

FOR SALE
RARE HEADQUARTERS OFFICE
BUILDING ON PRIME HIGHLY VISIBLE
CORNER IN SOUTH PASADENA
1810 S FAIR OAKS AVE, SOUTH PASADENA, CA 91030



IN ESCROW

BUILDING SIZE: +/- 12,915 SF

LOT SIZE: +/- 14,436 SF

~~**\$4,750,000**~~ **NEW ASKING PRICE: \$3,880,000**

Low price per square foot of office building in South Pasadena (\$300.43/SF)

User can occupy entire building immediately

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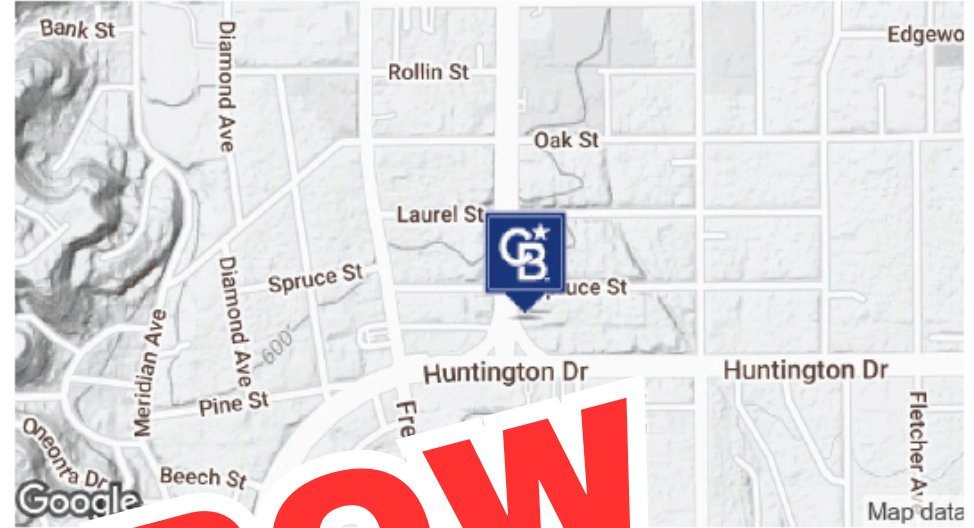
COLDWELL BANKER
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RARE HEADQUARTERS OFFICE BUILDING ON PRIME HIGHLY VISIBLE CORNER IN SOUTH PASADENA

FOR SALE

1810 Fair Oaks Avenue

South Pasadena, CA 91030



IN ESCROW

PROPERTY DESCRIPTION

RARE HEADQUARTERS OFFICE BUILDING ON PRIME VISIBLE CORNER IN SOUTH PASADENA

+/- 12,915 SF

\$3,880,000

1810 S Fair Oaks Avenue

Building Size: +/- 12,915 SF

Lot Size: +/- 14,436 SF

Asking Price: \$3,880,000

Approximately 28 Parking Spaces

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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1810 FAIR OAKS, SOUTH PASADENA, CA 91030

IN ESCROW

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IN ESCROW



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



*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

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

SECOND FLOOR



IN ESCROW

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

THIRD FLOOR



IN ESCROW

TOTAL: +/- 13,253 SF

BASEMENT: +/- 789 SF, FIRST FLOOR: +/- 4,989 SF, SECOND FLOOR: +/- 5,109 SF,
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**MATTERPORT
VIRTUAL TOUR**

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AERIAL MAP

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IN ESCROW

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

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REGIONAL MAP

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1810 Fair Oaks Avenue, South Pasadena, CA 91030

Exclusively Marketed by

TEAM UKROPINA



BILL UKROPINA
MANAGING
DIRECTOR
CALDRE #00820557



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COMMERCIAL
BROKER
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TEAM ASSISTANT
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