

# FOR SALE

## TWO RARE HEADQUARTERS OFFICE BUILDINGS ON PRIME HIGHLY VISIBLE CORNER IN SOUTH PASADENA

1600 HUNTINGTON DRIVE & 1810 FAIR OAKS SOUTH PASADENA, CA 91030



**1600 HUNTINGTON DRIVE:**

**BUILDING SIZE: 18,517 SF**

**LOT SIZE: 35,099 SF**

**\$9,780,000**

**IF BOTH BUILDINGS ARE PURCHASED,  
OWNER WILL OFFER A DISCOUNT**

**1810 FAIR OAKS AVENUE:**

**BUILDING SIZE: 12,915 SF**

**LOT SIZE: 14,436 SF**

**\$4,750,000**

**BILL UKROPINA**

O: 626.844.2200

BILL.UKROPINA@CBCNRT.COM

CALDRE#: 00820557

**ROBERT IP**

O: 626.394.2527

ROBERT.IP@CBCNRT.COM

CALDRE#: 01876261

**KATHI CONSTANZO**

O: 626.898.2308

KATHI.CONSTANZO@CBCNRT.COM

CALDRE#: 02067397

**CHRISTINA BURDETTE**

O: 719.367.1825

CHRISTINA.BURDETTE@CBREALTY.COM

CALDRE#: 02227715



**COLDWELL BANKER  
COMMERCIAL  
REALTY**



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**1600 Huntington Drive & 1810 Fair Oaks Avenue**

South Pasadena, CA 91030



## PROPERTY DESCRIPTION

### FIRST TIME ON MARKET FOR SALE

TWO RARE HEADQUARTERS OFFICE BUILDINGS ON PRIME HIGHLY VISIBLE CORNER IN SOUTH PASADENA

1600 Huntington Drive:

Building Size: 18,517 SF

Lot Size: 35,099 SF

\$9,780,000

Approximately 74 Parking Spaces - Parking Ratio: 4 per 1,000

1810 Fair Oaks Avenue:

Building Size: 12,915 SF

Lot Size: 14,436 SF

\$4,750,000

Approximately 28 Parking Spaces

## OFFERING SUMMARY

Total Sales Price for both Buildings: \$14,530,000

Total Building Size for both Buildings: 31,432 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	791	2,873	11,629
Total Population	1,719	6,681	29,273
Average HH Income	\$131,008	\$143,910	\$128,535

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**1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030**



**BUILDING NO. 1**  
**Building Size: 18,517 SF**  
**Lot Size: 35,099 SF**  
**\$9,780,000**

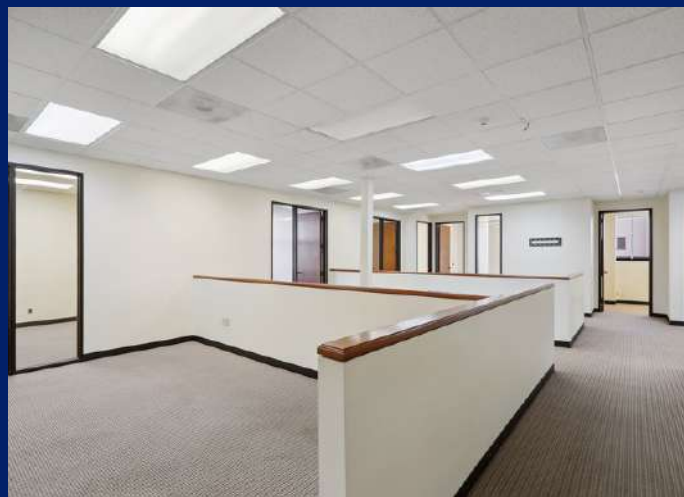


# 1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030





# 1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030



# FLOOR PLAN - 1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030

## FIRST FLOOR

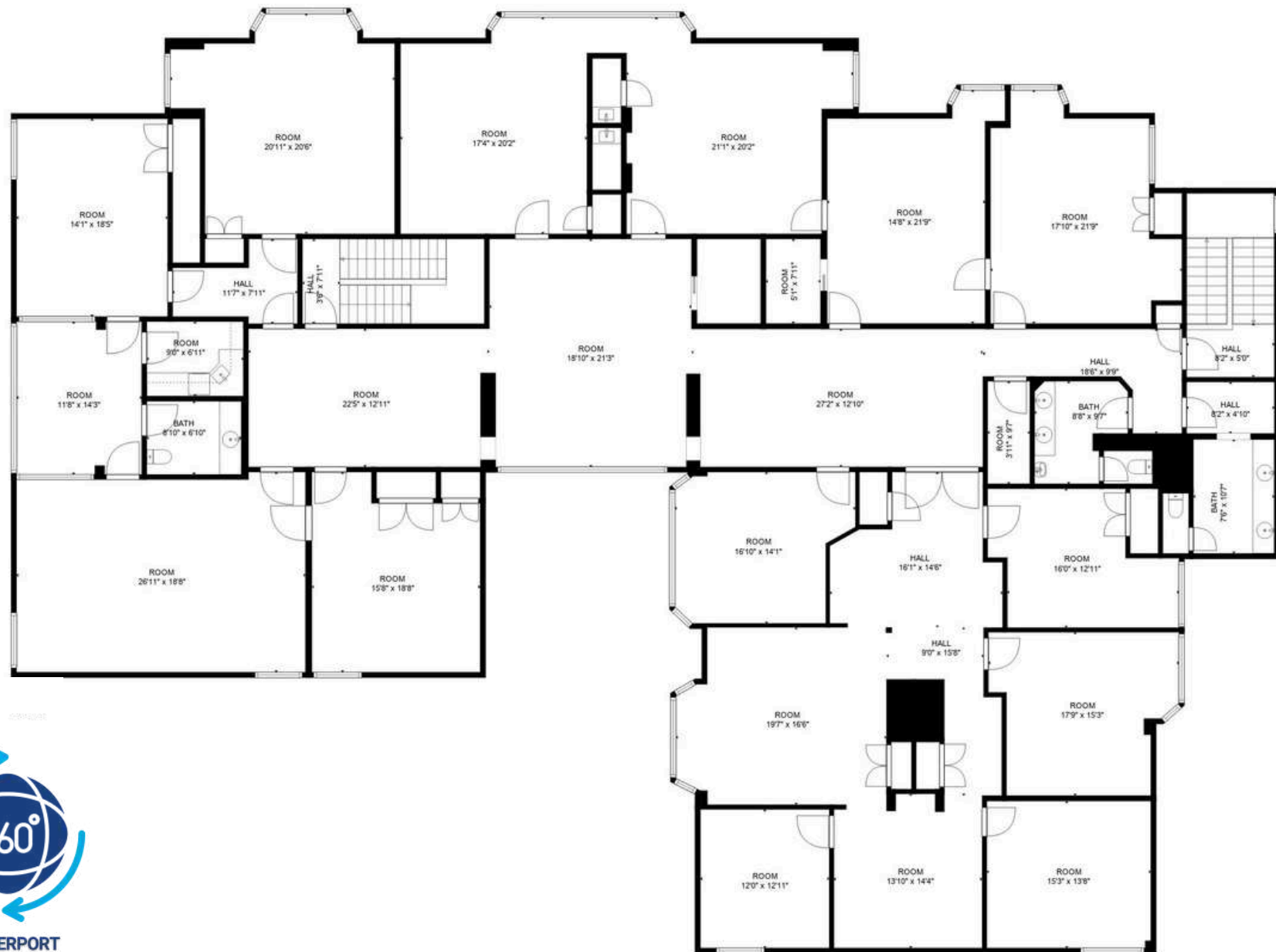


**TOTAL: 15,757 SF**

BASEMENT: 1,484 SF, FIRST FLOOR: 7,128 SF, SECOND FLOOR: 7,145 SF

EXCLUDED AREAS: STORAGE 1,582 SF

## SECOND FLOOR



**TOTAL: 15,757 SF**

BASEMENT: 1,484 SF, FIRST FLOOR: 7,128 SF, SECOND FLOOR: 7,145 SF

EXCLUDED AREAS: STORAGE 1,582 SF



# FLOOR PLAN - 1600 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030

## BASEMENT



FLOOR 1



**TOTAL: 15,757 SF**

BASEMENT: 1,484 SF, FIRST FLOOR: 7,128 SF, SECOND FLOOR: 7,145 SF  
EXCLUDED AREAS: STORAGE 1,582 SF



**1810 FAIR OAKS, SOUTH PASADENA, CA 91030**



1810

BUILDING

**BUILDING NO. 2**  
**Building Size: 12,915 SF**  
**Lot Size: 14,436 SF**  
**\$4,750,000**

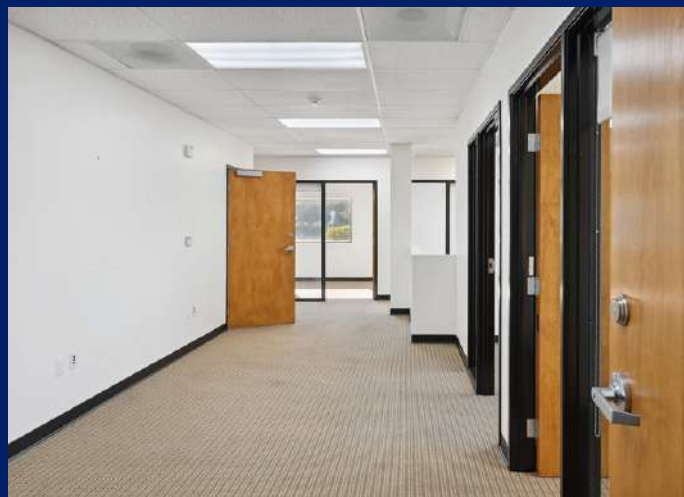


# 1810 FAIR OAKS, SOUTH PASADENA, CA 91030





# 1810 FAIR OAKS, SOUTH PASADENA, CA 91030





# FLOOR PLAN - 1810 FAIR OAKS, SOUTH PASADENA, CA 91030

## BASEMENT AND FIRST FLOOR



**TOTAL: 13,253 SF**

BASEMENT: 789 SF, FIRST FLOOR: 4,989 SF, SECOND FLOOR: 5,109 SF, THIRD FLOOR: 2,366 SF  
EXCLUDED AREAS: PORCH: 142 SF



**MATTERPORT  
VIRTUAL TOUR**



# FLOOR PLAN - 1810 FAIR OAKS, SOUTH PASADENA, CA 91030

## SECOND FLOOR



**TOTAL: 13,253 SF**

BASEMENT: 789 SF, FIRST FLOOR: 4,989 SF, SECOND FLOOR: 5,109 SF, THIRD FLOOR: 2,366 SF  
EXCLUDED AREAS: PORCH: 142 SF

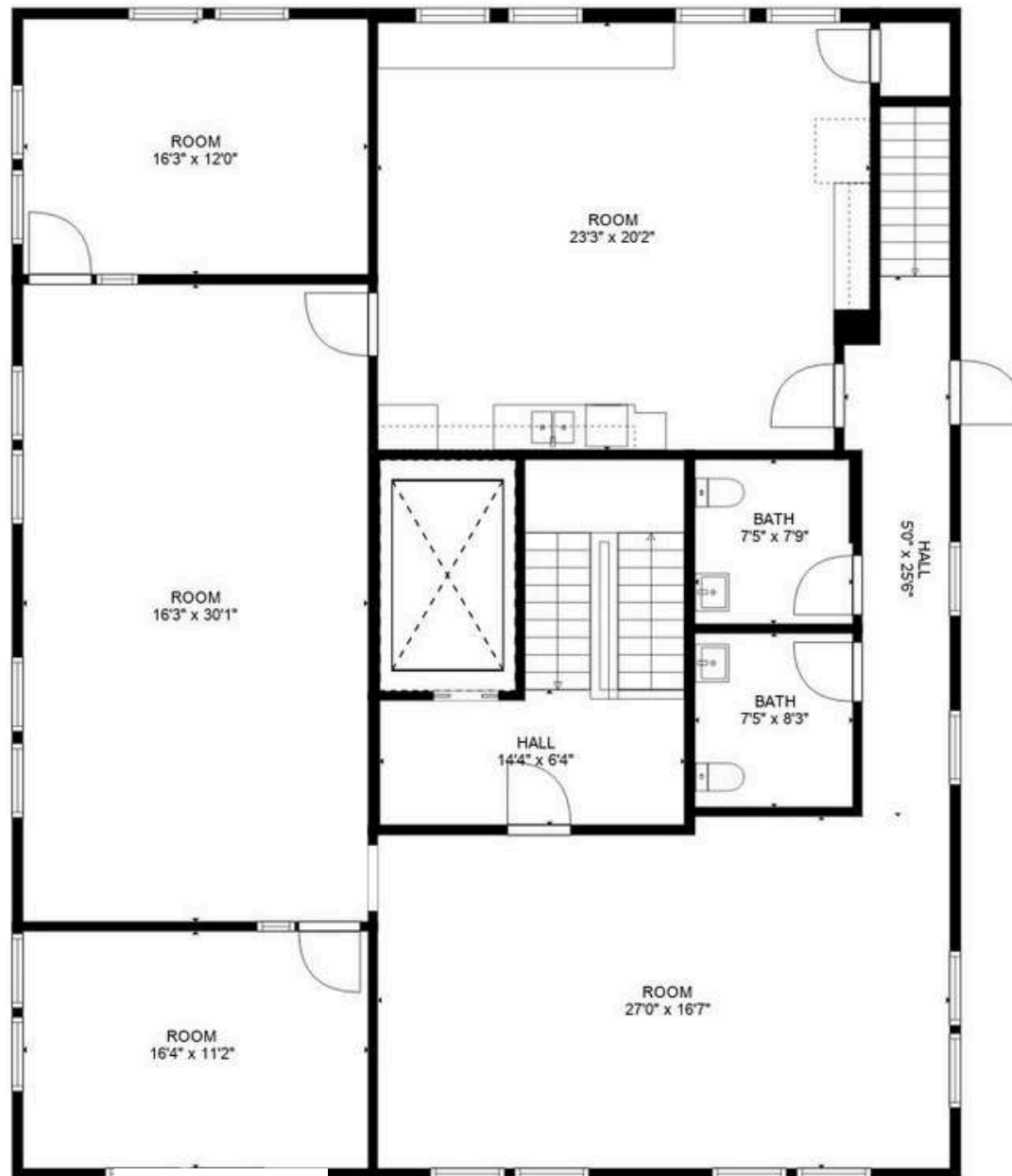


**MATTERPORT  
VIRTUAL TOUR**



# FLOOR PLAN - 1810 FAIR OAKS, SOUTH PASADENA, CA 91030

## THIRD FLOOR



**TOTAL: 13,253 SF**

BASEMENT: 789 SF, FIRST FLOOR: 4,989 SF, SECOND FLOOR: 5,109 SF, THIRD FLOOR: 2,366 SF  
EXCLUDED AREAS: PORCH: 142 SF



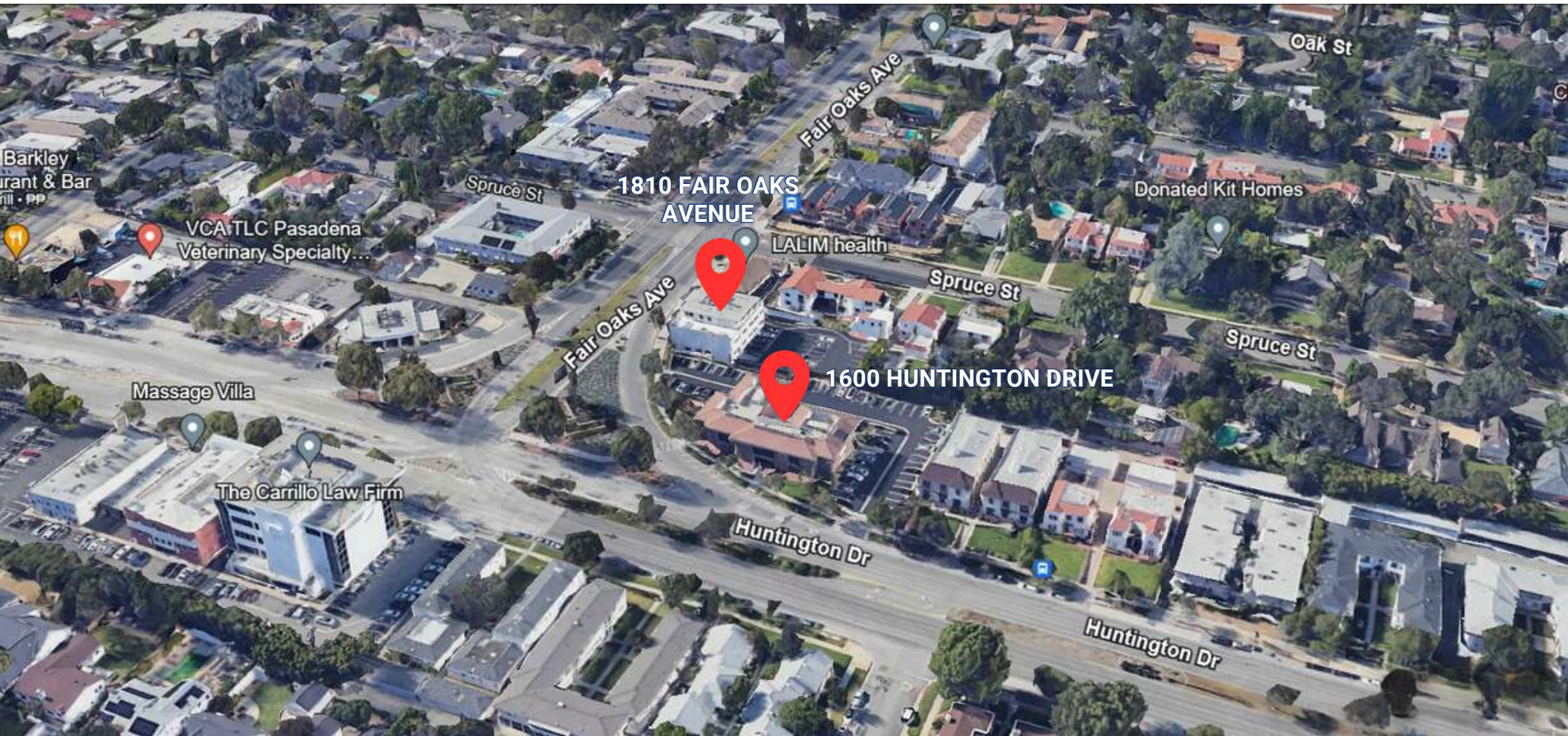


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## AERIAL MAP

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- This easement could be used by the city of South Pasadena to widen Fair Oaks Avenue to the east. It is highly unlikely, but Buyers should be aware of the easement shown.

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## REGIONAL MAP

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CALDRE#: 00820557

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O: 626.394.2527  
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*Exclusively Marketed by*

## TEAM UKROPINA



**BILL UKROPINA**  
MANAGING  
DIRECTOR  
CALDRE #00820557



**ROBERT IP**  
COMMERCIAL  
BROKER  
CALDRE #01876261



**KATHI CONSTANZO**  
EXECUTIVE  
VICE PRESIDENT  
CALDRE #02067397



**CHRISTINA BURDETTE**  
TEAM ASSISTANT  
CALDRE #02227715

### CONTACT INFORMATION:

DIRECT: 626 844 2200  
CELL: 626.233.0383  
Bill.Ukropina@cbcnrt.com

DIRECT: 626 394 2527  
Robert.Ip@cbcnrt.com

DIRECT: 626 898 2308  
Kathi.Constanzo@cbcnrt.com

DIRECT: 626 848 4174  
Christina.Burdette@cbrealty.com



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