

PRIME RARE VACANT LOT AVAILABLE FOR SALE IN PASADENA

+/- 24,390 **(SOLD)** AND +/- 56,190 SQUARE FEET **(IN ESCROW)**



COLDWELL BANKER
COMMERCIAL
REALTY



AVAILABLE VACANT LOT:

APN 1: 5748-002-035 SELLING PRICE - \$4,498,000

Lot Size: +/- 56,190

APN 2: 5748-002-040 SELLING PRICE - \$998,000 - **SOLD FOR \$1,600,000**

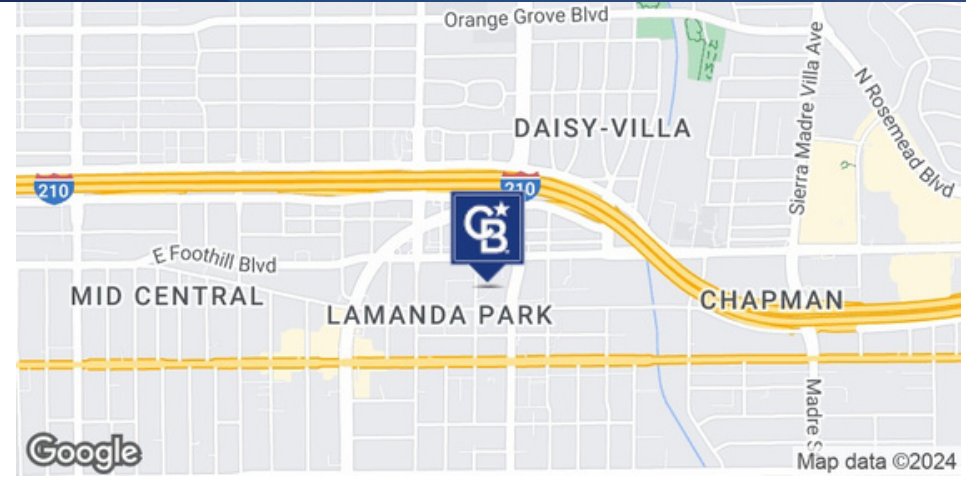
Lot Size: +/- 24,390 | Lot Dimension: +/- 60' x 390'

Bill Ukropina, CRE
626 844 2200
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CalDRE #00820557

Kathi Constanzo, CCIM
626 898 2308
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CalDRE #02067397

FOR SALE

VACANT LAND LOT FOR SALE ON WALNUT AND VINEDO IN PASADENA



OFFERING SUMMARY

APN 1: 5748-002-035 - IN ESCROW

- Lot Size: +/- 56,190 sq. ft.
- Price: \$4,498,000

APN 2: 5748-002-040 - SOLD

- Lot Size: +/- 24,390 sq. ft. | Lot Dimension: +/- 60' x 390'
- Price: \$998,000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	188	1,797	7,878
Total Population	441	4,075	18,712
Average HH Income	\$137,350	\$150,094	\$159,467

PROPERTY HIGHLIGHTS

Prime Location: Located in the vibrant and sought-after area of Pasadena, this lot offers an exceptional opportunity for development in a high-demand neighborhood.

Investment Potential: The substantial lot size and prime location make this a valuable investment with significant potential for appreciation and development opportunities.

Accessibility: Only 1/3 mile to 210 freeway, access from both Sierra Madre/Altadena Drive and San Gabriel Boulevard Ramps.

ZONING:

Click on the link below for further details:

[EPSP-d1-IG \(Subdistrict 1, Industrial General\)](#)

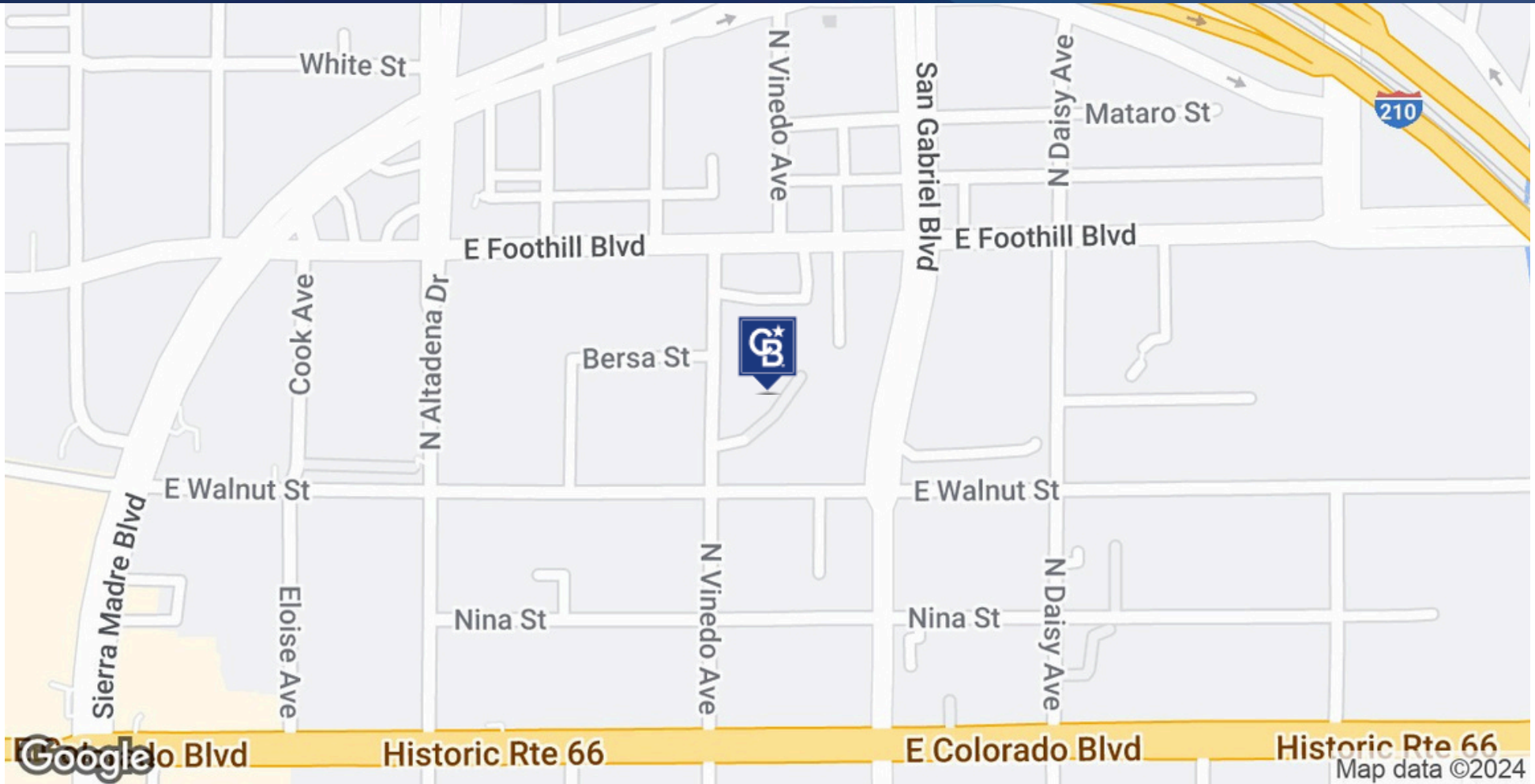
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ON WALNUT AND VINEDO IN PASADENA



PARCEL 1 - \$4,498,000

150 N Vinedo
Vacant Lot
Lazarian Walnut Properties
+/- 56,190 Lot Size
5748-002-035

Vacant Lot
Lazarian Walnut Properties
+/- 24,390 Lot Size
5748-002-040

**PARCEL 2
- \$998,000**

**SOLD FOR \$1,600,000
OVER \$600,000 ABOVE ASKING PRICE**



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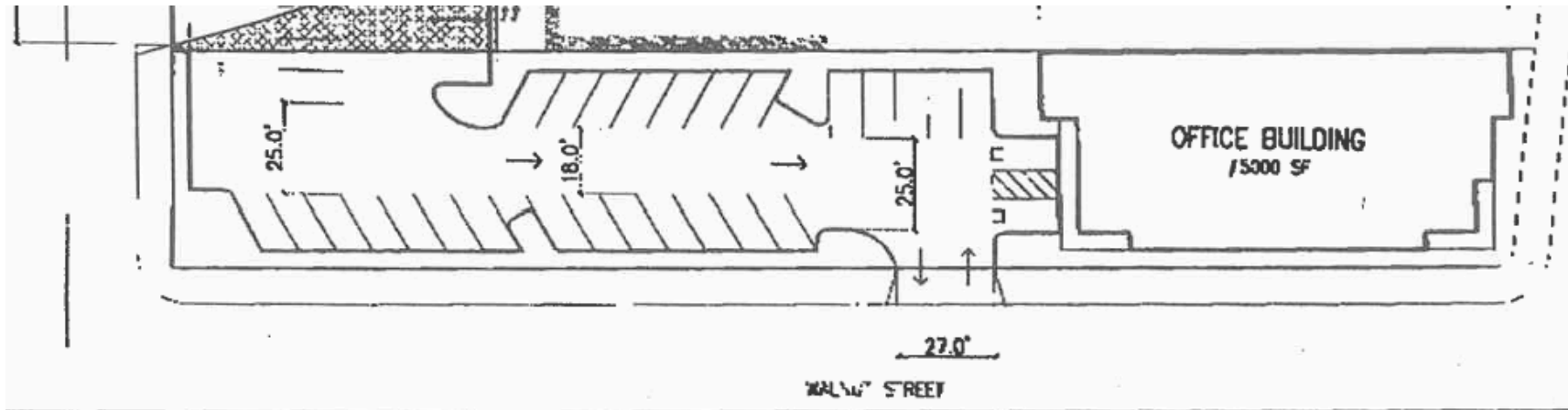
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- List Price: \$998,000

SOLD FOR \$1,600,000



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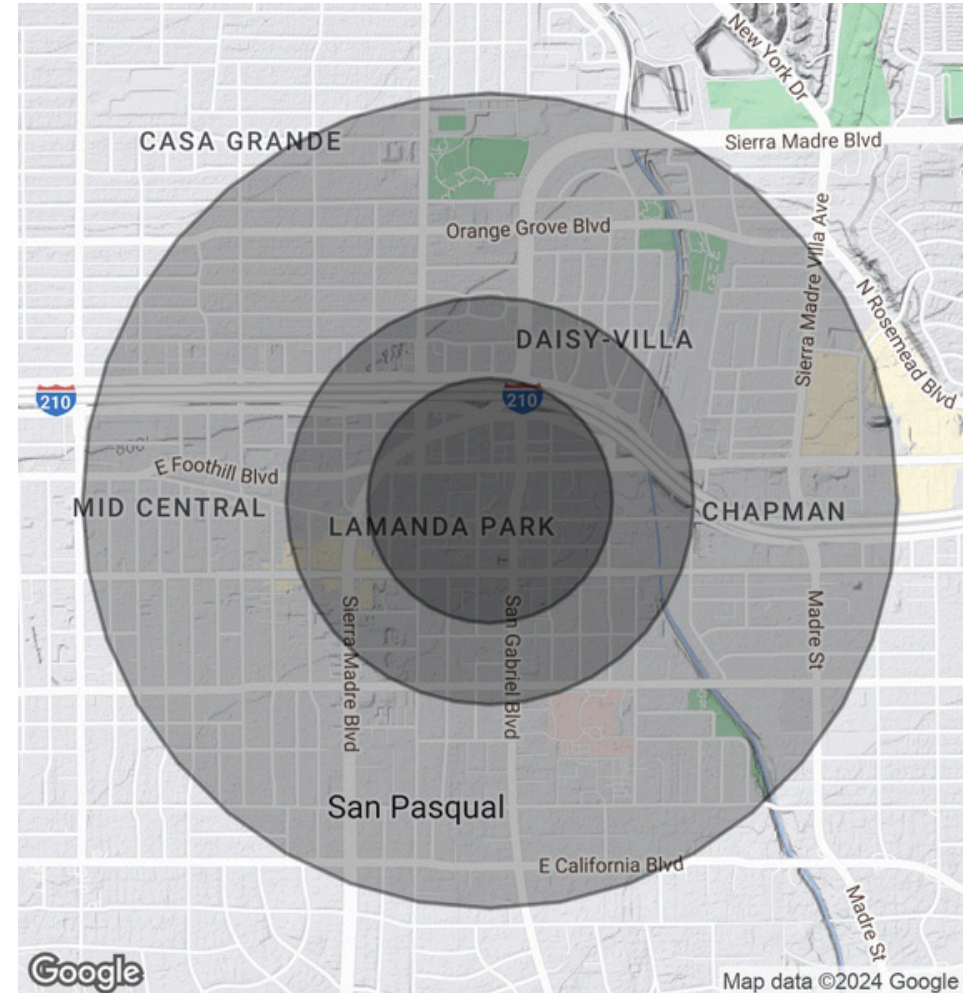
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	441	4,075	18,712
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	188	1,797	7,878
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$137,350	\$150,094	\$159,467
Average House Value	\$1,063,363	\$1,201,558	\$1,260,881

Demographics data derived from AlphaMap



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