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PASADENA

450
S RAYMOND AVE
PASADENA, CA 91105

450 S RAYMOND AVE

PROPERTY SUMMARY

Asking Price:	$2,495,000
Site Address:	450 S Raymond Ave Pasadema, CA 91105
Parcel Number:	5722-007-003
Approx. Building Size:	±6,593 SF
Approx. Land Size:	±7,341 SF / ±0.17 AC
Lot Shape:	Rectangular
Year Built:	1919
Zoning:	SFO-MU-N
Power:	400 Amps

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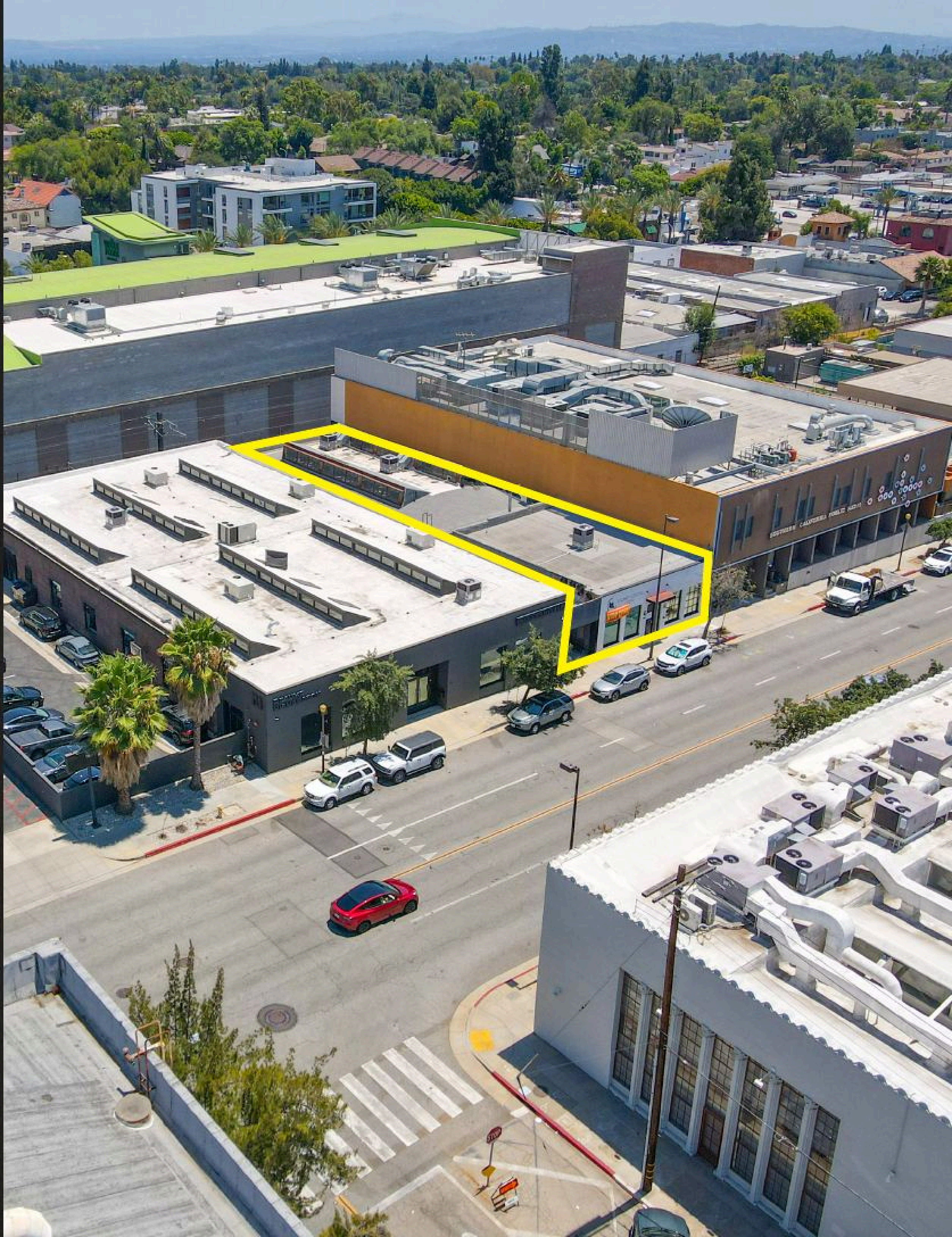

AERIAL OVERVIEW

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SITE PLAN

Two adjacent creative buildings totaling 16,593 SF on 25,636 SF of land—featuring a Class A adaptive-reuse office at 442 S Raymond and a flex industrial building at 450 S Raymond.

LEGEND

442 S RAYMOND AVE.
10,000 SF

450 S RAYMOND AVE.
6,593 SF

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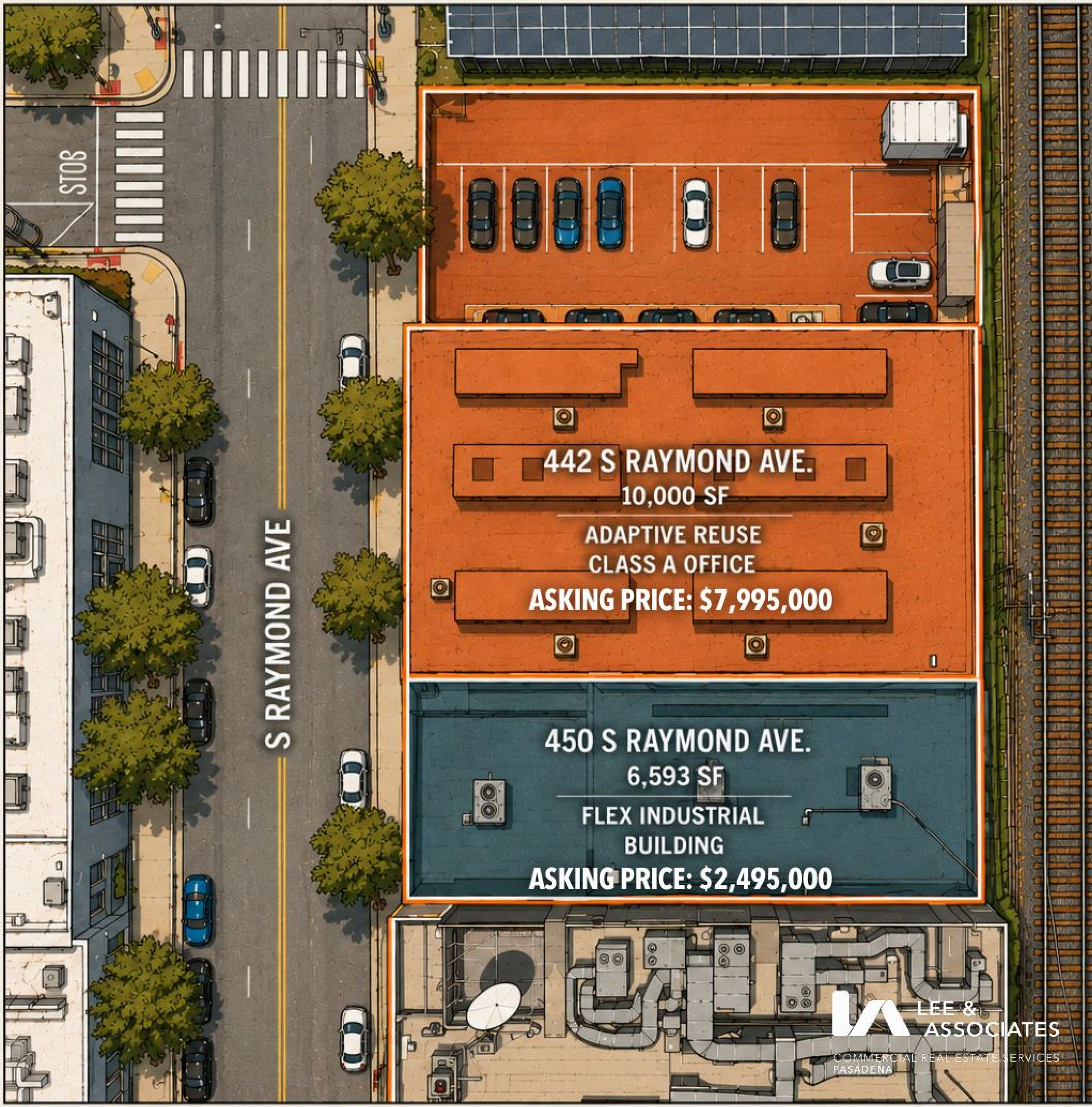

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450 S. Raymond Avenue is a highly functional **6,593-square-foot creative industrial / flex building** situated on approximately **7,341 square feet of land** in Pasadena's sought-after South Raymond corridor. Originally constructed in **1919**, the property was **fully remodeled and repurposed in 2022**, blending its historic brick architecture with modern functionality. The single-story building features **14-foot clear height, 400 amps of power, north-facing skylights, open production space, drive-in access, office/reception areas, and two restrooms**. Today, the property is **leased to Stone Coyote Ceramics**, a membership-based ceramics studio and arts facility, providing investors with in-place income from a distinctive experiential tenant while preserving long-term flexibility for creative, studio, R&D, and light industrial uses.

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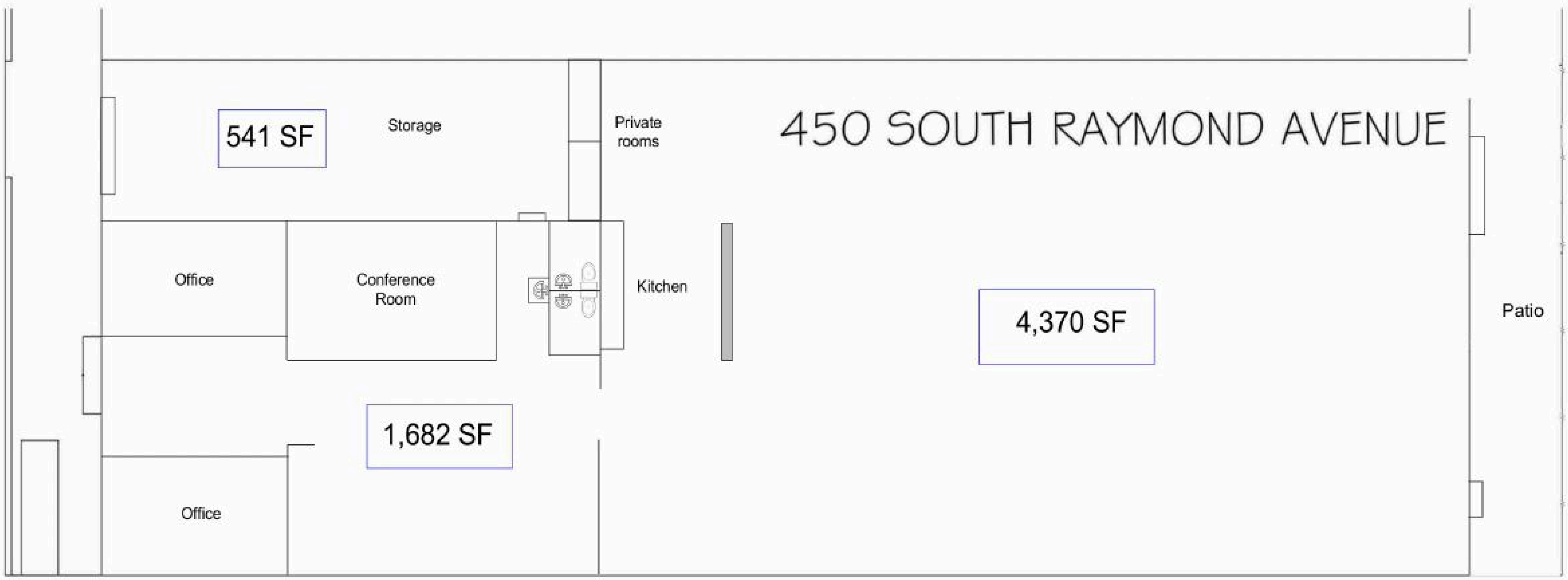
541 SF
Storage
Private rooms
450 SOUTH RAYMOND AVENUE
Office
Conference Room
Kitchen
4,370 SF
Patio
1,682 SF
Office

FLOOR PLAN


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TENANT PROFILE

Stone Coyote Ceramics is a membership-driven ceramics studio founded by Amber Mooers and Tanner Sawitz, whose backgrounds combine more than two decades of ceramics experience with studio management, arts administration, production, and business operations. **Stone Coyote signed a 5 year lease for 450 S. Raymond Avenue** with the lease term commencing **November 1, 2025**, and subsequently transformed the property into a **state-of-the-art ceramics studio**. The studio features 21 pottery wheels, kilns, glazing and production equipment, dedicated work areas, and member amenities, and now offers memberships, classes, workshops, firing services, retail supplies, and community events—creating a vibrant destination for Pasadena's growing ceramics and creative community.

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LEASE DETAILS

Tenant:	Stone Coyote Ceramics, LLC
Premises:	450 S. Raymond Avenue, Pasadena, CA – approximately 6,593 SF
Lease Commencement:	November 1, 2025
Lease Expiration:	February 28, 2031
Initial Term:	5 Years, 4 Months
Current Base Rent:	$14,834/month
Annual Rent Increases:	3%
Operating Expenses:	Tenant pays its pro rata share of increases over a 2025 base year
Utilities:	Paid directly by tenant
Permitted Use:	Membership ceramics studio, arts facility and workshops
Renewal Option:	One 5-year option beginning March 1, 2031 at Fair Market Value

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AMENITIES MAP

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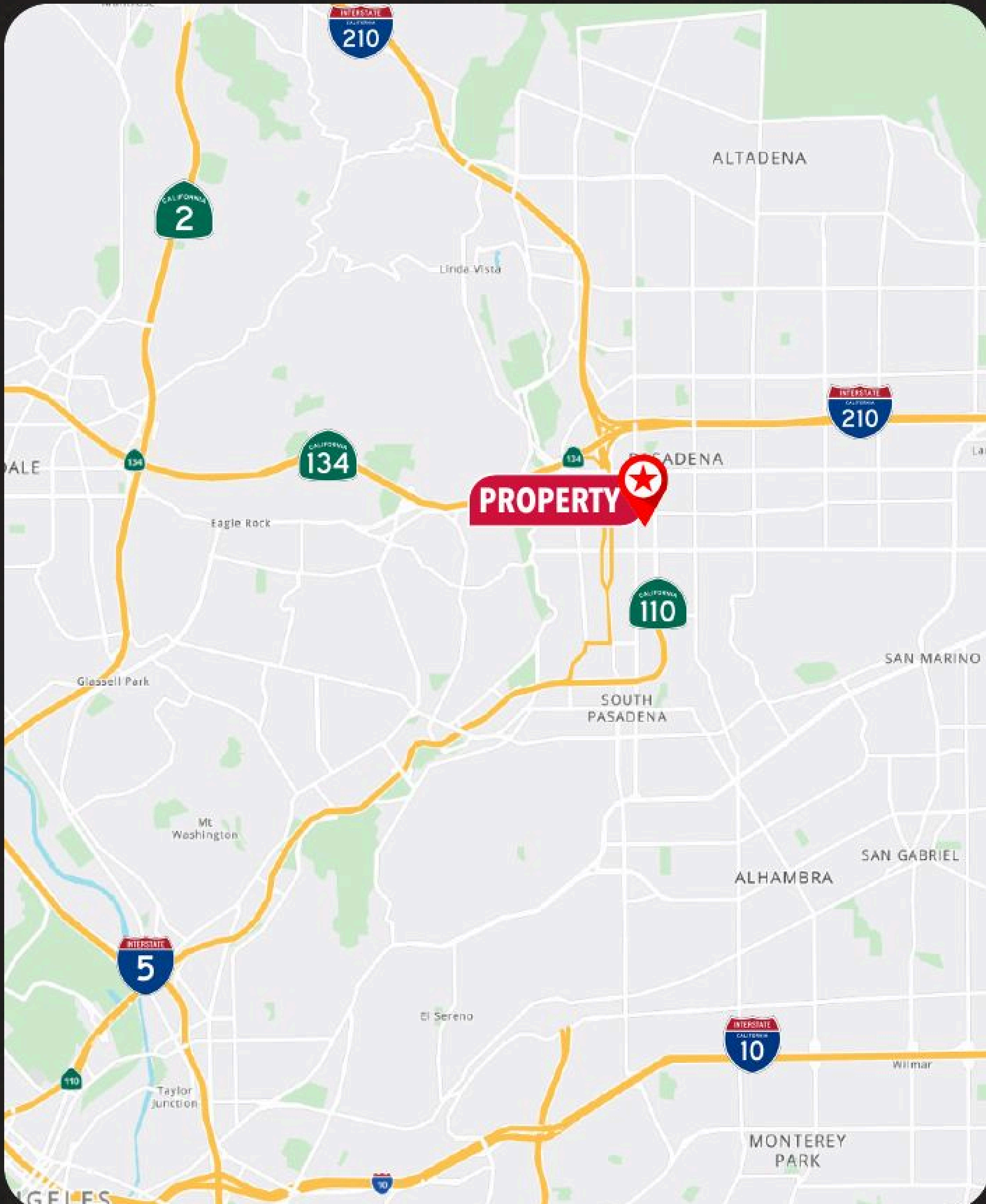

Located mid-block on South Raymond Avenue between Del Mar Boulevard and California Boulevard, in the heart of Pasadena's evolving South Fair Oaks / Arroyo corridor – an eclectic mix of creative office, R&D, life science, artisanal production, and light industrial users.

Transit-oriented: ±0.3 miles (6-minute walk) to the Del Mar Station on the Metro A Line, with direct rail service to Downtown Los Angeles and Long Beach. Fillmore Station is ±0.3 miles and Memorial Park Station ±0.7 miles.

Freeway access: immediate proximity to the SR-110 (Arroyo Parkway) terminus, with the I-210 and SR-134 minutes north – connecting the site to Downtown LA, Glendale, Burbank, and the San Gabriel Valley.

Airports: Bob Hope/Hollywood Burbank ±16.7 miles (±23 min), LAX ±24.1 miles (±37 min).

Amenity-rich: walking distance to Old Pasadena, the Playhouse District, the Paseo, and the Arroyo Parkway retail corridor – hundreds of restaurants, retailers, hotels, and entertainment venues.

Institutional anchors: Caltech, Huntington Hospital, Pasadena City College, ArtCenter College of Design, and the Jet Propulsion Laboratory all within the immediate Pasadena market – driving one of the deepest concentrations of research, engineering, and creative talent in Southern California.

Demographics (1-mile radius): 27,785 residents · 14,564 households · $117,129 median household income · 54,403 daytime employees. (3-mile: 203,021 residents · $109,002 median HH income · 119,252 daytime employees.)

Traffic: ±25,243 ADT on Bellevue Drive, ±23,316–28,299 ADT on South Arroyo Parkway, ±27,066 ADT on South Fair Oaks Avenue.

Flood: FEMA Zone B/X – moderate-to-low risk, outside the SFHA

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LOCATION HIGHLIGHTS

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Lee & Associates hereby advises all prospective purchasers of Invesment property as follows:

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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