

EXCLUSIVE LISTING

1245 E Walnut St, Pasadena, CA 91106

First Time for Sale Since 1973, Prime Location Owner-User or Mixed-Use Redevelopment Opportunity (0.39AC CG Zone Lot), Superb location between Lake Ave & Hill Ave, south of 210 FWY, ± 2860 SF / $\pm 44\%$ Vacant, Wide range of Allowed use including Medical



SUMMARY

Subject Property:	1245 E Walnut St Pasadena, CA 91106
Price:	\$2,700,000
Price Per SF Building/Lot:	\$413 / \$160
Year Built :	1961
Building & Lot Area:	6,536 SF / 16,881 SF
APN#:	5738-015-068
Zoning:	CG (Commercial General)
Parking:	17 spaces (1 disabled parking)
Unit Mix:	8 x OFFICE 8 x Vacant Office*

*Vacant Unit rents are PROFORMA ONLY! Marked to market.

** ALL UNIT SIZES ARE ESTIMATES ONLY! BUYER TO VERIFY DURING DUE DILIGENCE PERIOD!

Investment & Property Highlights

- First time for sale Since 1973; Priced attractively on Per SF building and Per SF Lot
- Perfect for owner-user or high-density redevelopment projects
- Adjacent to an approved 34-condo project (buyer to verify w/ city)
- Nearby Colorado Blvd, Pasadena City College, CALTECH, Lake Ave District, Playhouse District, Old Town Pasadena, and minutes from other attractions in Pasadena
- Zoning allows high-density redevelopment options (micro residential units with ground floor commercial) and a wide range of uses
- High density and high demand area for commercial & residential; Walk Score 85
- Significant upside on all occupied units with all tenants on month-to-month tenancies ($\pm 213\%$ estimated rental upside on in-place rents)
- Superb access to FWY 210 and FWY 134
- Prime commercial building in an excellent location south of 210 FWY

- and nearby many amenities
- Large Corner Lot (0.39ACRE) - High Density Zoning CG (Commercial General)
- CG Zoning allows wide range of uses including: Medical, Retail, Office, Residential and other wide range of uses
- Excellent location on Walnut St and south of 210 FWY – major cross street is Hill Ave.
- Could be easily used as an owner-user property - 8 Units (approximately ± 2860 SF – $\pm 44\%$ vacant -> buyer to verify) are vacant and will be delivered vacant
- Wide ± 150 ft frontage on Walnut St. with HIGH Traffic Volume ($\pm 16,808$ cars/day)
- Excellent curb appeal, corner larger lot with high-density zoning
- Ample parking with 17 open spaces (2.65/1000)

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MANY NEW & Proposed Mixed-use/Housing on Walnut



ROSE BOWL AREA



JPL

GROWTH INVESTMENT GROUP



project: 34-condo (244-256Michigan- BUYER TO VERIFY)

Walk Score
84

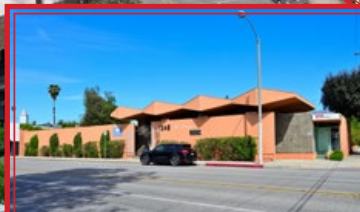
Very Walkable

Most errands can be accomplished on foot.

Bike Score
85

Very Bikeable

Biking is convenient for most trips.



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LAKE AVE DISTRICT



OLD TOWN PASADENA



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