



Offering Memorandum - For Sale/For Lease

2028 LAKE AVE – ALTADENA, CA 91001



TOM MASTERANI • ENGEL & VÖLKERS BURBANK

214 E. Magnolia Blvd., Burbank, CA 91502

(818) 613-4478 | DRE# 00716502

tom.masterani@evrealestate.com | tommasterani.evrealestate.com

ENGEL&VÖLKERS®
COMMERCIAL

Confidentiality Agreement

ENGEL&VÖLKERS®
COMMERCIAL

This Offering Memorandum contains select information pertaining to the business and affairs of 2028 Lake Ave, Altadena, CA 91001. This Memorandum was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Engel & Völkers Burbank. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. While the information contained in the Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an “As Is, Where Is” basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information which may include engineering, environmental or other reports may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental and other experts.

By acknowledging your receipt of this Offering Memorandum from Engel & Völkers Burbank, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller, and Engel & Völkers Burbank expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. A prospective purchaser's sole and exclusive rights with respect to this expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Engel & Völkers Burbank or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. Engel & Völkers Burbank has a policy of proactive broker cooperation with the investment brokerage community. If applicable, a cooperating broker fee of the sales price shall be paid at closing to cooperating broker that procures and represents the buyer that acquires this property.

If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.

Table of Contents



- 4. Executive Summary
- 11. Maps, Floor Plan
- 14. Market Overview
- 17. Engel & Völkers – Your partner worldwide



Property Overview

Small, attractive medical office building with a variety of possible uses. Most recently utilized as a dental office; the existing layout reflects medical use, lobby/waiting room, receptionist/business office, multiple exam rooms, lab room, private offices, breakroom/kitchenette (see floor plan of the building). Surface parking behind the building. Located on busy Lake Avenue, a main thoroughfare through Altadena and Pasadena, and in close proximity to public transportation and the freeway. New construction immediately adjacent the property and a great deal of new construction and redevelopment in the area due to last year's fires.

*Ownership will also consider a lease or lease with an option to purchase. Call agent for details.



2028 Lake Ave, Altadena, CA 91001

Property Details

Address:	2028 Lake Ave, Altadena 91001
List Price	\$1,595,000
PSF:	\$762.43
Parcel Number:	5845010025
Building Size:	2,092 sq ft
Land Size:	7,781 sq ft
Year Built:	1951
Business Type:	Dental, Medical
Zoning:	LCC2
Parking Spaces:	8

To learn more scan QR Code or visit:
<https://tommasterani.com/2028-lake-ave>















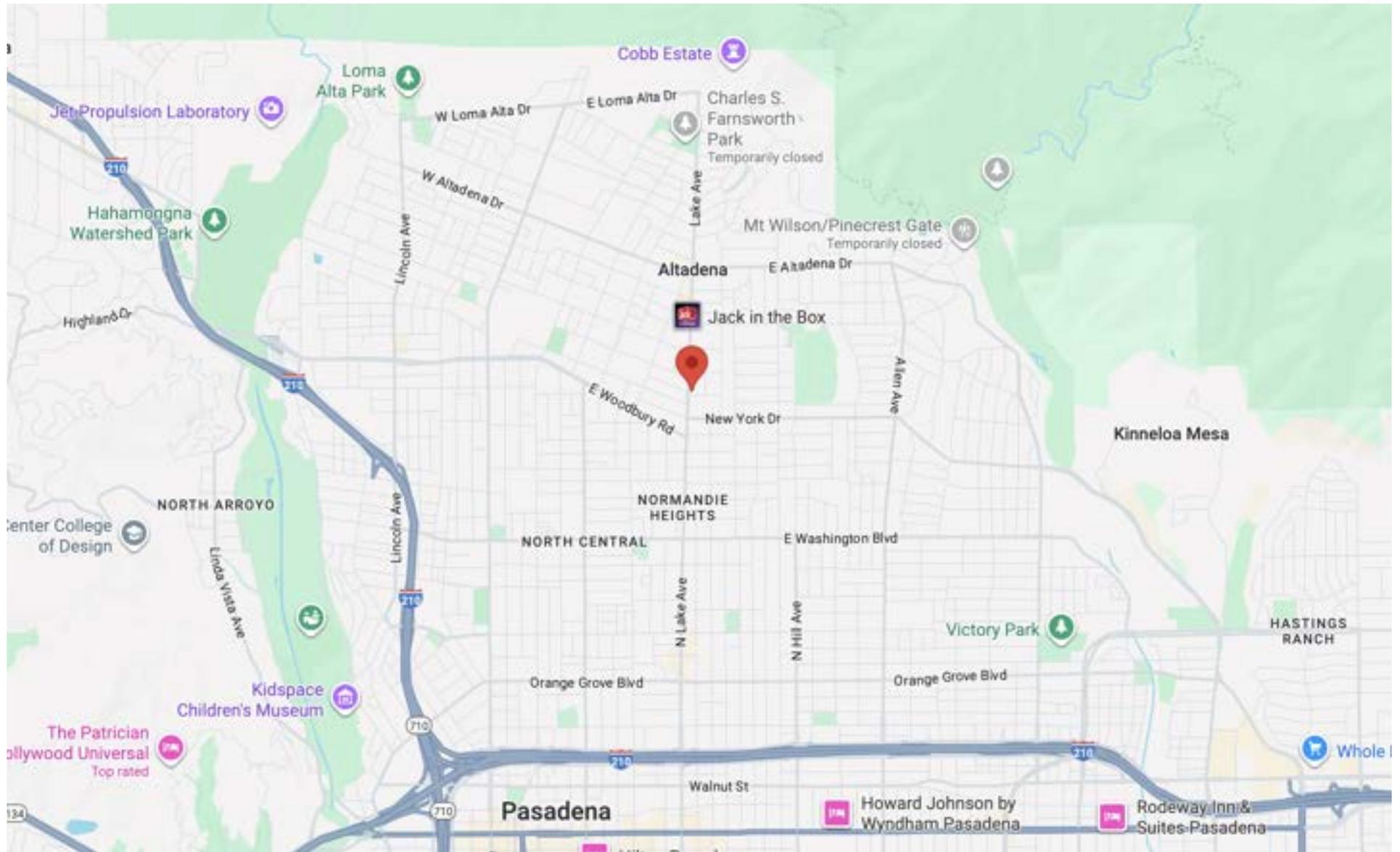
Maps, Floor Plan

2028 LAKE AVE, ALTADENA, CA 91001



Sizes and dimensions are approximate, actual may vary and might differ from real world values.

2028 Lake Ave, Altadena, CA 91001





Market Overview

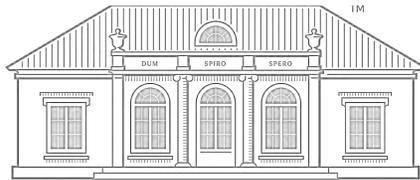
2028 LAKE AVE, ALTADENA, CA 91001



County Overview

Los Angeles County, the most populous county in the United States, is a sprawling region of nearly 10 million residents. Encompassing 88 cities, including the city of Los Angeles, this diverse and dynamic area serves as a global epicenter for business, culture, technology, and innovation. With its extensive infrastructure, vibrant economy, and unparalleled quality of life, Los Angeles County offers a wealth of opportunities for commercial real estate investors.

Los Angeles County's commercial real estate market is robust and diverse, offering opportunities across various property types, including office, industrial, retail, and multifamily sectors. The county's economic strength, coupled with its strategic location, drives strong demand for commercial properties. Emerging submarkets, such as Downtown Los Angeles and Silicon Beach, are experiencing significant growth and development. Investors can find a mix of historic buildings, modern office spaces, industrial parks, and prime retail locations, catering to diverse business needs.



A note from Paul Benson

The integrity and character of Engel & Völkers and our advisors, has always been and remains to be, at the forefront of all that we do. Regardless of what is happening in our industry at this time, Engel & Völkers will continue to lead with transparency, always operating in the best interest of our clients, and using our wide array of industry expertise to help deliver the best possible experience while helping to achieve their real estate goals.

Our clients and communities are at the heart of what we do. We thank you for your trust and partnership and look forward to serving you for years to come.

Paul Benson

Paul Benson - Engel & Völkers Gestalt Group - CEO, License Partner



“From strategic consulting to the closing of portfolio and individual transactions, we combine investment expertise with local competence at more than 1,000 Engel & Völkers locations.”

Kai Wolfram
 Managing Partner
 Engel & Völkers Commercial, Frankfurt

Engel & Völkers— Your partner worldwide

For over 45 years, we have specialized in real estate services in some of the world’s most desirable locations. More than 16,500 people work under the Engel & Völkers brand in 35 countries and 1,000 locations. Whether focused on residential real estate or specializing in commercial transactions, Engel & Völkers advisors embody the core values of competence, exclusivity, and passion.

Regardless of where they are based, Engel & Völkers advisors are united by a culture of service and a dedication to expertise. Our professionals are known for supporting client and customer goals, and delivering the local knowledge and data required to guide successful purchase, lease and sale decisions. Whether reviewing customer needs or market dynamics, global collaboration allows us to provide our clients the best insights and outcomes.

The success of the Engel & Völkers Commercial team is supported by an established reputation and a global foundation:



Our Network

Consistent and connected presence in 1,000+ locations spanning 5 continents



Our Service

A tradition of dedication, diligence and discretion in service of our clients and customers



Our Expertise

A history of success based on in-depth market knowledge and thoughtful data analysis

Global Presence

Supplementing hundreds of residential shops in our network are more than 100 commercial shops in 15 countries.

Engel & Völkers is one of the world's most recognized and respected real estate brands. The foundation for this is our shop strategy, employed since our first location opened in 1977. With operations based in prime retail locations, our teams are part of the local landscape and fully engaged with the communities they serve. All shops follow a uniform standard of design and quality, reflecting the consistent high levels of service and expertise that our clients and customers rely on.



- | | | |
|----------|----------------|---------------|
| ANDORRA | CZECH REPUBLIC | SOUTH AFRICA |
| AUSTRIA | DENMARK | SPAIN |
| CANADA | GERMANY | SWITZERLAND |
| CHILE | ITALY | UAE DUBAI |
| COLOMBIA | LIECHTENSTEIN | UNITED STATES |

Local Expertise

Thomas A. Masterani has been a resident of Burbank since 1978 and an active real estate agent in Burbank, Glendale and the surrounding communities for more than twenty-two (22) years. During that time he has worked in virtually every aspect of real estate, from single family homes and estate properties to multi-family residential and from commercial/industrial to land and other investments. His real estate diversity is the result of the demand of his dedicated clients and their referrals. For the past nineteen (19) years, he has specialized in the sale of estate properties and hillside homes in Burbank and Glendale. He worked as one of the original sales agents in Burbank's most exclusive neighborhood, the Burbank Hills Estates, and has listed and sold more than sixty (60) properties in this subdivision alone in the past few years.

He has established a reputation as an authority for this community of estate homes and frequently assists owners, appraisers and other agents in the marketing and sale of Fine Homes in the Burbank area. Mr. Masterani is very familiar with the different subdivisions and developments of homes in Burbank, their floor plans and the neighborhoods. He has demonstrated success in the past by earning membership in The Prudential California Realty's Chairman's Circle, a distinction reserved for the top one percent (1%) all Prudential agents nationwide and the top four percent (4%) of Prudential California agents.

Please visit tommasterani.com for recommendations and stories.



Tom Masterani

Executive Commercial Real Estate Advisor
M +1 (818) 613-4478 | DRE# 00716502
tom.masterani@evrealestate.com
tommasterani.com



Areas of Focus

- ◆ OFFICE
- ◆ RETAIL
- ◆ MULTI-FAMILY
- ◆ INDUSTRIAL & WAREHOUSE
- ◆ HOTEL & HOSPITALITY
- ◆ COMMERCIAL LEASING
- ◆ LAND



Services & Strengths

MARKET INTELLIGENCE

Our commercial team understands the local landscape, including the influence of macro and micro trends in real time and over the long term. We have rare access to detailed qualitative and quantitative information through our platforms, local teams and extensive network. Connected in their communities, our residential and commercial colleagues provide the nuanced perspective that is essential to defining the current and future value of real estate assets.

RELATIONSHIPS

Engel & Völkers Commercial advisors have a track record and reputation for service and professionalism, providing credibility and access to key players and decision makers. We have established trust and maintain ongoing contact with the buyers, tenants, owners and investors who move our markets.

TECHNOLOGY & DATA

Our team is informed by powerful data and technology resources dedicated to commercial real estate. Comprehensive databases allow us to identify and analyze competing products and potential opportunities. We also leverage best-in-class platforms to find and connect with proven, reputable purchasers and tenants.

COMPREHENSIVE VALUATION

Powered by in-depth market information and industry experience, our team blends financial analysis and business savvy with a clear vision when positioning properties or evaluating options and strategies. We take the time to understand your needs and execute on a financial plan and roadmap to achieve them.



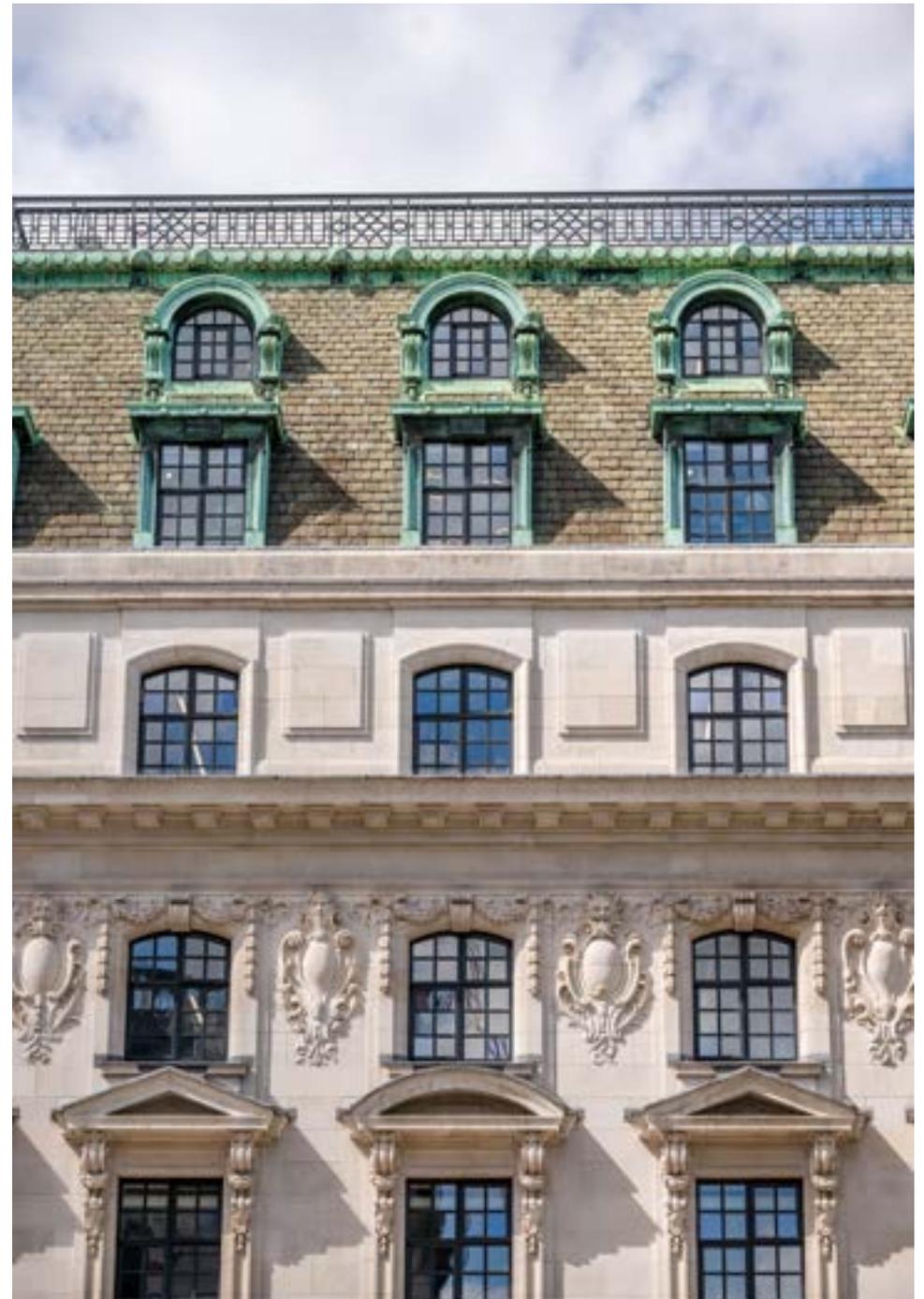
Local and global reputation and market expertise

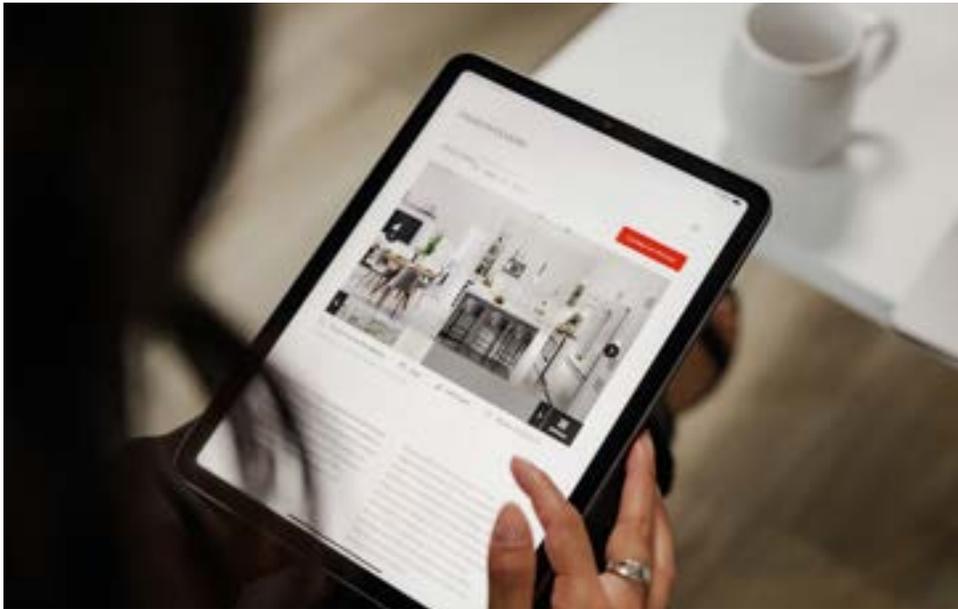


Access to key players, decision makers and HNW clients



Industry leading resources for analysis, marketing and valuation





Tools, Systems & Custom Strategies

Engel & Völkers leverages industry best practices, powerful technologies and proprietary marketing resources to evaluate commercial opportunities and showcase our offerings. The top data, marketing and transaction management platforms in the industry, including CoStar™, LoopNet™, and Crexi are paired with local data sources to provide our team with comprehensive insights and solutions.

Additionally, we offer advantages that are unique to Engel & Völkers. Foremost among these is our network of Engel & Völkers Commercial colleagues around the world who share in trainings, sales meetings and trend discussions. We also provide distinctively branded proprietary materials to appropriately present and market our commercial listings to potential purchasers, renters and investors. These include sophisticated property exposés, a global website ecosystem inclusive of engelvoelkers.com and 30+ country-specific websites, comprehensive brochures and digital presentation packages, custom signage and email marketing to our extensive database.

From access to leading industry tools and local market expertise to global colleagues and proprietary marketing resources, there are many reasons to choose Engel & Völkers Commercial as your business partner.





Engel & Völkers offers one of the strongest global referral networks in the industry, with over 11,000 real estate professionals in more than 30 countries, actually working collaboratively to help our clients find their dream home. Drawing on a rich European heritage, the Engel & Völkers brand and iconic signature shops are recognized, respected, and renowned the world over for delivering exceptional listings and bespoke client experiences. With each shop led by experts in their local market, Engel & Völkers delivers specialized, boutique customer care and attention—on a global scale. Whether buying or selling a home, Engel & Völkers ensures an experience of the highest caliber and competence, exclusive expertise, and passion for all that we do, from Miami to Majorca, Boston to Belize, and everywhere in between.



The yachting industry is utterly unique; it revolves around pure luxury and the feelings that come from creating incredible once in a lifetime moments with those closest to you. That's why it needs to be done right, in partnership with true yachting professionals with access to an unrivaled network of partners in real estate and private aviation. Use the power of the Engel & Völkers brand to your advantage when you are buying or selling a luxury yacht in the America: there is no other brokerage company who can offer more exposure or who access to as large a network of potential clients as Engel & Völkers Yachting.



The developments that Engel & Völkers represents around the world vary greatly in scale and scope. Our experience includes residential towers, new home communities, the redesign or re-launch of existing buildings, mixed use lifestyle developments and resort residences. Global recognition and respect for our brand, coupled with the quality of our marketing strategy and the reach of our programs, gives the projects that we represent a distinct advantage. So does the level of local knowledge and international insights that our Development Services teams offer. Through every phase in the process, we provide the level of service that our brand is known for, optimizing the experience for builders, developers and buyers.



2028 Lake Ave, Altadena, CA 91001

PRESENTED BY TOM MASTERANI

ENGEL & VÖLKERS BURBANK

214 E. Magnolia Blvd., Burbank, CA 91502

DRE# 00716502 | (818) 613-4478

tom.masterani@evrealestate.com | tommasterani.evrealestate.com

©2026 Engel & Völkers. All rights reserved. Each brokerage is independently owned and operated. All information provided is deemed reliable but is not guaranteed and should be independently verified. If your property is currently represented by a real estate broker, this is not an attempt to solicit your listing. Engel & Völkers and its independent License Partners are Equal Opportunity Employers and fully support the principles of the Fair Housing Act.

ENGEL & VÖLKERS[®]
COMMERCIAL