

PRIME RETAIL INVESTMENT

100% LEASED ASSET
Pasadena, CA



**ANCHOR TENANT WITH PROFITABLE
RENT-TO-SALES RATIO UNDER 6%**

EXCLUSIVELY OFFERED BY:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOR SALE

Three (3) retail building(s) portfolio on 0.44 AC

2817-2835 E. Foothill Blvd. | Pasadena, CA 91107

NAI Capital
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE



TABLE OF CONTENTS

4. Investment Overview
5. Property Summary
6. Property Aerial
7. Investment Summary
9. Foothill in the Press
12. Property Photos
15. Location Map
16. Regional Map
17. Important Neighbors
18. Retail Map
19. Metro A Line Map
20. Area Overview
21. Demographics
22. Confidentiality Agreement



INVESTMENT OVERVIEW

NAI Capital is proud to present a prime opportunity to acquire three (3) contiguous buildings on the main east-west thoroughfare in East Pasadena, featuring a robust sale-leaseback from a highly seasoned restaurateur.

Measuring approximately 6,957 SF, on a generous 0.44 Acre lot; this offering represents true pride of ownership & a reliable income stream from a long-term leaseback with a successful and proven restaurant operator.

Freshly repositioned and completely remodeled, this investment is ideal for passive income investors and/or 1031 exchange buyers.



Anchor tenant (Foothill Restaurant) has a profitable Rent-to-Sales Ratio under 6% (estimated).



Maintained strong sales through and post Covid



Less than 1-mile from the Sierra Madre Villa Metro A Line Station



Across the street from the newly built Home Depot Retail Center



Recently renovated in 2018



Strong Urban Demographics



Excellent Freeway Access

PROPERTY SUMMARY

Property Address	2817, 2827 & 2835 E. Foothill Boulevard Pasadena, CA 91107
Net Operating Income	\$274,623
Cap Rate	6.50%
Purchase Price	\$4,250,000
Year Built/Renovated	1953/2018
Total Building Area	±6,957 SF
Land Area	±0.44 Acres
Parking Spaces	26 Surface Spaces (3.74/1,000)
Zoning	EPSP-D1-CL
Assessor Parcel Number (APN)	5750-026-019; 030 & 031
Frontage	±175' (E. Foothill Boulevard)
Number of Buildings	Three (3)
Percentage Leased	100%



PROPERTY AERIAL



Property perimeter not drawn to scale

INVESTMENT SUMMARY

PROPERTY PORTFOLIO

Tenant Name	GLA (Sq Ft)	Monthly Rent	Monthly Rent PSF	Lease Term	Lease Type
Foothill - Restaurant	3,114 SF	\$14,000	\$4.50	10 Years	NNN
Foothill - Annex	1,490 SF	\$3,725	\$2.50	10 Years	NNN
Public Works Group	2,353 SF	\$7,200	\$3.06	M-T-M	Modified Gross (MG)
Total	6,957 SF	\$24,925	\$3.58		

FOOTHILL RESTAURANT SALE-LEASEBACK

Tenant Name	Size	Monthly Rent	Annual Rent	Monthly Rent PSF	Annual Rent PSF
Foothill - Restaurant	3,114 SF	\$14,000	\$168,000	\$4.50 PSF NNN	\$54 PSF NNN
Foothill - Annex	1,490 SF	\$3,725	\$44,700	\$2.50 PSF NNN	\$30 PSF NNN
Total	4,604 SF	\$17,725	\$212,700	\$3.85 PSF NNN	\$46 PSF NNN

BUYER'S PROFORMA:

REVENUE

Projected Rental Revenue	\$299,100
Operating Expense Reimbursement @ 66.18%	\$49,191
Total Annual Gross Revenue	\$348,291

EXPENSES

Common Area Maintenance	\$11,918
Property Insurance	\$10,000
Real Estate Taxes	\$51,750
Total Projected Expenses	\$73,668

PRICING SUMMARY

Purchase Price	\$4,250,000
Cap Rate	6.50%
Net Operating Income	\$274,623

Foothill Restaurant has a profitable Rent-To-Sales ratio under 6% (estimated).

Contact Listing Brokers for more information.

RESTUARANT MONTHLY LEASE

Base Rent	\$17,725
Base Rent PSF	\$3.85 PSF NNN
Operating Expenses	\$4,099
Total	\$21,828

RESTUARANT ANNUAL LEASE

Base Rent	\$212,700
Operating Expenses	\$49,191
Total	\$261,891



FOOTHILL
PASADENA
Sale-Leaseback Portfolio



Pasadena Star-News

Classic American food is done classically well at Foothill in Pasadena

“this is a very good, neighborhood restaurant/gastropub with comfort food for locals who have many culinary choices, and in this case, want to just kick back with a hot fudge sundae on a Sunday night.”

www.pasadenastarnews.com



PASADENA
VISITPASADENA.COM

“Their menu selections, include classic dishes prepared with the new elevated flavors of today. The bar menu includes local craft beers on tap, boutique wines and our hand-crafted cocktails.”

www.visitpasadena.com



Bringing to life delicious bites and signature spirits to Foothill Blvd in East Pasadena.

“Foothill is an absolute gem in Pasadena. From the moment we walked in, we were greeted with warmth and hospitality. We left feeling thoroughly satisfied and already planning our next visit..”

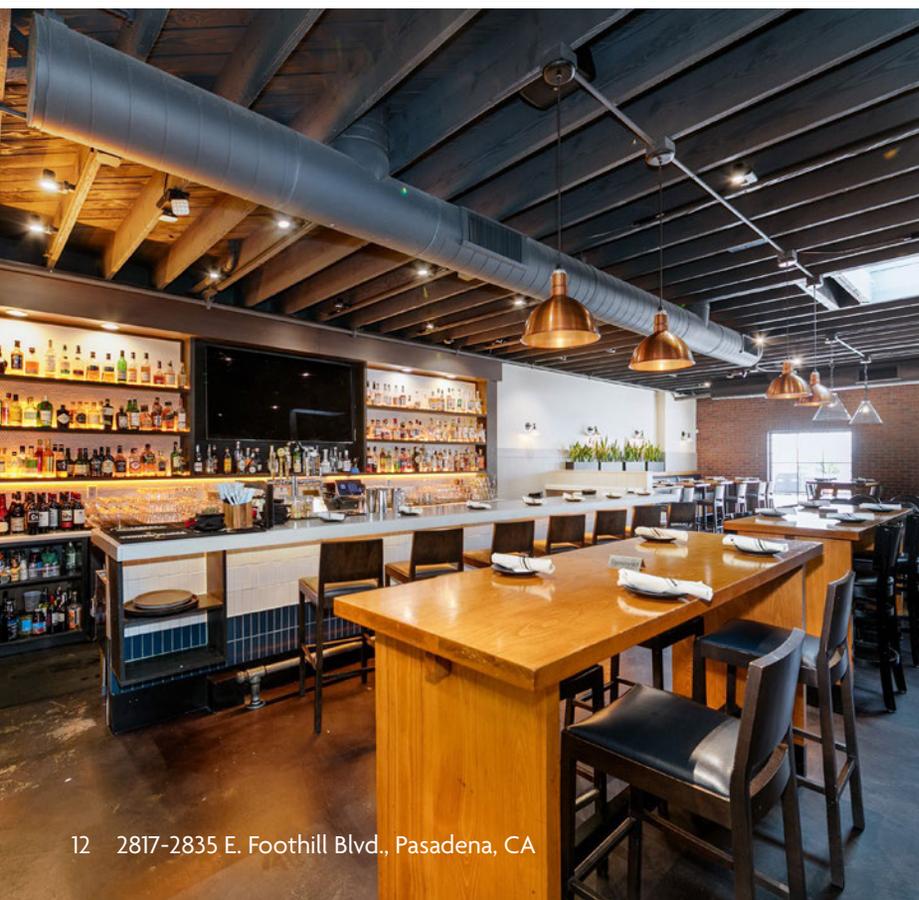
www.tripadvisor.com



FOOTHILL
PASADENA
Sale-Leaseback Portfolio



FOOTHILL INTERIOR PHOTOS



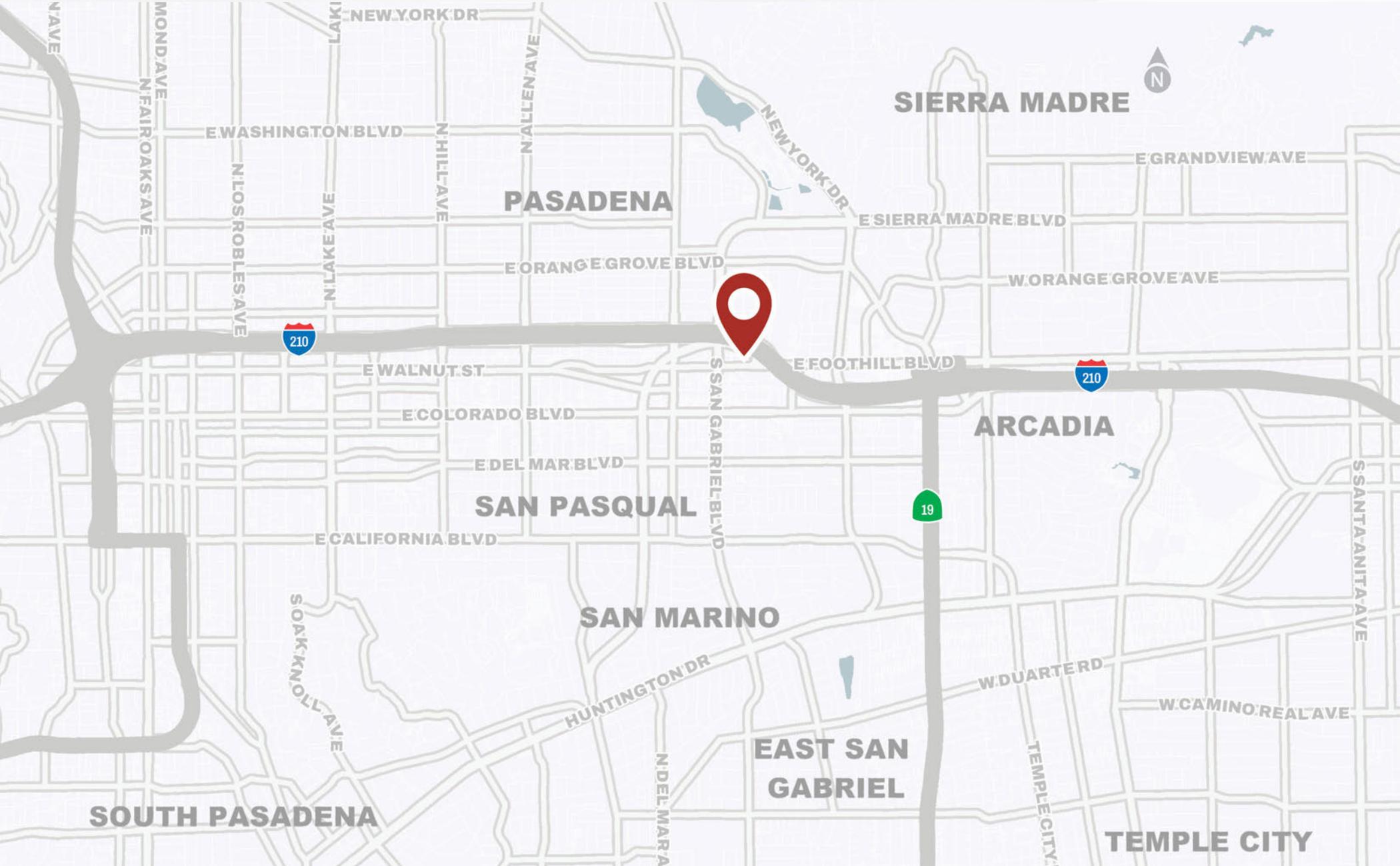
FOOTHILL PATIO PHOTO



ANNEX INTERIOR PHOTOS



LOCATION MAP



REGIONAL MAP



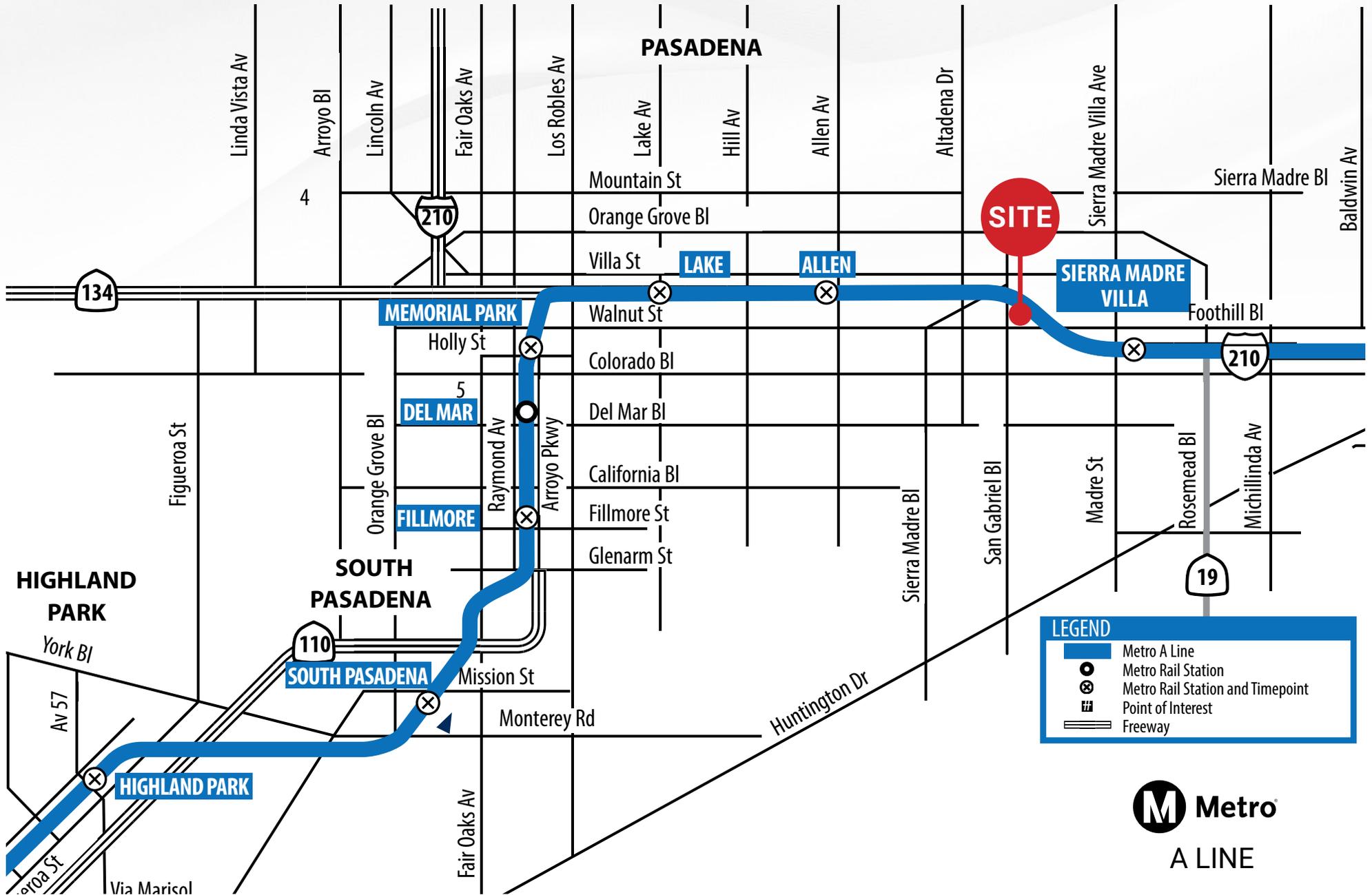
IMPORTANT NEIGHBORS



RETAIL MAP



METRO A LINE MAP





Pasadena, CA

The City of Pasadena is centrally located between Glendale and Arcadia in Los Angeles County, adjacent to Southern California's growing San Gabriel Valley region. Pasadena lies approximately seven miles east of Glendale and 12 miles northeast of Downtown Los Angeles. The City spans 23.1 square miles and together with Glendale and Burbank forms the Tri-Cities retail market.

Pasadena represents Los Angeles County's ninth-largest city and offers residents a high quality of life with a low crime rate, excellent schools, and plenty of local entertainment and events. Due to its proximity to the City of Los Angeles and I-210, Pasadena serves as an ideal location for retail businesses. The famous Old Pasadena historic district serves as a walkable commercial hub that attracts residents and tourists alike, particularly during the annual Tournament of Roses parade and Rose Bowl Game. Other popular attractions include the Huntington Library, Art Museum and Botanical Gardens and Santa Anita Park in adjacent Arcadia.

Population & Income

Pasadena, California, has a population of approximately 140,000 residents, making it one of the larger cities in Los Angeles County. The city is known for its diverse demographics, with a mix of young professionals, families, and retirees. Pasadena attracts a highly educated population, partly due to the presence of institutions like the California Institute of Technology (Caltech) and ArtCenter College of Design. The city also has a strong employment base, with industries ranging from technology and healthcare to finance and education.

In terms of income, Pasadena has a relatively high median household income, which is estimated to be around \$107,000. However, the city experiences a wide range of income levels, with affluent neighborhoods like San Rafael Hills and South Arroyo having significantly higher averages, while other areas see more moderate incomes. Pasadena remains an attractive place to live due to its strong economy, high quality of life, and cultural amenities.

City of Pasadena Demographics & Economy



POPULATION
140,049



AVG HH INCOME
\$163,829



MEDIAN AGE
40.1



TOTAL EMPLOYEES
91,848



**ANNUAL HH
RETAIL EXPENDITURES**
\$3.3 Billion



HOUSEHOLDS
58,880



MEDIAN HOME VALUE
\$1.01 Million



TOTAL BUSINESSES
11,743



UNEMPLOYMENT RATE
3.0%



**MONTHLY HH
RETAIL EXPENDITURES**
\$4,670

 Population	1 Mile	3 Miles	5 Miles
Estimated Population (2025)	17,927	167,608	438,504
Projected Population (2030)	17,109	160,071	421,540
Census Population (2020)	17,507	165,860	439,875

 Households	1 Mile	3 Miles	5 Miles
Estimated Households (2025)	7,479	67,046	166,076
Projected Households (2030)	7,344	65,893	163,804
Census Households (2020)	7,276	66,747	164,816

 Daytime Demos	1 Mile	3 Miles	5 Miles
Total Businesses (2025)	1,810	11,982	27,757
Total Employees (2025)	13,254	79,587	180,221

 Income	1 Mile	3 Miles	5 Miles
Estimated Average Household Income (2025)	\$165,502	\$170,180	\$163,488
Projected Average Household Income (2030)	\$163,704	\$167,794	\$161,134
Census Average Household Income (2010)	\$87,504	\$97,325	\$91,028
Estimated Per Capita Income (2025)	\$69,167	\$68,280	\$62,116
Projected Per Capita Income (2030)	\$70,392	\$69,287	\$62,820

Source: Applied Geographic Solutions

CONFIDENTIALITY AGREEMENT

NAI Capital Commercial, Inc. (hereinafter “NAI”) has been retained as the exclusive advisor and broker regarding the sale of the Property located at **2817-2835 E. Foothill Blvd., Pasadena, CA 91107**.

This Offering has been prepared by NAI for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by NAI, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by NAI or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, NAI, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and NAI each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/ or terminate discussions with any entity at any time with or without notice. Owner shall have no

legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. NAI is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or NAI, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or NAI, and (v) to return it to NAI immediately upon request of NAI or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

DO NOT DISTURB OCCUPANTS

FOR MORE INFORMATION, CONTACT:

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RESTAURANT ANCHORED PRIME RETAIL INVESTMENT

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