

PERFECT FOR OWNER-USER



**FOR SALE - 3,540 SQUARE FEET
IN DOWNTOWN PASADENA**

YOUR NAME HERE



**3,540 SF HIGH IDENTITY OFFICE/WAREHOUSE/R&D NEAR LAKE AVENUE
MEDICAL OFFICE USE MAY BE POSSIBLE IN PORTION OF BUILDING**

731 E Walnut Street, Pasadena CA 91101

Very short walk to Lake Avenue Gold Line Station plus abundant retail amenities on Lake Avenue and Walnut Street
Very close to 210 Freeway Lake Avenue on/off ramp

OFFERING SUMMARY

ADDRESS	731 E Walnut Street Pasadena CA 91101
BUILDING SF	+/- 3,540 SF
LAND SF	+/- 6,994 SF
YEAR BUILT	1956
APN	5723-009-026
ZONING	PSC-

FINANCIAL SUMMARY

PRICE	\$1,750,000
PRICE PSF	\$494.35

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population 2024	44,730	179,292	461,302
Median HH Income 2024	\$83,793	\$108,827	\$106,210
Average HH Income	\$118,802	\$158,498	\$151,570

PROPERTY DESCRIPTION

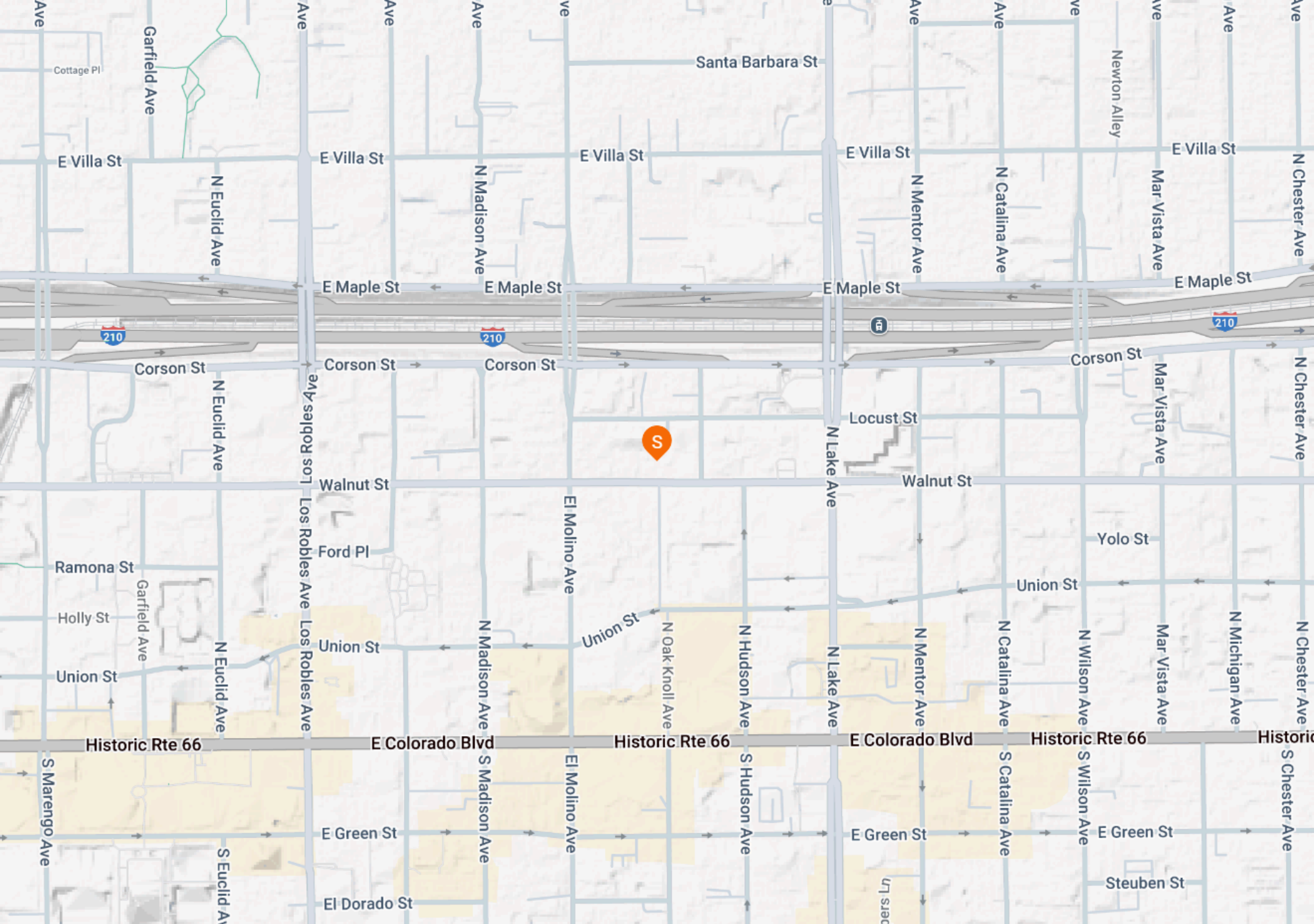
High identity Office/Warehouse/R&D Building near Lake Avenue and 210 Freeway. Beautiful office/showroom area in the front of the building and a warehouse area in the back with one ground level loading door.

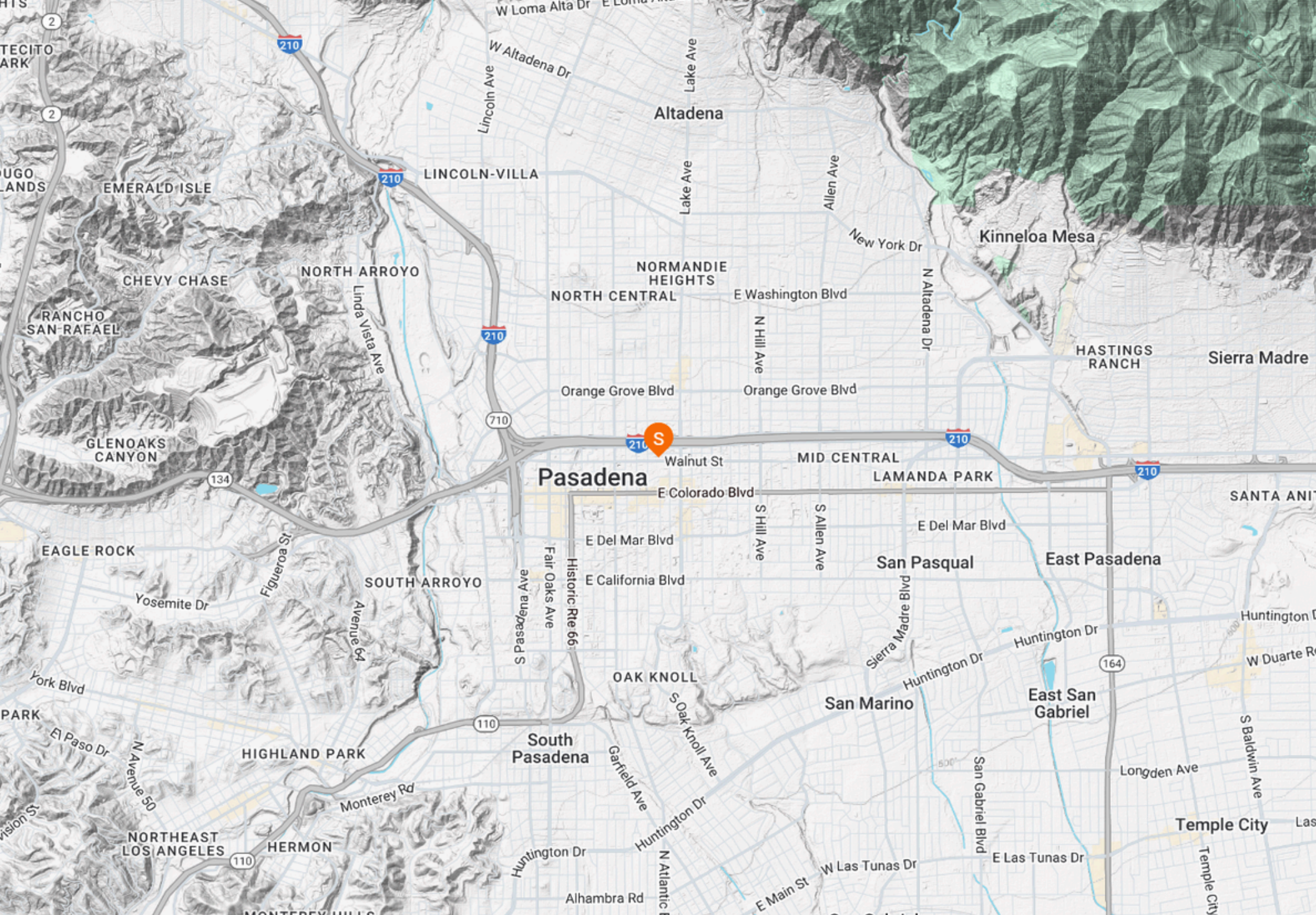
Offered at \$1,750,000, this versatile Office/Warehouse/R&D property very close to the Lake Avenue corridor is a rare opportunity. 3,540 SF on a 6,994 SF lot, the property features a beautifully designed office/showroom area at the front, perfect for client-facing operations or creative workspace. The rear of the building offers a functional warehouse area with a ground-level loading door, ideal for retail/office, storage or distribution. With its high-identity location and PSC zoning, this property is well-suited for businesses seeking a dynamic space that combines form and function. **Medical Office Use may be possible in portion of building.**

Contact us today to schedule a viewing and explore its full potential.

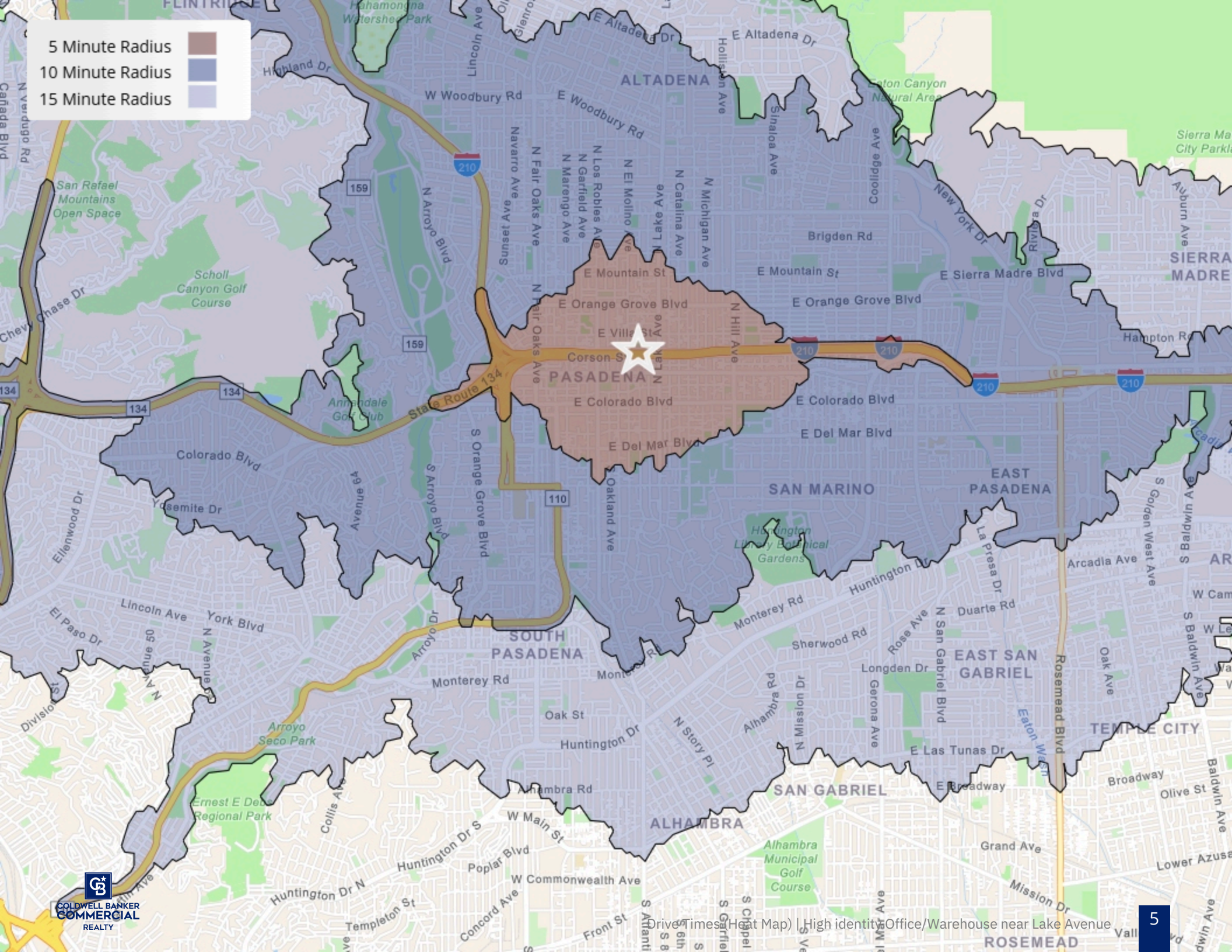
IMMEDIATELY AVAILABLE!

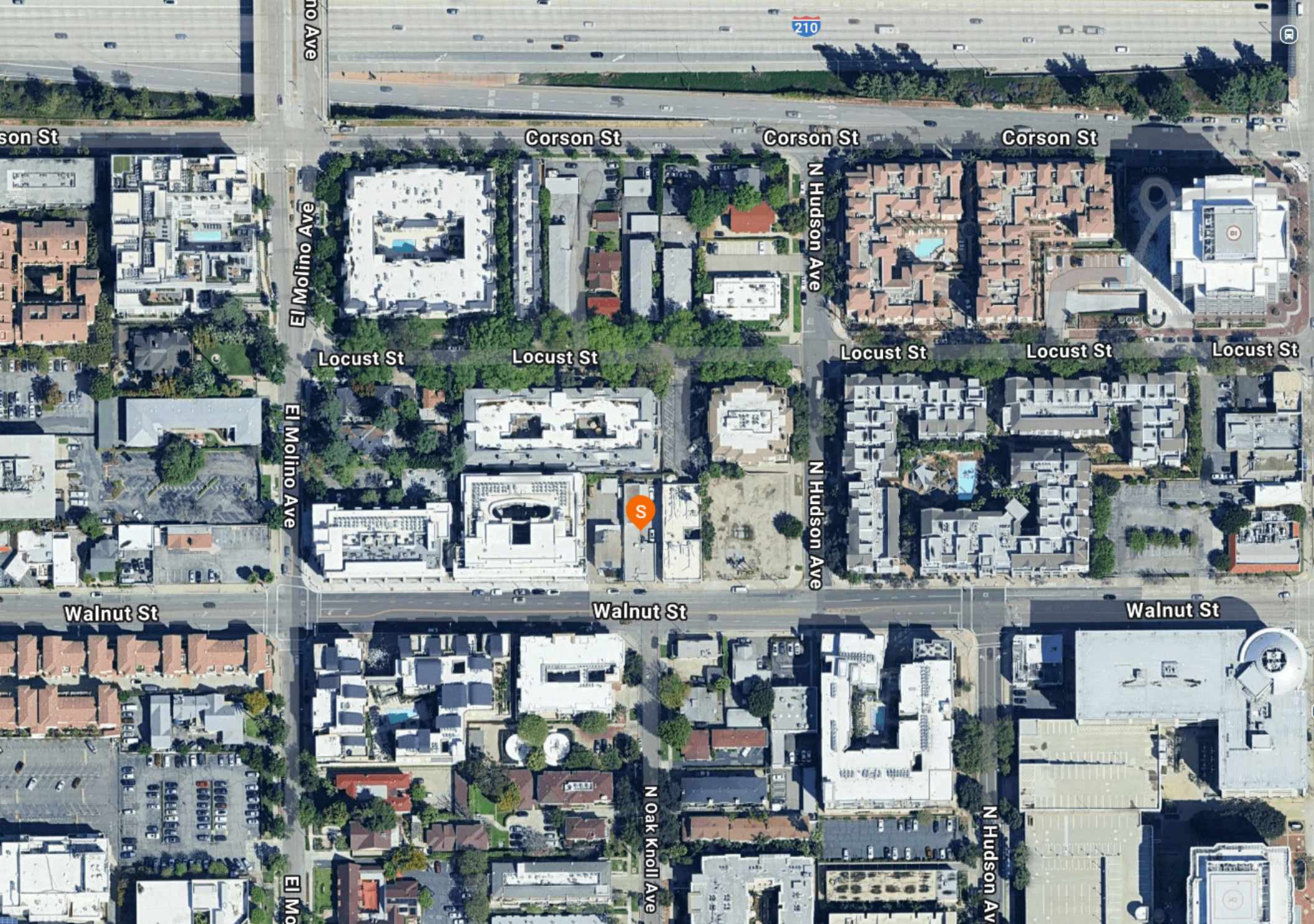


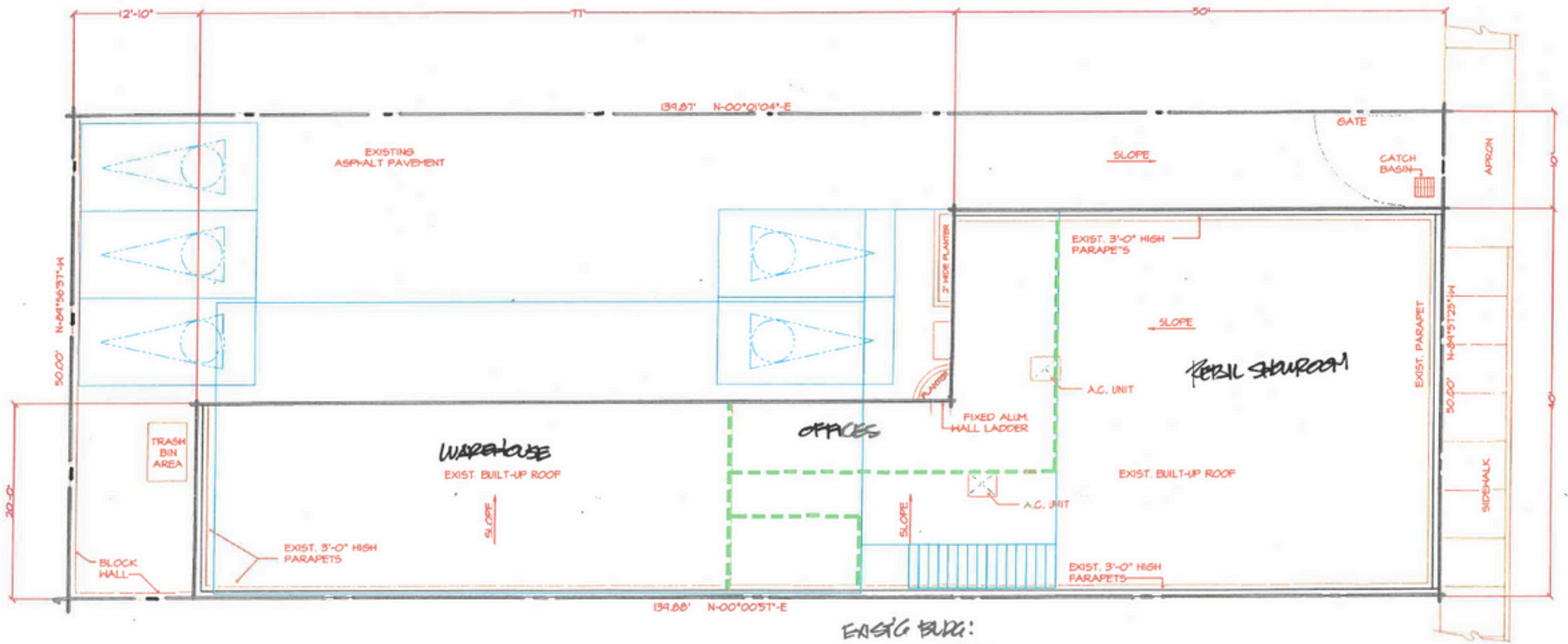




5 Minute Radius
 10 Minute Radius
 15 Minute Radius







EXIST'G BLDG:
 40x50 = 2000
 20x77 = 1540
 3540 S.F.

SITE PLAN
 SCALE: 1/8" = 1'-0"
 731 E. WALNUT



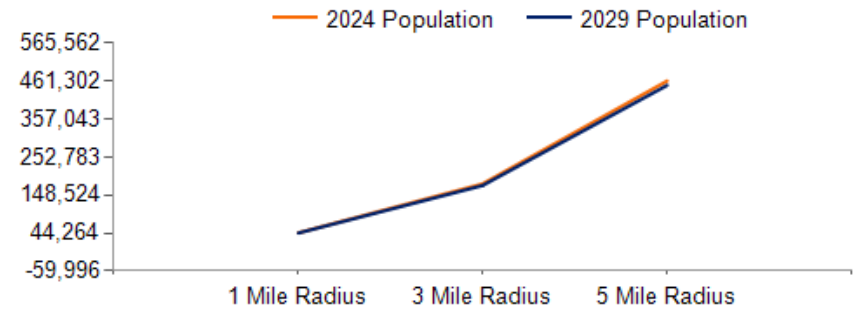




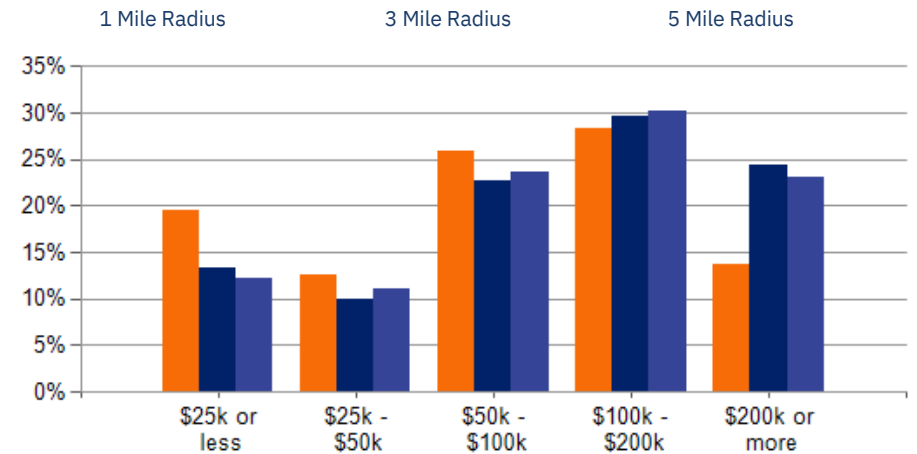
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	41,211	179,354	474,482
2010 Population	44,264	183,334	477,616
2024 Population	44,730	179,292	461,302
2029 Population	44,264	174,803	449,338
2024-2029: Population: Growth Rate	-1.05%	-2.55%	-2.60%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,025	6,618	13,286
\$15,000-\$24,999	1,252	3,331	8,391
\$25,000-\$34,999	1,267	3,203	8,166
\$35,000-\$49,999	1,483	4,192	11,676
\$50,000-\$74,999	2,644	8,553	21,566
\$75,000-\$99,999	2,999	8,466	20,600
\$100,000-\$149,999	3,750	12,633	31,902
\$150,000-\$199,999	2,428	9,542	21,925
\$200,000 or greater	3,008	18,267	41,069
Median HH Income	\$83,793	\$108,827	\$106,210
Average HH Income	\$118,802	\$158,498	\$151,570

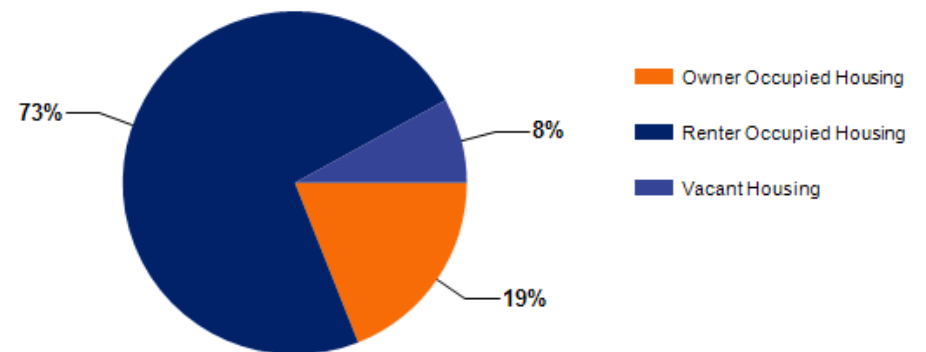
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	18,769	71,654	175,724
2010 Total Households	20,496	72,227	174,192
2024 Total Households	21,856	74,805	178,580
2029 Total Households	22,345	75,179	179,154
2024 Average Household Size	1.98	2.35	2.54
2024-2029: Households: Growth Rate	2.20%	0.50%	0.30%



2024 Household Income

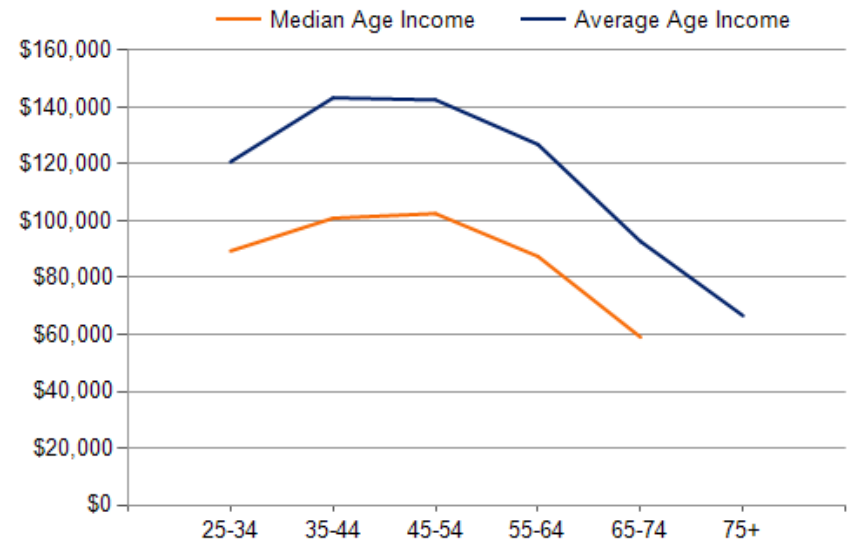
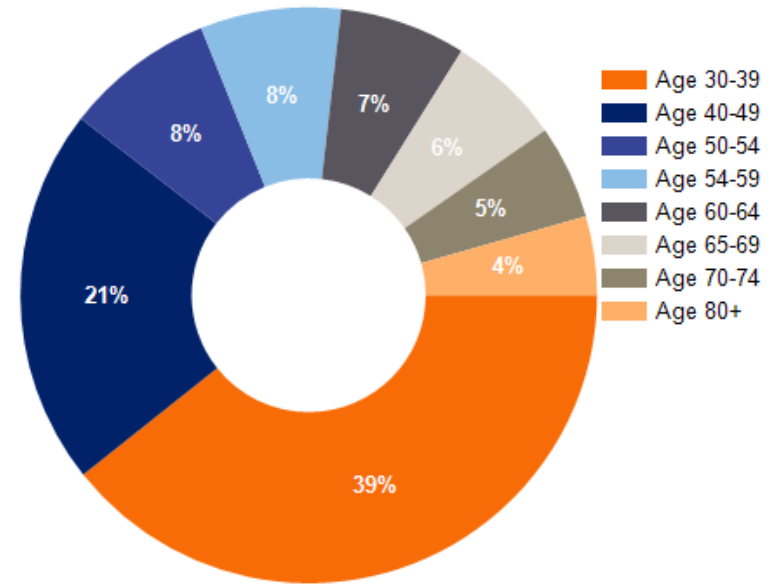


2024 Own vs. Rent - 1 Mile Radius



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	6,326	15,710	37,633
2024 Population Age 35-39	4,757	14,231	35,557
2024 Population Age 40-44	3,405	13,166	33,979
2024 Population Age 45-49	2,579	11,735	30,988
2024 Population Age 50-54	2,372	12,103	32,268
2024 Population Age 55-59	2,222	11,174	29,264
2024 Population Age 60-64	2,002	10,966	28,602
2024 Population Age 65-69	1,807	9,759	25,268
2024 Population Age 70-74	1,489	8,388	21,493
2024 Population Age 75-79	1,247	6,692	16,624
2024 Population Age 80-84	860	4,340	10,682
2024 Population Age 85+	1,033	4,725	12,260
2024 Population Age 18+	38,971	150,184	383,609
2024 Median Age 2029	37	41	42
Median Age	38	43	43

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,365	\$100,759	\$98,054
Average Household Income 25-34	\$120,744	\$138,865	\$133,592
Median Household Income 35-44	\$100,900	\$129,947	\$125,151
Average Household Income 35-44	\$143,242	\$176,980	\$168,577
Median Household Income 45-54	\$102,514	\$150,823	\$139,266
Average Household Income 45-54	\$142,541	\$196,945	\$184,463
Median Household Income 55-64	\$87,459	\$138,176	\$126,945
Average Household Income 55-64	\$126,853	\$187,976	\$175,598
Median Household Income 65-74	\$59,056	\$91,058	\$89,946
Average Household Income 65-74	\$92,720	\$141,738	\$135,618
Average Household Income 75+	\$66,608	\$101,459	\$96,403



High identity Office/Warehouse near Lake Avenue

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