delivered in the Pasadena submarket over the course of the next five years. These projects cater to the highly educated and high wage-earning baby boomers and millennials who have been flocking to Pasadena's "live, work, play" environment. Pasadena is the cultural center of the San Gabriel Valley. The city boasts over 500 restaurants, 14 museums, 11 performing arts organizations, and hundreds of retailers and boutiques. Pasadena was incorporated as a city in 1886 and is having its renaissance today!



Civic Auditorium

El Monte

West Covina

57

Pomona

TRANSACTION GUIDELINES

The offering of 2940 E. Foothill Blvd. is being conducted exclusively by Jones Lang LaSalle (“JLL”). All questions and inquiries should be directed to JLL representatives listed below. Prospective investors are strongly discouraged from directly contacting Seller without the express written consent of JLL. Seller and JLL reserve the right to alter the Transaction Guidelines in their sole discretion.

JLL will be available to assist prospective investors to arrange on-site inspections and to answer any questions related to information contained in this Offering Memorandum. The prospective investor will be selected by Ownership in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Purchase price
- The source of capital, both equity and debt, for the transaction
- The amount of earnest money deposit including nonrefundable deposits
- Contingencies
- Leaseback rate and flexibility of term
- Detail on the closing expenses to be borne by either buyer or seller (i.e. escrow, title insurance, transfer taxes, etc.)
- A detailed schedule of the due diligence and requisite approval process and timing

JLL Disclaimer: This Offering Memorandum has been prepared by Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate (“JLL”) for use by a limited number of recipients. All information contained herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the property or the Owner has occurred since the date of the preparation of the Offering Memorandum.

All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. JLL and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum. Additional information and an opportunity to inspect the property may be made available, in Owner’s or JLL’s sole discretion, upon written request by interested and qualified prospective investors.

Owner and JLL each expressly reserves the right, in its sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

The recipient (“Recipient”) agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient’s employees, agents and consultants who have a valid need to know business reason to know such information (collectively, the “need to know parties”) will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of JLL and the Owner, (c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or JLL or for any purpose other than use in considering whether to purchase the property, and (d) recipient will notify each of the need to know parties of the terms of this agreement and will be responsible for breach of same by any of the need to know parties. The Recipient and the need to know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to JLL.

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