



**1210**

**N. ALTADENA DRIVE**

**PASADENA CA 91107**

# **MULTIFAMILY DEVELOPMENT LAND FOR SALE**



**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 SF x 10% bonus (399.7) = 4,397 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 ALTADENA DRIVE



## VIEW FROM BACK ALLEY





## 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

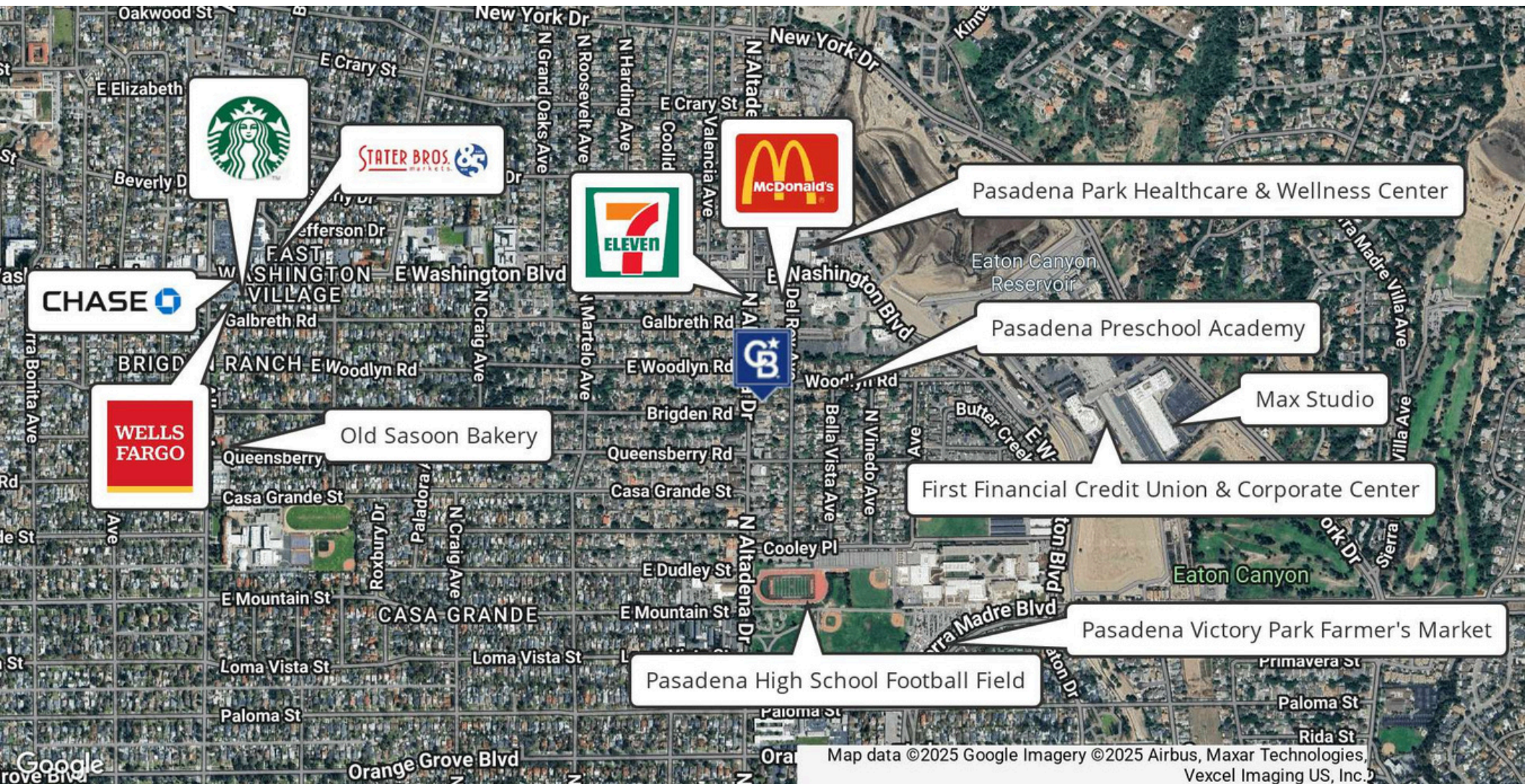


This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

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





# 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

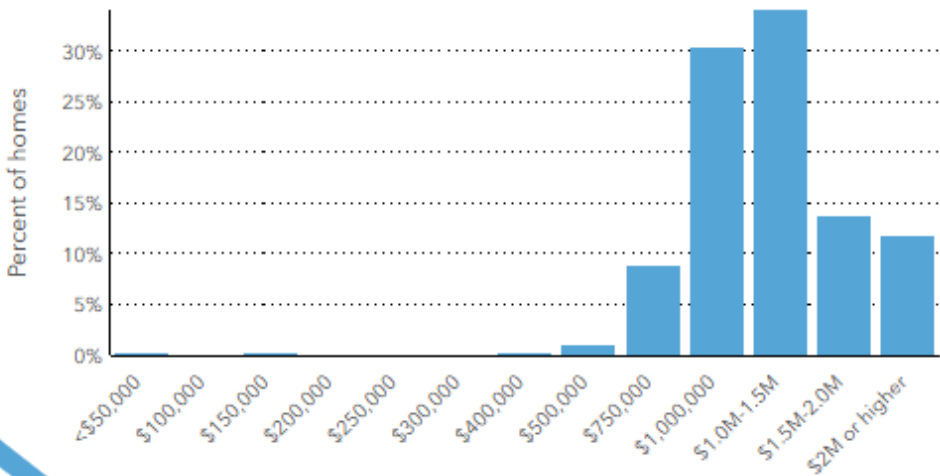
Total Pop  
135,106

Pop Growth  
-0.89%

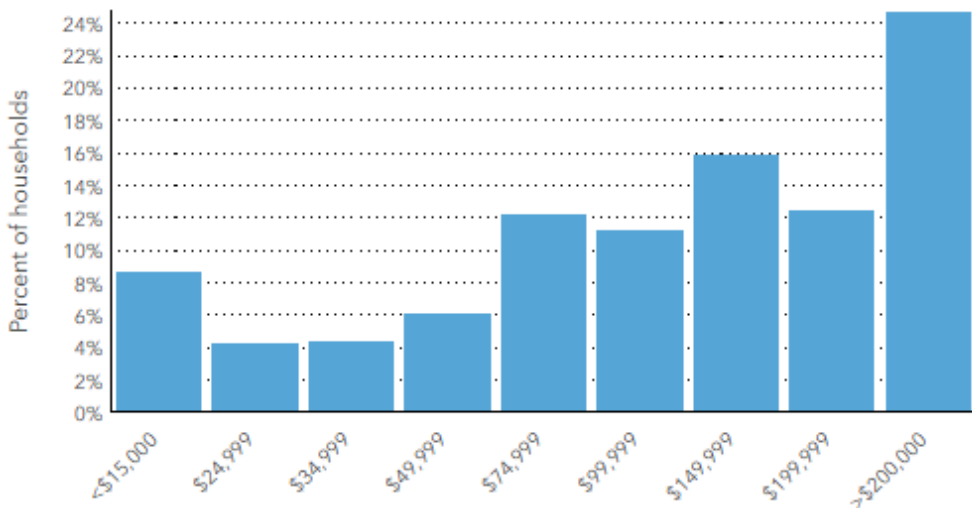
Average HH Size  
2.39

Median Net Worth  
\$242,080

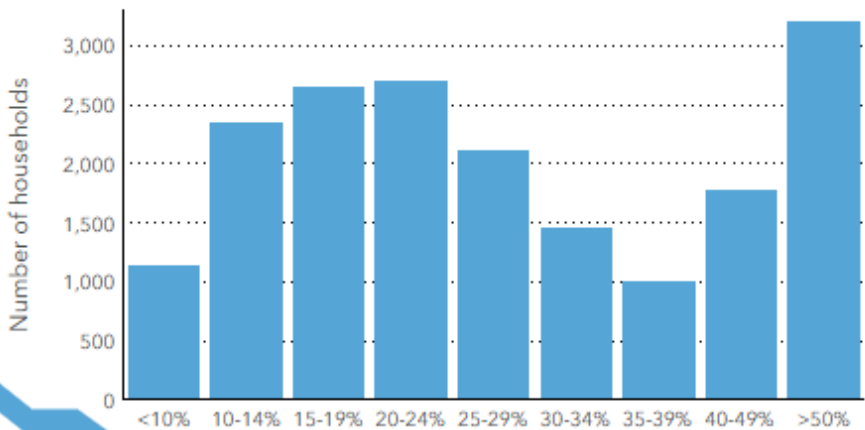
## Home Value



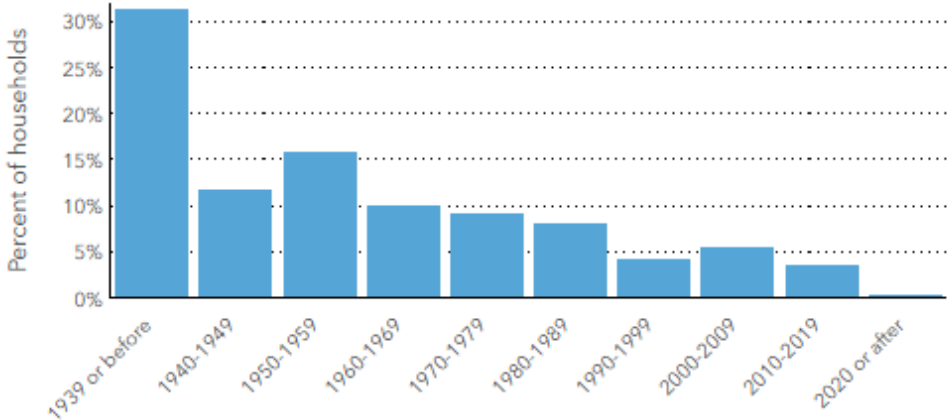
## Household Income



## Mortgage as % Salary

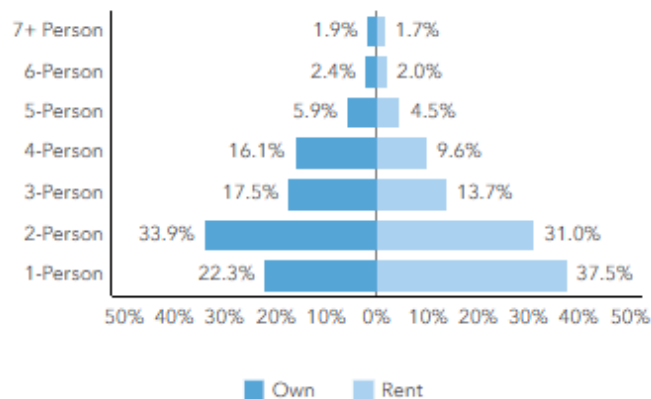


## Year Property Built

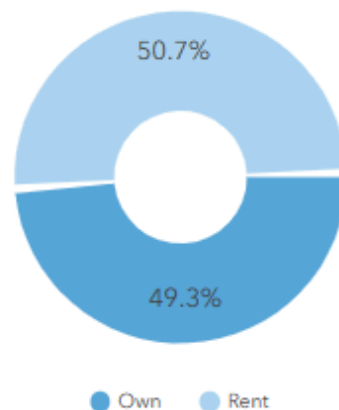




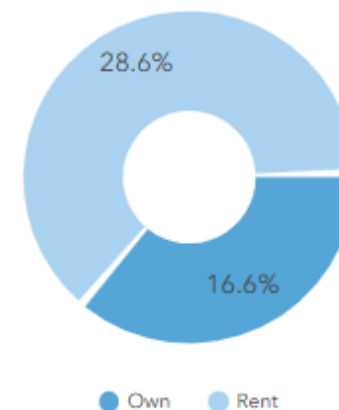
### Census Housing by Size



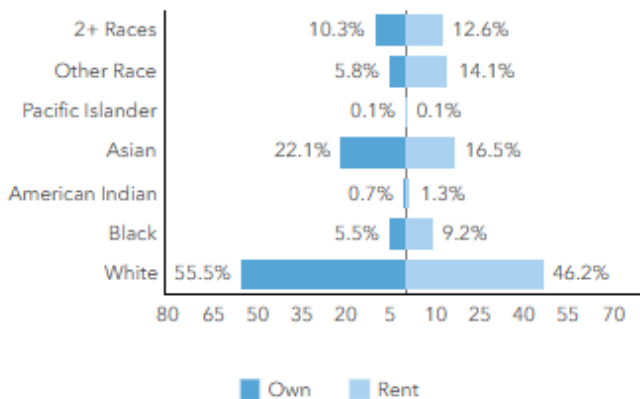
### Home Ownership



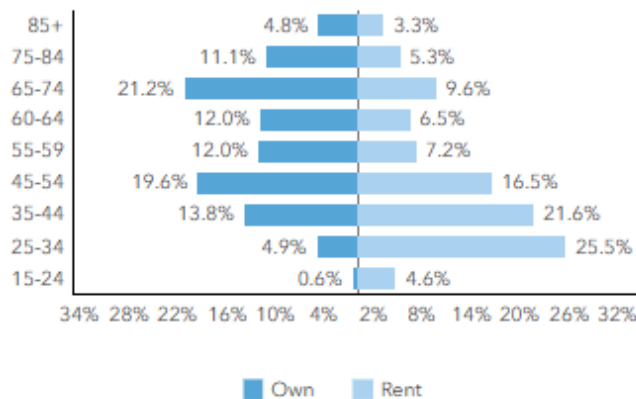
### Hispanic Home Ownership



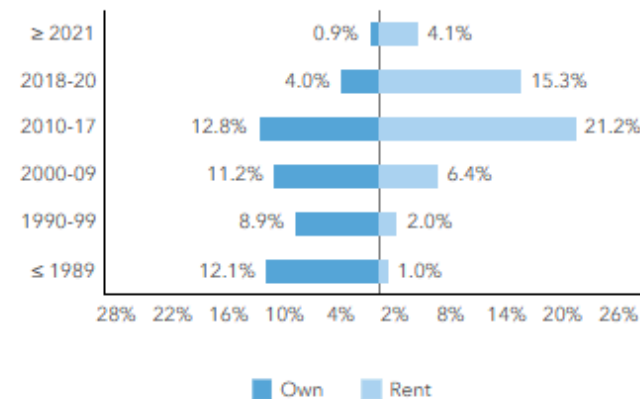
### Housing by Race of Householder



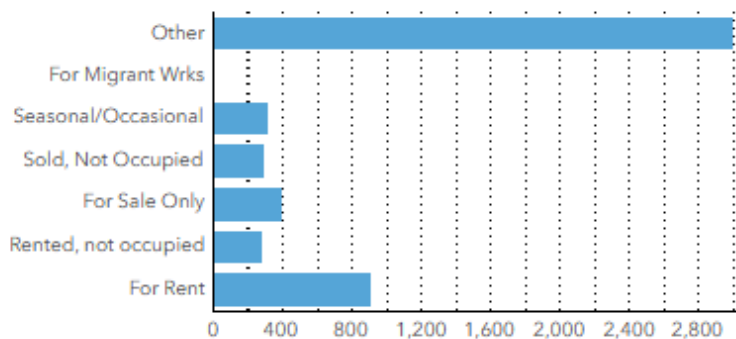
### Housing by Age of Householder



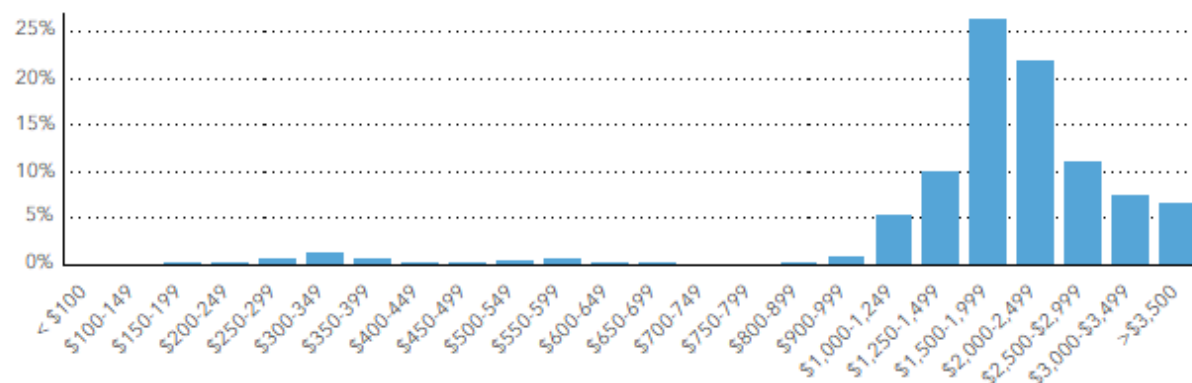
### Year Householder Moved In



### Vacant Housing Units ( Total 5,182 )



### Gross Rent







*Exclusively Marketed by:*



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