



1210

N. ALTADENA DRIVE

PASADENA CA 91107

**MULTIFAMILY DEVELOPMENT LAND
FOR SALE**

A photograph of a dirt lot with a fence and surrounding houses. The lot is dirt with some sparse grass and a few small orange stakes. The surrounding houses are single-story, residential buildings. The sky is clear and blue.

ZONED MULTI-FAMILY (PSR3)



EXECUTIVE SUMMARY

LOCATION HIGHLIGHTS

- Zoning: PSR3 – zoned for multifamily. Before the fire there were 6 units (2 stories)
- Buyer may build 10% more than prior square footage pre-fires $(3,997 \text{ SF} \times 10\% \text{ bonus} (399.7) = 4,397 \text{ SF})$
- Second story will have beautiful mountain views
- The property has been cleared by the Army Core of Engineers
- Great access through the alleyway in the back of the property
- LA County Wildfire Final Property Clearance Form available upon request (clean Phase II)
- Buyer Shall Cooperate with Sellers 1031 Exchange

OFFERING SUMMARY

LOT SIZE:	+/- 7,893 SF
SALE PRICE	\$1,174,000 (\$149/SF)
APN:	5751-008-026
ZONING:	PSR3

PRIOR APARTMENT COMPLEX CONFIGURATION:

- 2 - two bedrooms / one bathroom
- 4 - one bedroom / one bathroom
 - Downstairs units had private fenced yards
 - Upstairs units had balconies
- Laundry room
- Storage room
- Carport across the back at alley



Why Pasadena?!

Nestled at the base of the San Gabriel Mountains, Pasadena offers the perfect blend of small-town charm and urban sophistication. Known for its tree-lined streets, historic architecture, and vibrant cultural scene, Pasadena is one of Southern California's most desirable places to call home.

With its world-renowned institutions like the California Institute of Technology (Caltech), Huntington Library, and the Norton Simon Museum, Pasadena attracts scholars, artists, and innovators alike. The city's walkable neighborhoods, top-rated schools, and stunning Craftsman-style homes provide an ideal setting for families, professionals, and retirees.

Old Pasadena's dynamic mix of boutiques, restaurants, and entertainment options makes it easy to enjoy modern conveniences while still soaking in the area's rich history. From the iconic Rose Bowl and annual Tournament of Roses Parade to the weekly farmers' markets and art walks, Pasadena offers something for everyone.

In the wake of the devastating Eaton Fires, Pasadena's resilience and sense of unity have only grown stronger. The community has come together not only to recover, but to rebuild thoughtfully—with renewed dedication to sustainability, preservation, and preparedness. Being part of Pasadena means contributing to its ongoing story of renewal and strength in the face of adversity.

With excellent public transportation, proximity to downtown Los Angeles, and a strong sense of community, Pasadena combines lifestyle, location, and lasting value—making it a top choice for property buyers seeking quality living in a premier Southern California city.

VIEW FROM ALTA DENA DRIVE



VIEW FROM BACK ALLEY



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

VIEW FROM ALTADENA DRIVE



PASADENA, CALIFORNIA

LOCATION

Los Angeles County, in the San Gabriel Valley, 15 miles north of downtown Los Angeles

SQUARE MILES **23**

AVERAGE TEMPERATURE **69.3°** DEGREES
(Source: NOAA)

 **YEAR OF INCORPORATION: 1886**

POPULATION 141,510

(Source: California Department of Finance)

AVERAGE HOUSEHOLD SIZE: **2.51**

(Source: U.S. Census Bureau, 2014 American Community Survey)

\$70,845
MEDIAN HOUSEHOLD INCOME

(Source: U.S. Census Bureau, 2014 American Community Survey)



WHAT'S IN MY COMMUNITY?

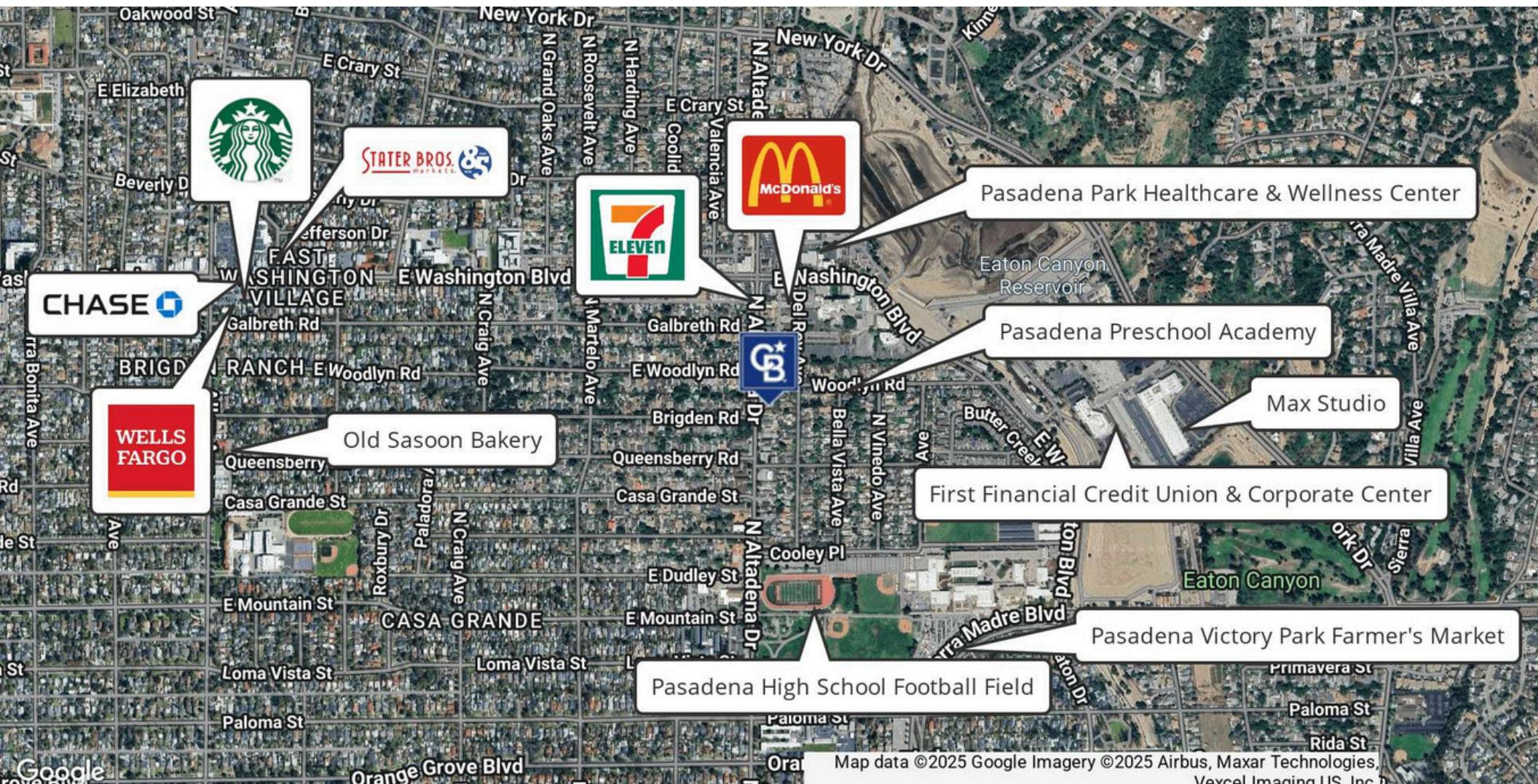
Places that make your life richer and community better



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2025 Esri

RETAIL MAP



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Housing Market Characteristics

1210 N Altadena Dr, Pasadena, California,
91107
Ring of 3 miles



\$1,138,054 ↑
Median Home Value

34% higher than California which is
\$747,132



38

Housing Affordability Index



66.5%

Percent of Income for Mortgage



236

Percent of Income for Mortgage (Index)

Age <18 22,061

Age 18-64 86,462

Age 65+ 26,584

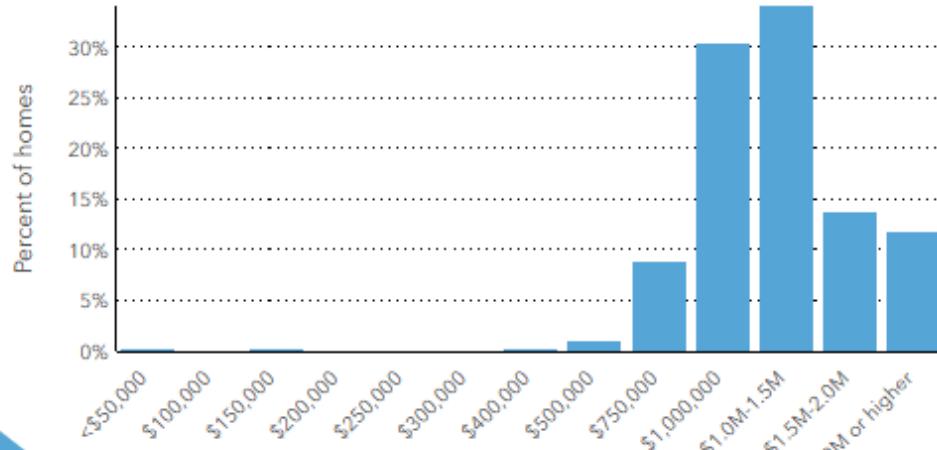
Total Pop
135,106

Pop Growth
-0.89%

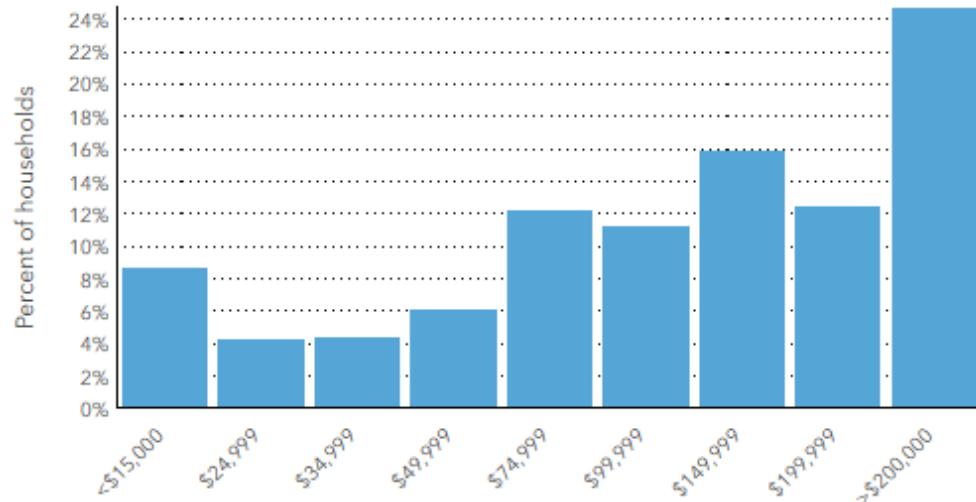
Average HH Size
2.39

Median Net Worth
\$242,080

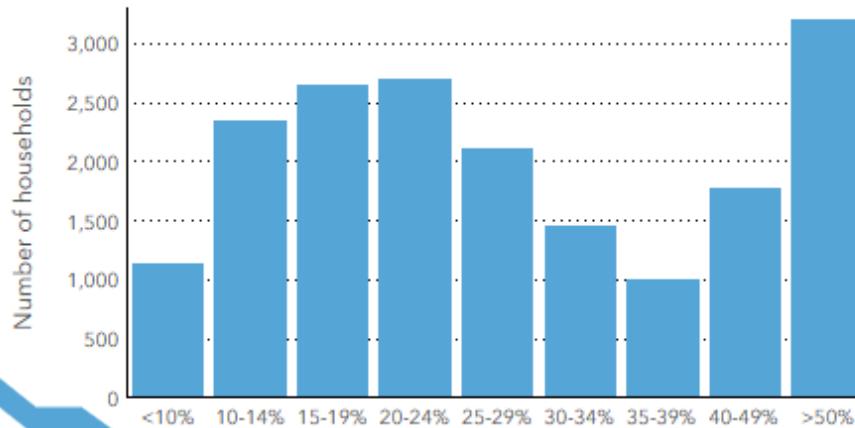
Home Value



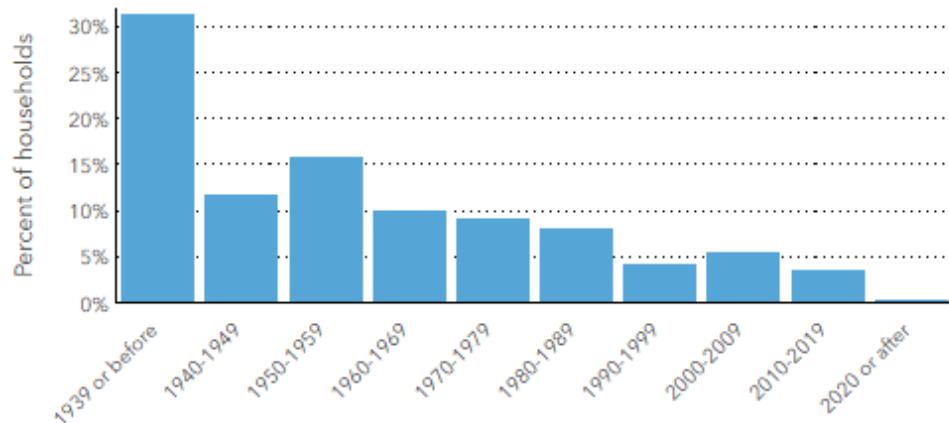
Household Income



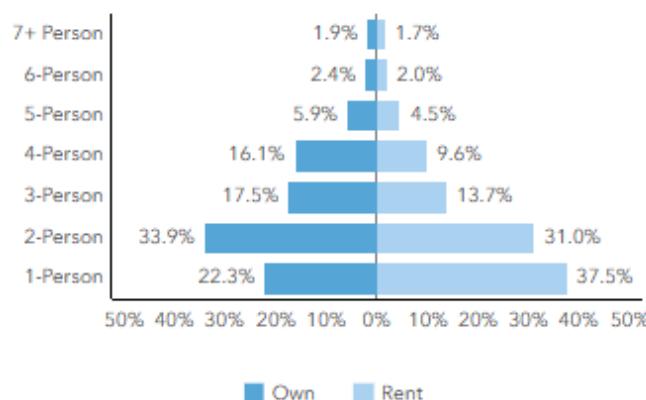
Mortgage as % Salary



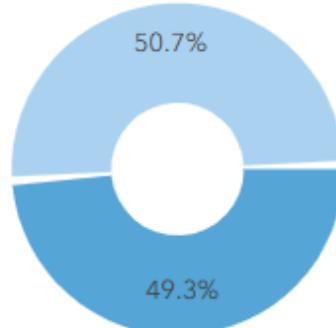
Year Property Built



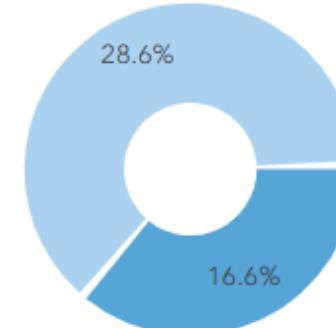
Census Housing by Size



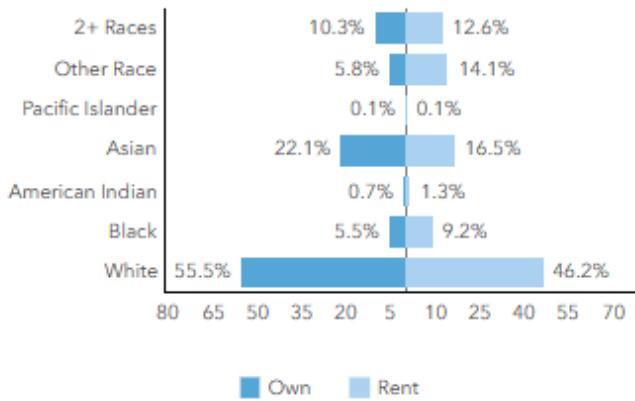
Home Ownership



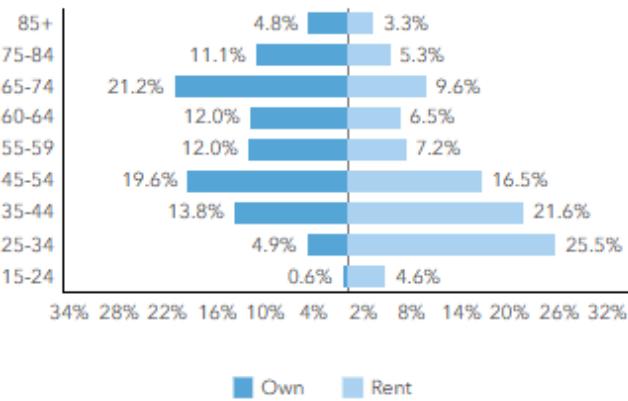
Hispanic Home Ownership



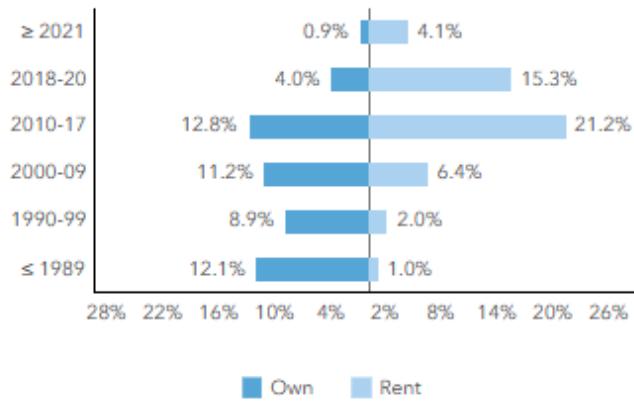
Housing by Race of Householder



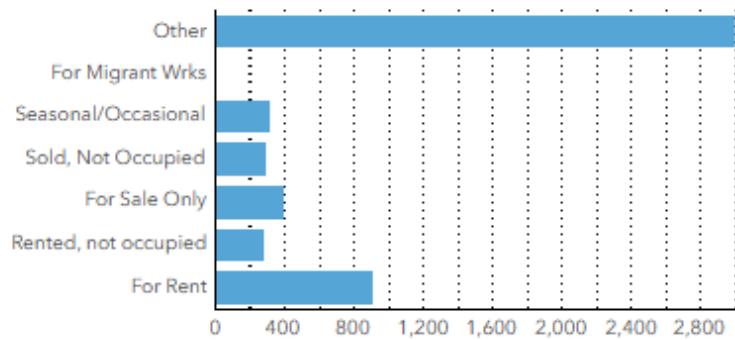
Housing by Age of Householder



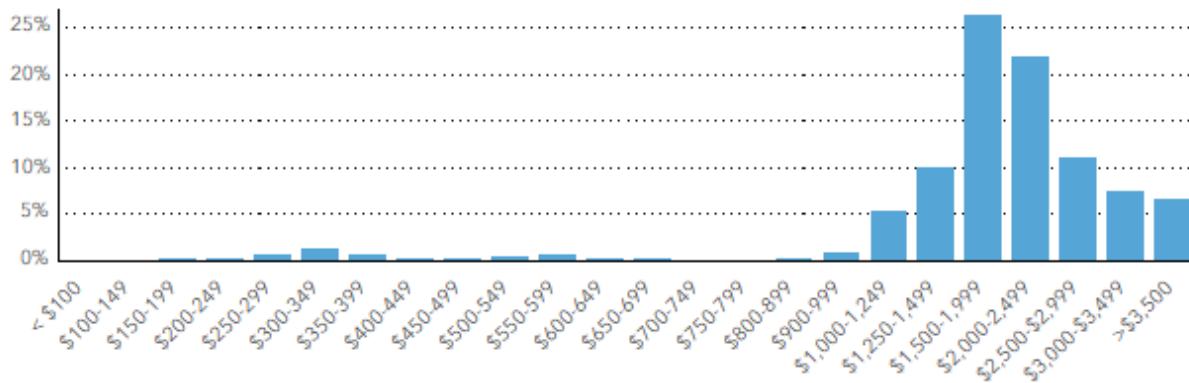
Year Householder Moved In



Vacant Housing Units (Total 5,182)



Gross Rent





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