

Owner-User Flex/Office | FOR SALE

965 S. FAIR OAKS AVE.
PASADENA, CA 91105



Owner-User Opportunity on South Fair Oaks Ave. in Pasadena, CA

965 S. Fair Oaks Ave., Pasadena CA 91105

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EXECUTIVE SUMMARY

The medical corridor of Pasadena consists of premium properties with quality infrastructure and strong pride of ownership. Home to some of the top medical specialists in the country and blocks from world class retail and dining district of Old Town Pasadena.

Pasadena offers a highly diverse and educated population with strong demographics. South Fair Oaks Avenue is also the gateway to South Pasadena, less than a quarter mile from the Property. Another award-winning city, South Pasadena boasts one of the highest rated school districts in the State.



**CONTACT
FOR MORE
INFORMATION**

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LEE & ASSOCIATES - PASADENA
1055 E. Colorado Blvd., Suite 330
Pasadena, CA 91106
Corporate ID 02059558

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INVESTMENT SUMMARY



- Perfect fit for owner-user flex/office with little to no deferred maintenance
- The site provides for a full range of high technology, telecommunications, manufacturing, service, and distribution

ZONING CONTROLS:

MAX FAR: 3.0
MAXIMUM DENSITY: 6 units (87 units/acre)
MAXIMUM HEIGHT: 63 Feet (75 with height averaging)

**buyer to verify*

ASKING PRICE:	\$1,400,000
PRICE PER SF:	\$691.70
BUILDING SIZE:	±2,024 SF
LOT SIZE:	±2,935
YEAR BUILT:	1921 / 1992
PARKING:	1.48/1,000 SF
APN:	5719-022-014
ZONING:	SFO-MU-G (South Fair Oaks Mixed Use General)



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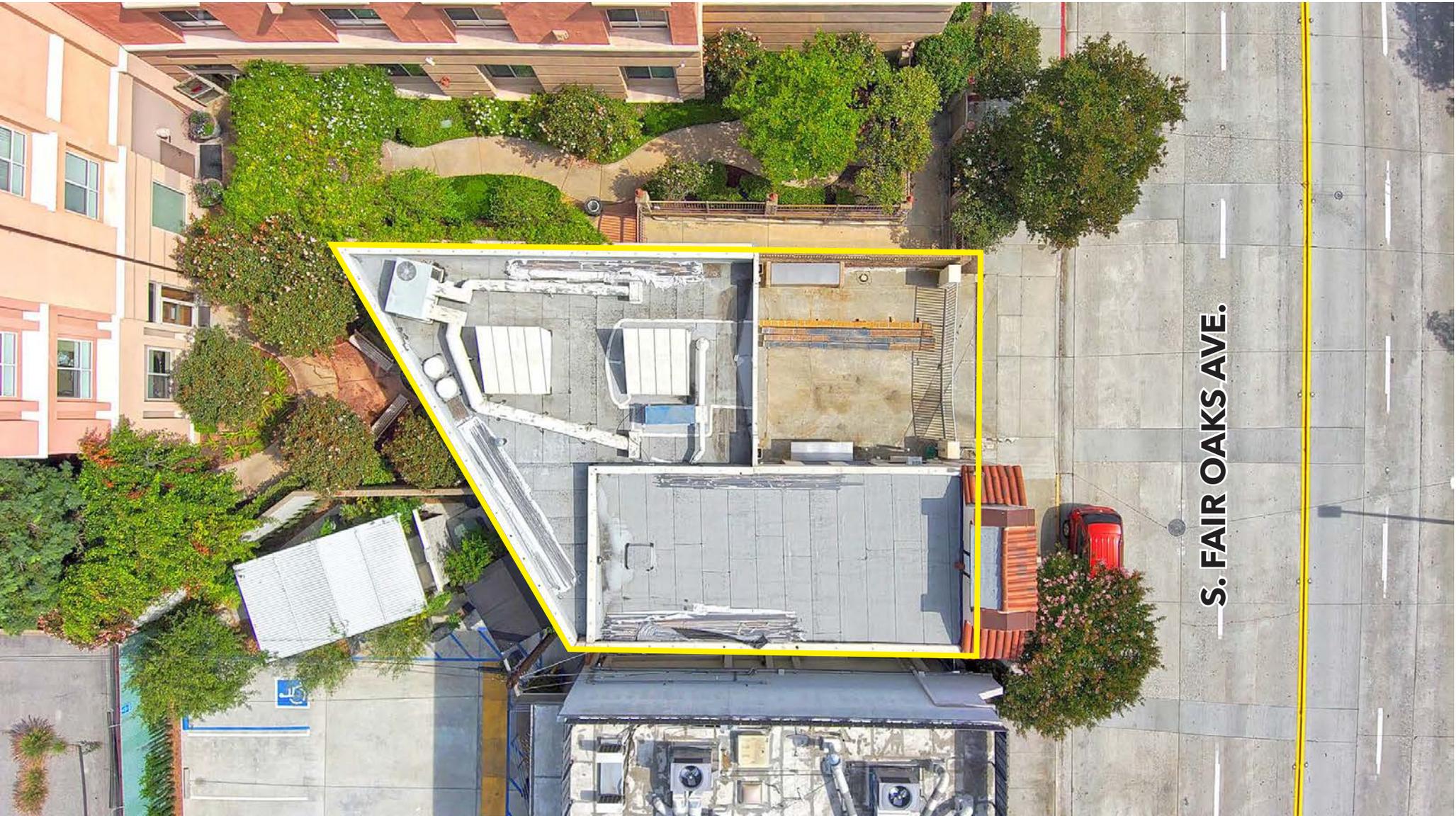
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AERIAL VIEW



S. FAIR OAKS AVE.

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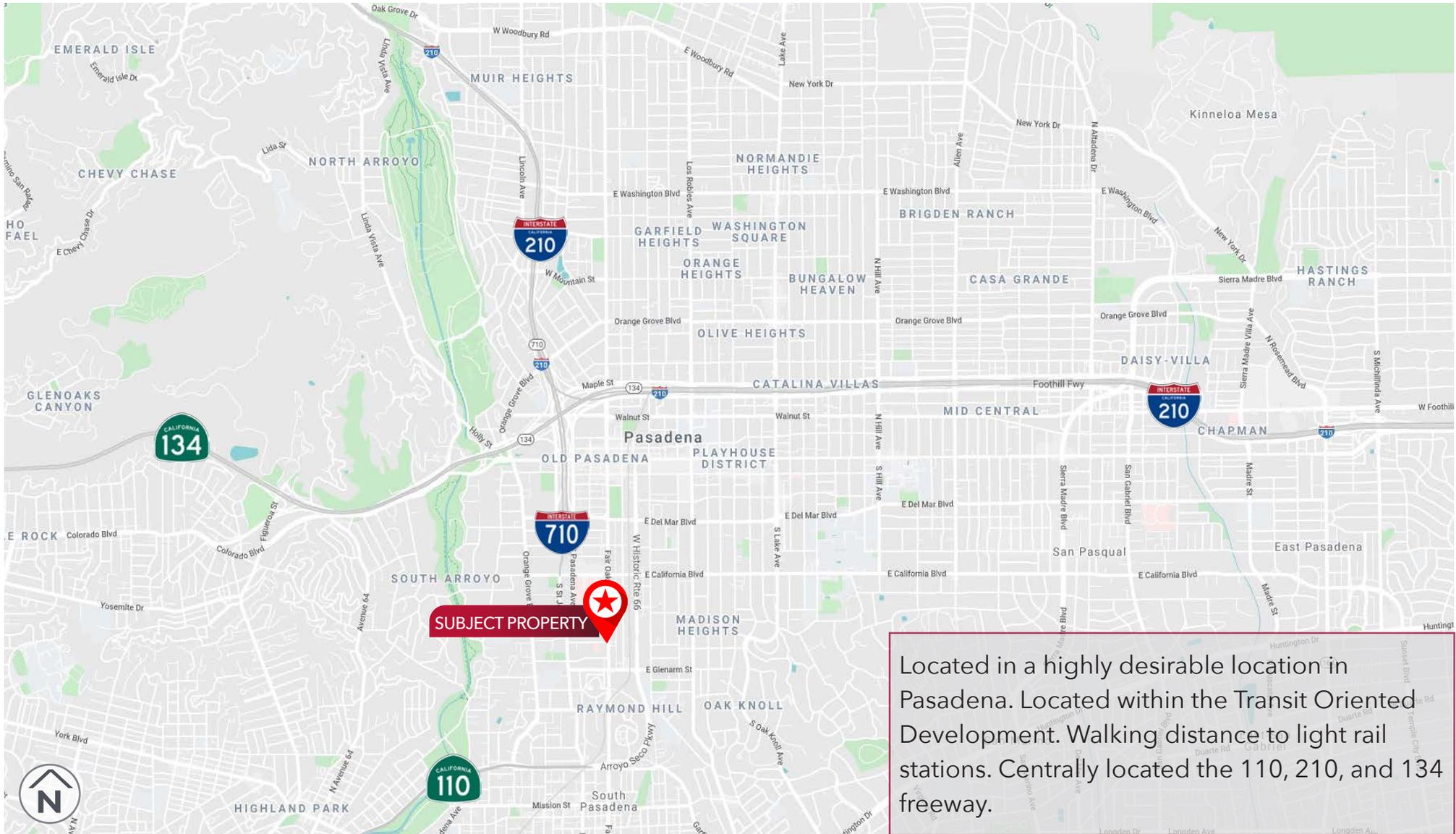
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REGIONAL LOCATION



Located in a highly desirable location in Pasadena. Located within the Transit Oriented Development. Walking distance to light rail stations. Centrally located the 110, 210, and 134 freeway.

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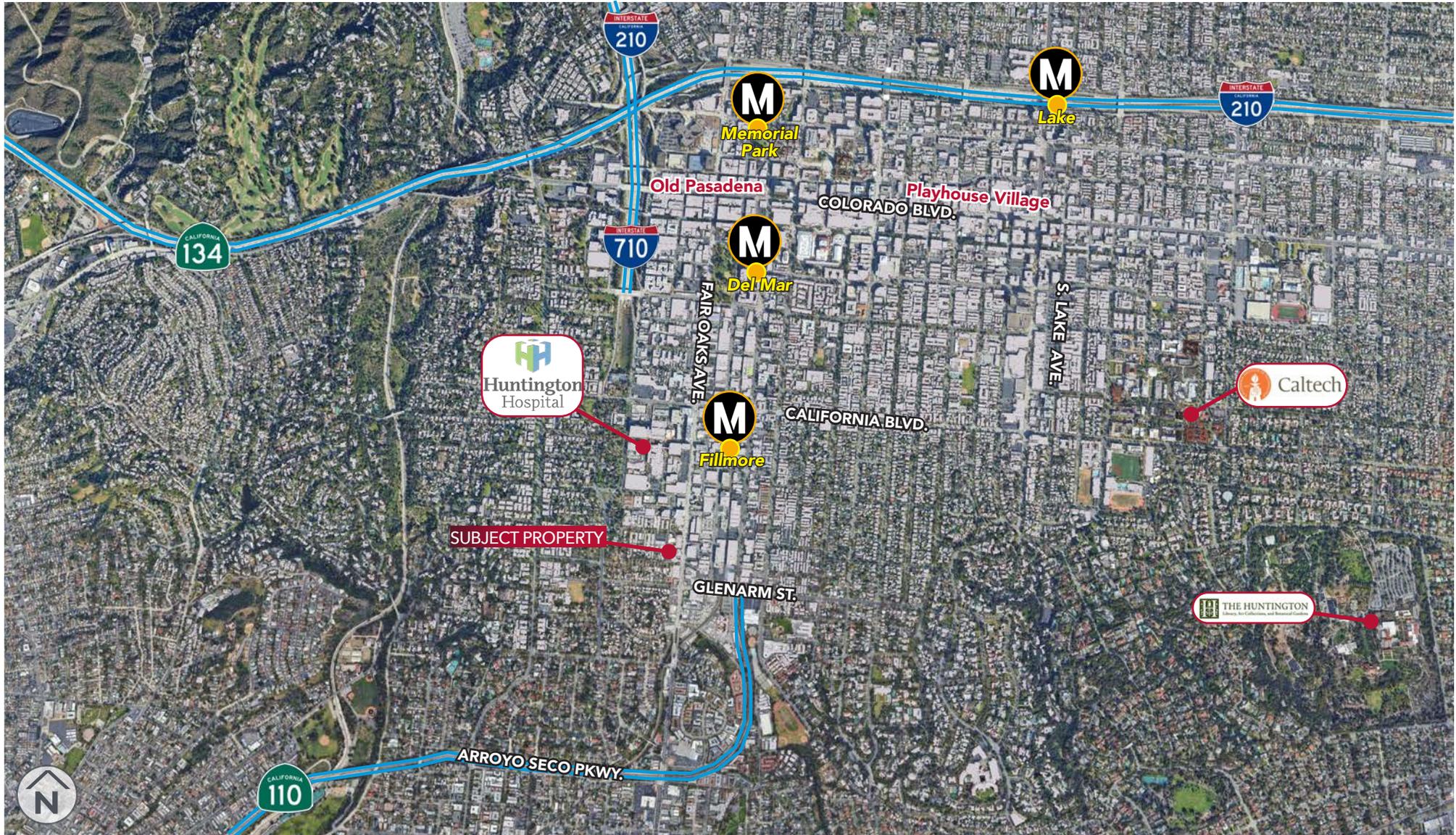
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AMENITIES MAP



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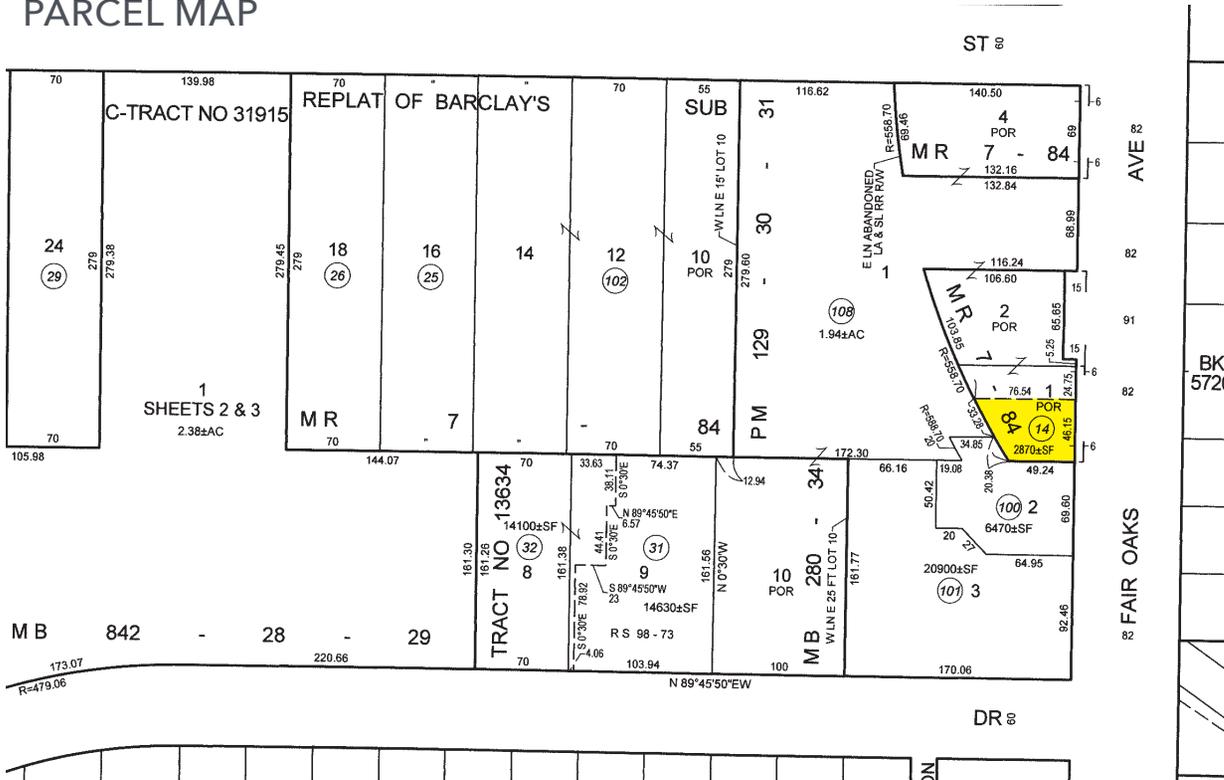
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LOCATION INFORMATION

PARCEL MAP



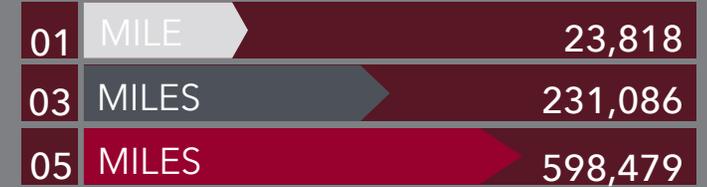
TRAFFIC COUNT



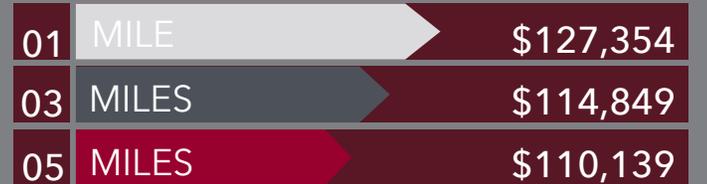
Street	Cross Street	Distance	Count Year	Count
S Fair Oaks Ave	W Glenarm St	0.08 mi.	2018	32,203

2021 DEMOGRAPHICS

POPULATION



AVG. HOUSEHOLD INCOME



DAYTIME EMPLOYEES



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