

# FOR SALE

2713 E COLORADO BLVD.  
PASADENA CA 91107



COLDWELL BANKER  
COMMERCIAL  
REALTY



**PRIME RETAIL MULTI-TENANT BUILDING**

**SELLING PRICE: \$5,200,000**



# PRIME RETAIL MULTI-TENANT BUILDING IN PASADENA



## OFFERING SUMMARY

ADDRESS	2713 E Colorado Blvd. Pasadena CA 91107
BUILDING SF	3,674 SF
LAND ACRES	0.284
LAND SF	12,375 SF

## FINANCIAL SUMMARY

PRICE	\$5,200,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	18,301	175,394	457,451
2023 Median HH Income	\$105,769	\$101,746	\$97,062
2023 Average HH Income	\$155,008	\$149,938	\$141,028

## PROPERTY OVERVIEW:

Presenting an exceptional investment opportunity in the heart of Pasadena! This 3,674 SF multi-tenant retail building, strategically located at the signalized intersection of San Gabriel Blvd and Colorado Blvd, boasts a corporate-owned 7-11 store as its anchor tenant, alongside a thriving health spa. Maximizing returns, a billboard lease adds to the revenue stream. Secure your investment in this high-traffic, high-visibility location, offering a solid income for all investors. Don't miss this exceptional business opportunity.

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### Bill Ukropina

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# PRIME RETAIL MULTI-TENANT BUILDING IN PASADENA

## PROPERTY DESCRIPTION:

Discover a rare and lucrative investment opportunity with this retail multi-tenant building, strategically positioned at the signalized intersection of San Gabriel Blvd and Colorado Blvd in the heart of Pasadena, California.

- **Secure Anchor Tenant:** The presence of a corporate-owned and operated 7-11 store serves as an anchor tenant, guaranteeing unwavering financial stability. The established 7-11 brand consistently attracts a devoted clientele, ensuring the continuous circulation of customers.
- **Revenue Diversity:** In combination with the anchor tenant, the health spa and billboard lease contribute to an income stream marked by diversity. This diversified revenue streams mitigates risk and strengthens the financial standing of the property.
- **Stable Billboard Lease:** The billboard is a dependable and speedy source of income with an escalation in rent every five years.
- **Consistent Income Projection:** This investment option is ideally suited for those in pursuit of a dependable and constant income stream. The prime location, along with its varied tenant mix, underpins its reliability and allure as an investment.



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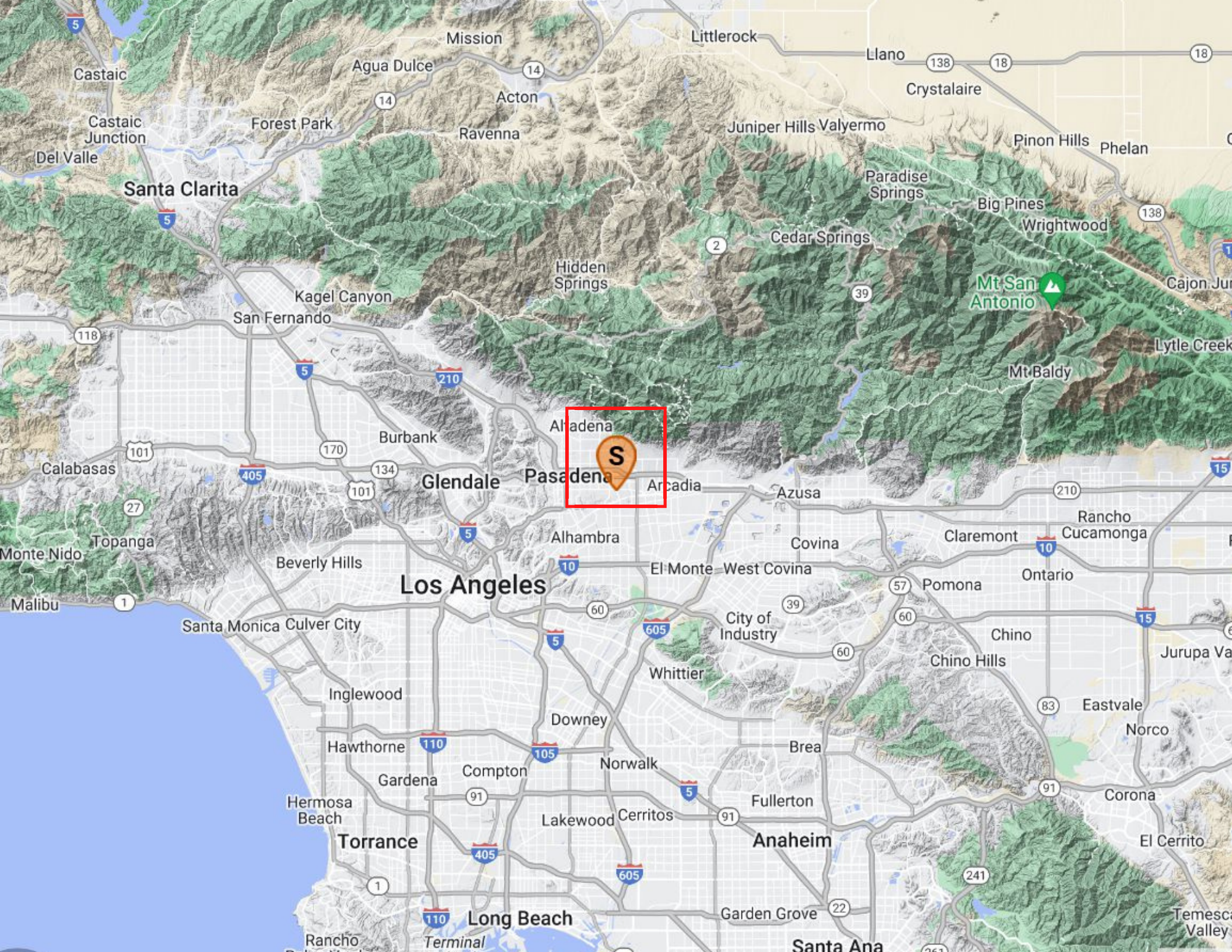
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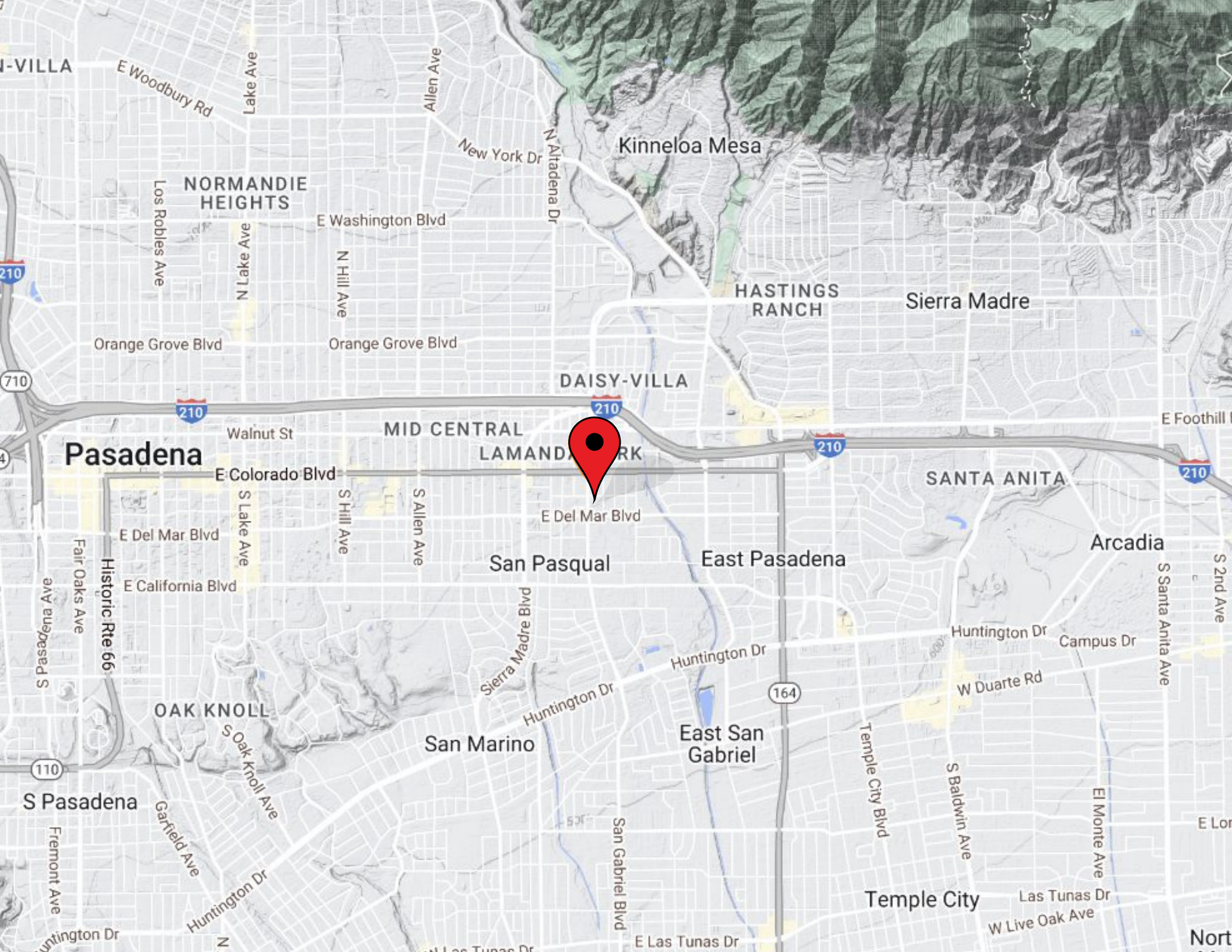












**Pasadena**

DAISY-VILLA

MID CENTRAL  
LAMANDA PARK

E Del Mar Blvd

San Pasqual

East Pasadena

SANTA ANITA

Arcadia

OAK KNOLL

San Marino

East San Gabriel

S Pasadena

Temple City

North



# PRIME RETAIL MULTI-TENANT BUILDING IN PASADENA

## RENT ROLL:

Tenant Name	Rental Rates		Lease Type	Options/Notes	Lease Date	Lease Expiration
	Monthly	Annual				
7-11	\$10,415	\$124,980	NNN	\$11,669.31 starting April 1, 2024	07/05/1977	03/31/2029
GENTLE CARE WELLNESS CENTER	\$3,185	\$38,220	NNN	(with 3% annual increases)	05/31/2013	06/30/2028
BILLBOARD	\$1,208	\$14,496		Increases to \$1,291.67 per month starting June 1, 2027	06/01/2017	05/31/2032

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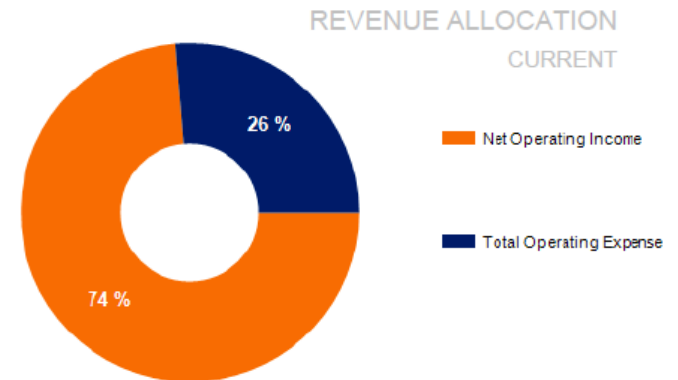
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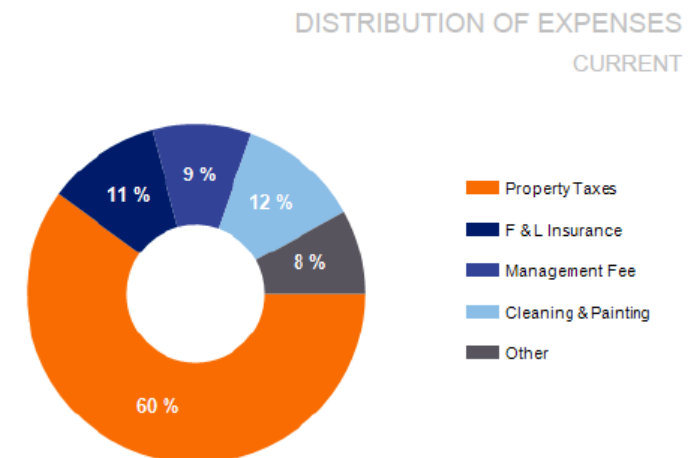


# PRIME RETAIL MULTI-TENANT BUILDING IN PASADENA

INCOME	CURRENT
Gross Scheduled Rent	\$175,137
Tenant Reimbursement (CAM + Insurance)	\$51,407
Tenant Reimbursement (PROP. TAX)	\$40,217
<b>Effective Gross Income</b>	<b>\$266,761</b>
Less Expenses	\$70,234
<b>Net Operating Income</b>	<b>\$196,527</b>



EXPENSES	CURRENT
Property Taxes	\$42,139
F & L Insurance	\$7,626
License and Taxes	\$277
Management Fee	\$6,669
Repairs & Maintenance	\$1,905
Water & Sewer	\$2,079
Landscaping & Gardening	\$1,230
Legal & Accounting	\$120
Cleaning & Painting	\$8,169
Misc. Expenses	\$20
<b>Total Operating Expense</b>	<b>\$70,234</b>
% of EGI	26.32 %



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,057	169,346	447,183
2010 Population	18,194	175,673	458,304
2023 Population	18,301	175,394	457,451
2028 Population	18,019	173,439	453,622
2023 African American	923	7,374	21,894
2023 American Indian	164	1,635	4,602
2023 Asian	4,845	60,183	182,179
2023 Hispanic	5,376	43,229	128,107
2023 Other Race	2,256	18,472	60,551
2023 White	7,237	64,589	130,257
2023 Multiracial	2,866	22,943	57,527
2023-2028: Population: Growth Rate	-1.55 %	-1.10 %	-0.85 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	557	6,807	15,338
\$15,000-\$24,999	255	2,839	8,492
\$25,000-\$34,999	303	3,209	8,366
\$35,000-\$49,999	455	4,304	12,050
\$50,000-\$74,999	985	8,869	22,285
\$75,000-\$99,999	1,047	8,544	21,138
\$100,000-\$149,999	1,311	12,031	30,926
\$150,000-\$199,999	949	8,954	20,784
\$200,000 or greater	1,769	14,828	32,005
Median HH Income	\$105,769	\$101,746	\$97,062
Average HH Income	\$155,008	\$149,938	\$141,028

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,625	69,656	169,022
2010 Total Households	7,430	69,865	167,922
2023 Total Households	7,631	70,386	171,385
2028 Total Households	7,572	70,303	171,387
2023 Average Household Size	2.38	2.45	2.63
2000 Owner Occupied Housing	3,868	35,062	84,514
2000 Renter Occupied Housing	3,460	31,910	78,384
2023 Owner Occupied Housing	4,105	35,479	85,731
2023 Renter Occupied Housing	3,526	34,907	85,654
2023 Vacant Housing	434	4,521	9,800
2023 Total Housing	8,065	74,907	181,185
2028 Owner Occupied Housing	4,129	35,758	86,648
2028 Renter Occupied Housing	3,442	34,545	84,739
2028 Vacant Housing	512	5,029	11,046
2028 Total Housing	8,084	75,332	182,433
2023-2028: Households: Growth Rate	-0.80 %	-0.10 %	0.00 %

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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,416	12,595	32,711
2023 Population Age 35-39	1,406	12,441	32,407
2023 Population Age 40-44	1,323	12,025	30,906
2023 Population Age 45-49	1,196	11,240	28,983
2023 Population Age 50-54	1,248	11,889	31,064
2023 Population Age 55-59	1,187	11,545	30,841
2023 Population Age 60-64	1,169	11,492	30,349
2023 Population Age 65-69	1,033	10,292	27,209
2023 Population Age 70-74	851	8,755	22,880
2023 Population Age 75-79	627	6,560	16,491
2023 Population Age 80-84	380	4,267	10,633
2023 Population Age 85+	435	4,620	11,359
2023 Population Age 18+	14,866	143,823	373,975
2023 Median Age	41	42	42

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$98,688	\$92,856	\$89,841
Average Household Income 25-34	\$140,867	\$126,735	\$121,426
Median Household Income 35-44	\$133,579	\$120,736	\$111,535
Average Household Income 35-44	\$180,269	\$168,937	\$155,407
Median Household Income 45-54	\$147,295	\$143,329	\$126,657
Average Household Income 45-54	\$192,664	\$190,415	\$174,133
Median Household Income 55-64	\$128,501	\$130,443	\$116,742
Average Household Income 55-64	\$178,567	\$181,773	\$166,267
Median Household Income 65-74	\$87,165	\$85,377	\$82,403
Average Household Income 65-74	\$131,559	\$132,540	\$126,037
Average Household Income 75+	\$85,497	\$89,778	\$88,764

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,361	12,576	32,237
2028 Population Age 35-39	1,295	12,179	32,572
2028 Population Age 40-44	1,280	12,132	31,994
2028 Population Age 45-49	1,240	11,523	30,100
2028 Population Age 50-54	1,131	10,766	28,261
2028 Population Age 55-59	1,156	11,229	29,534
2028 Population Age 60-64	1,040	10,545	28,194
2028 Population Age 65-69	1,010	10,142	26,970
2028 Population Age 70-74	900	9,031	23,869
2028 Population Age 75-79	683	7,328	19,209
2028 Population Age 80-84	481	5,351	13,399
2028 Population Age 85+	463	5,239	12,994
2028 Population Age 18+	14,850	144,043	375,357
2028 Median Age	42	43	43

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$108,647	\$104,123	\$102,726
Average Household Income 25-34	\$160,897	\$146,792	\$142,121
Median Household Income 35-44	\$158,367	\$144,762	\$130,971
Average Household Income 35-44	\$210,954	\$196,386	\$181,057
Median Household Income 45-54	\$164,264	\$159,001	\$145,692
Average Household Income 45-54	\$219,554	\$215,856	\$197,482
Median Household Income 55-64	\$158,362	\$153,161	\$136,257
Average Household Income 55-64	\$210,454	\$206,513	\$190,137
Median Household Income 65-74	\$104,106	\$102,740	\$99,694
Average Household Income 65-74	\$158,274	\$158,006	\$149,940
Average Household Income 75+	\$107,985	\$112,396	\$111,289

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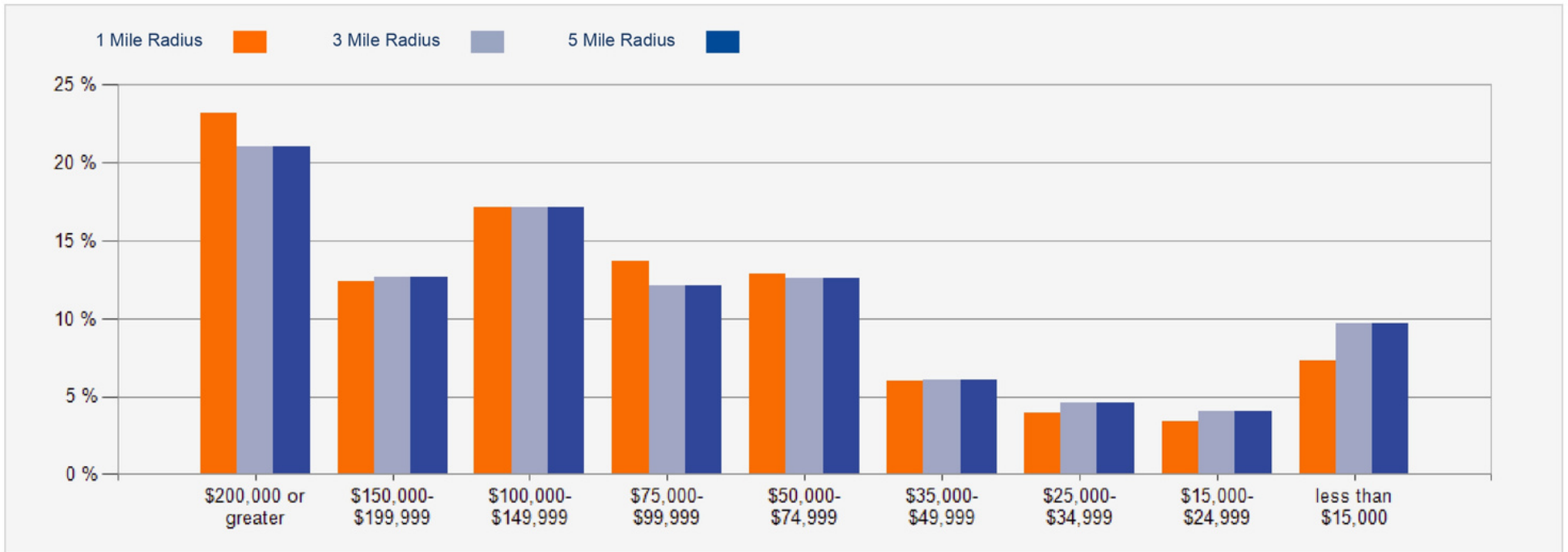
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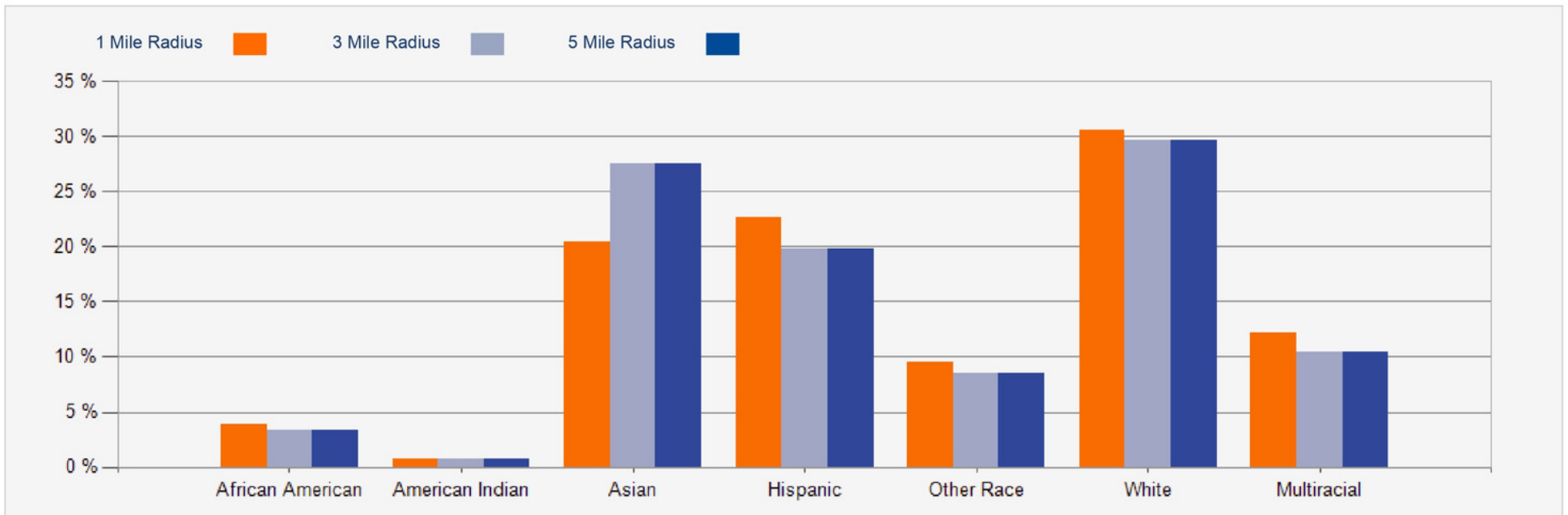




## 2023 Household Income

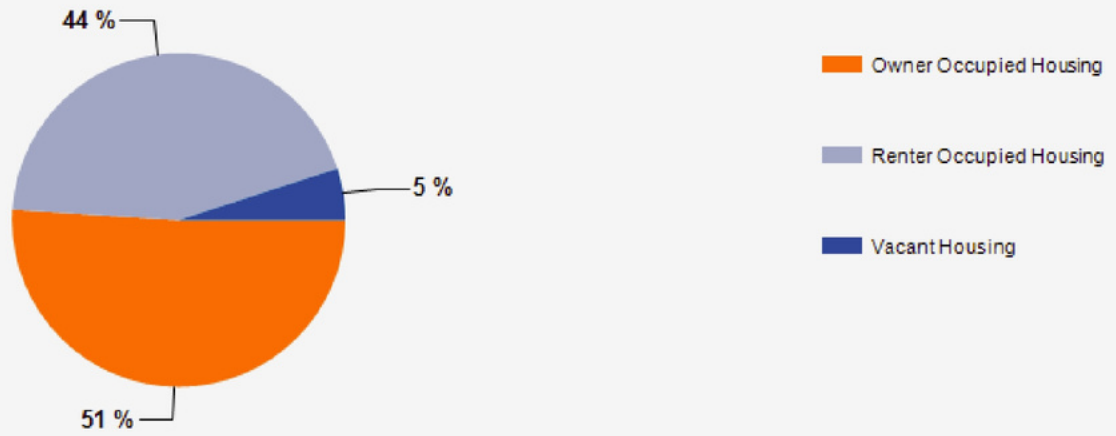


## 2023 Population by Race

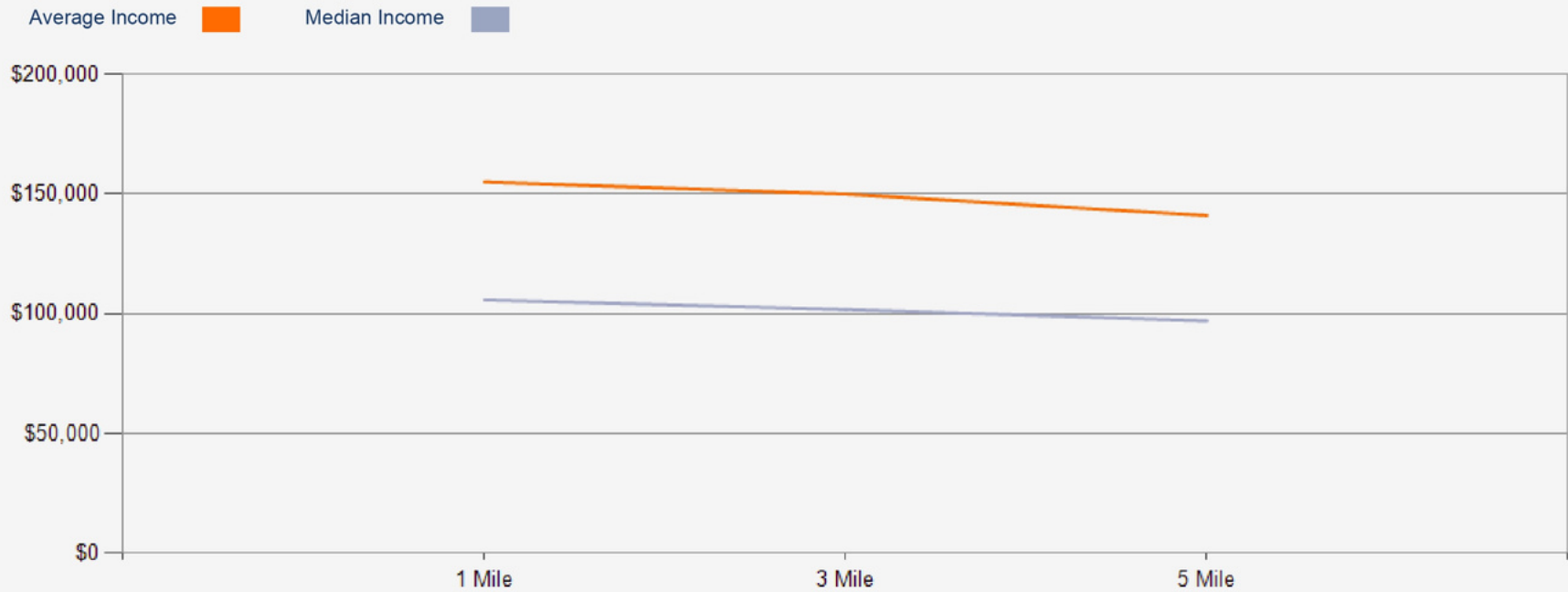




## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median





# 2713 E COLORADO BLVD.

## Pasadena CA 91107

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### *Exclusively Marketed by:*

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