

**MOST PRIME RESIDENTIAL DEVELOPMENT SITE IN PASADENA,
+/-32,000 SF COMBINED, ONE SHORT BLOCK FROM S. LAKE AVENUE**
NORTHERNMOST BUILDING - 469-475 S HUDSON AVE, PASADENA, CA 91101

**TOTAL LAND SIZE OF ALL 3 PROPERTIES IS +/-32,000 SF OF PASADENA'S
48+ CONDOS COULD BE BUILT**
THIS 4 UNIT BUILDING AT 469-475 S. HUDSON AVENUE CAN BE SOLD SEPERATELY

**PROPERTY CAN BE COMBINED WITH TWO PARCELS ADJACENT TO THE SOUTH WHICH WILL GIVE ON OWNER
ABOUT 31,000 SQUARE FEET OF LAND AND 48+ RESIDENTIAL UNITS COULD BE DEVELOPED, WITH ENTITLEMENTS**

BUILDING SIZE: +/- 4,842 SF
LOT SIZE: +/-10,582 SF

NUMBER OF UNITS: 4 UNITS
ASKING PRICE: \$2,200,000

This Brochure is owned by Team Ukropina

BILL UKROPINA, CRE
O: 626.844.2200
BILL.UKROPINA@CBCNRT.COM
CALDRE#: 00820557

ROBERT IP
O: 626.394.2527
ROBERT.IP@CBCNRT.COM
CALDRE#: 01876261

KATHI CONSTANZO, CCIM
O: 626.898.2308
KATHI.CONSTANZO@CBCNRT.COM
CALDRE#: 02067397

CHRISTINA BURDETTE
O: 626.848.4174
CHRISTINA.BURDETTE@CBREALTY.COM
CALDRE#: 02227715



FOR SALE

469-475 S HUDSON AVENUE

Pasadena, CA 91101

PRIME DOWNTOWN PASADENA LOCATION, ONE VERY SHORT BLOCK WEST OF SOUTH LAKE AVENUE AND MANY RETAIL AMENITIES

OFFERING SUMMARY

ADDRESS	469-475 S Hudson Ave, Pasadena, CA 91101
BUILDING SIZE	+/- 4,842 SF
LOT SIZE	+/-10,582 SF
APN	5734-029-014
YEAR BUILT	1916
NUMBER OF UNITS	4
SALE PRICE	\$2,200,000

PROPERTY HIGHLIGHTS

Well-located prime 4 unit multifamily asset in the heart of Pasadena, walk one short block east to Southlake Avenue, and numerous retail amenities.

Rare Assemblage Opportunity; Also purchase both 477-483 S Hudson Ave and 495-495½ S Hudson Ave for \$6,400,000 and the buyer will have a contiguous 3-property site with potential to develop up to 48 condominium units*, subject to entitlements.

A unique chance to acquire just this prime 4 unit building and reposition 3 South Hudson Avenue properties in one of Pasadena's most sought-after infill locations.



Property can be sold separately or combined with two parcels adjacent to the south which will give on owner about 31,000 square feet of land and 48+ residential units could be developed, with entitlements

*Buyer to independently verify development potential and entitlements with the City of Pasadena.

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2025 INCOME AND EXPENSES

Income & Expenses	469 S Hudson
Rents	\$103,500
Expenses	
Cleaning and Maintenance	\$1,983
Insurance	\$6,907
Repairs	\$3,688
Taxes	\$3,152
Utilities	\$3,928
Other	\$11,513
Total expenses	\$31,171
NOI	\$72,329

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FOR SALE

469 S HUDSON AVENUE

Pasadena, CA 91101

469 S HUDSON AVE

**ALSO AVAILABLE
477 S HUDSON AVE**

**ALSO AVAILABLE
495 S HUDSON AVE**

S Hudson Ave

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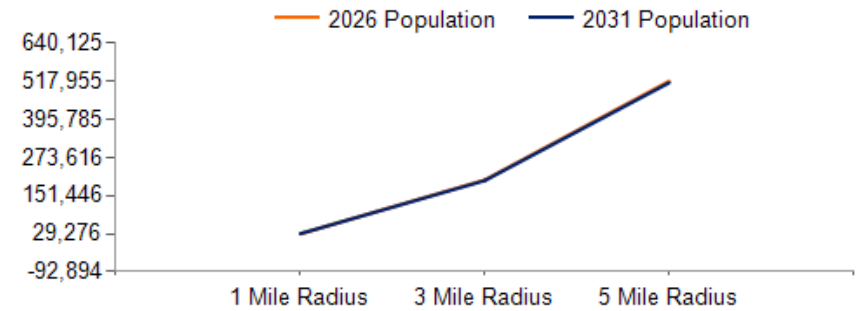
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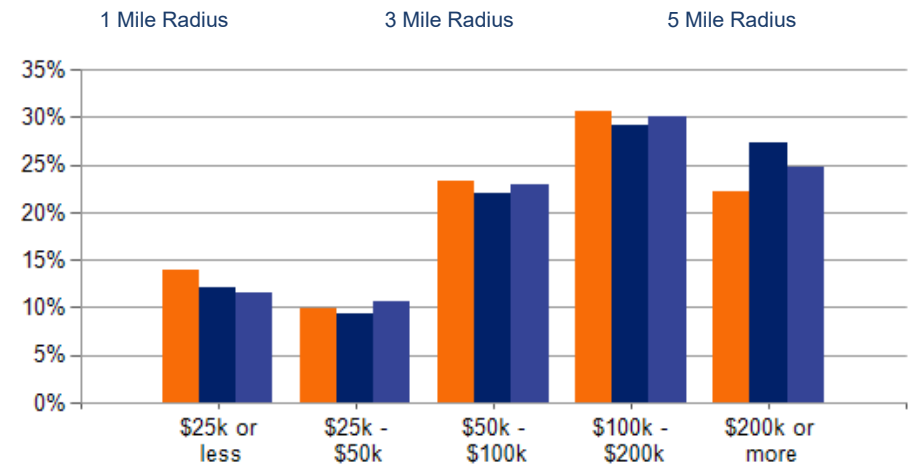


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,154	201,553	549,847
2010 Population	27,508	205,768	553,150
2026 Population	29,276	201,564	517,955
2031 Population	29,356	199,400	513,098
2026 African American	1,623	11,299	20,710
2026 American Indian	185	2,463	6,559
2026 Asian	8,553	53,257	175,567
2026 Hispanic	5,345	63,734	183,489
2026 Other Race	2,034	29,971	93,405
2026 White	13,192	73,451	147,536
2026 Multiracial	3,644	30,897	73,638
2026-2031: Population: Growth Rate	0.25%	-1.10%	-0.95%

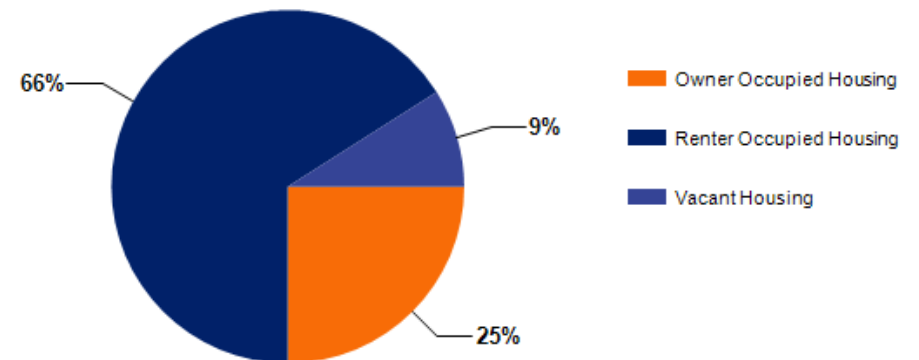
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,692	7,048	14,538
\$15,000-\$24,999	478	3,289	8,458
\$25,000-\$34,999	571	3,161	8,382
\$35,000-\$49,999	984	4,792	12,650
\$50,000-\$74,999	1,789	9,720	24,140
\$75,000-\$99,999	1,849	9,000	21,453
\$100,000-\$149,999	2,663	14,030	35,173
\$150,000-\$199,999	2,127	10,828	24,629
\$200,000 or greater	3,464	23,288	49,203
Median HH Income	\$106,419	\$115,743	\$110,487
Average HH Income	\$159,442	\$171,862	\$161,062



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

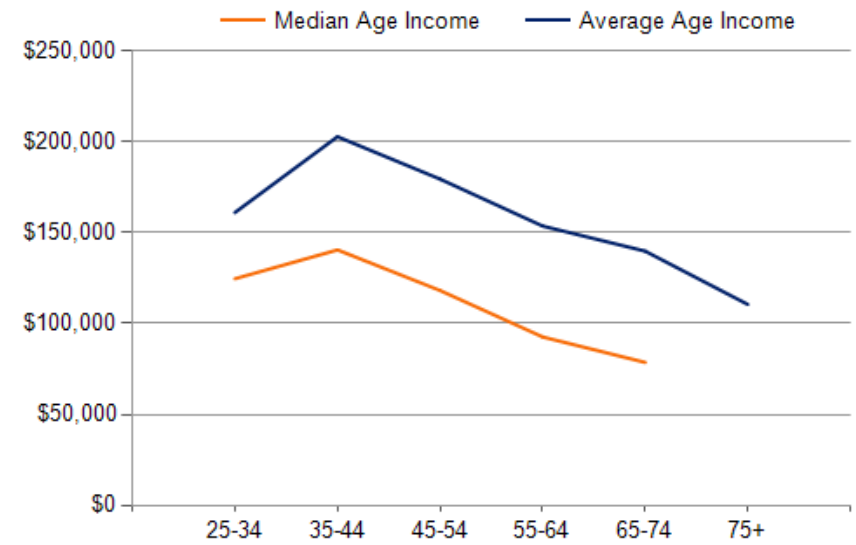
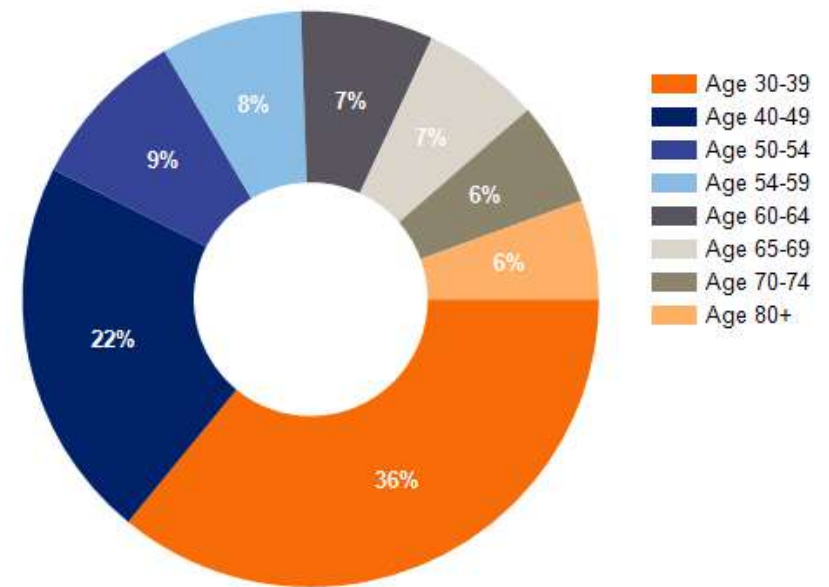


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,628	16,239	40,316
2026 Population Age 35-39	3,201	16,068	40,639
2026 Population Age 40-44	2,442	15,127	37,660
2026 Population Age 45-49	1,649	13,328	34,058
2026 Population Age 50-54	1,728	13,808	35,737
2026 Population Age 55-59	1,507	12,731	33,484
2026 Population Age 60-64	1,415	12,030	31,687
2026 Population Age 65-69	1,268	10,717	28,248
2026 Population Age 70-74	1,116	9,441	25,319
2026 Population Age 75-79	1,057	7,982	20,387
2026 Population Age 80-84	673	5,263	12,823
2026 Population Age 85+	724	5,077	13,389
2026 Population Age 18+	26,085	167,943	429,621
2026 Median Age	38	42	42
2031 Median Age	40	43	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$124,674	\$119,716	\$110,496
Average Household Income 25-34	\$161,125	\$159,853	\$150,335
Median Household Income 35-44	\$140,565	\$139,863	\$134,497
Average Household Income 35-44	\$202,876	\$203,329	\$190,312
Median Household Income 45-54	\$118,213	\$147,119	\$138,863
Average Household Income 45-54	\$179,571	\$196,289	\$184,951
Median Household Income 55-64	\$92,643	\$115,422	\$112,849
Average Household Income 55-64	\$153,710	\$175,223	\$164,228
Median Household Income 65-74	\$78,613	\$102,271	\$97,085
Average Household Income 65-74	\$139,862	\$164,812	\$155,470
Average Household Income 75+	\$110,529	\$133,390	\$114,305

Population By Age



SUPPLEMENTAL INFORMATION

FOUR DIFFERENT WAYS TO BUILD:

OPTION A: BUILD ON JUST THE TWO MIDDLE/SOUTH LOTS

The apartments on the north lot stays as-is. You would get 29 to 32 new apartments.

OPTION B: BUILD ON ALL THREE LOTS TOGETHER

This is the best plan. You'd get 42 to 47 new apartments (some at market rent, some set aside as affordable). It's easier to get city approval this way because the shape of the courtyard works better under Pasadena's rules.

OPTION C: BUILD ON JUST THE NORTH LOT ALONE

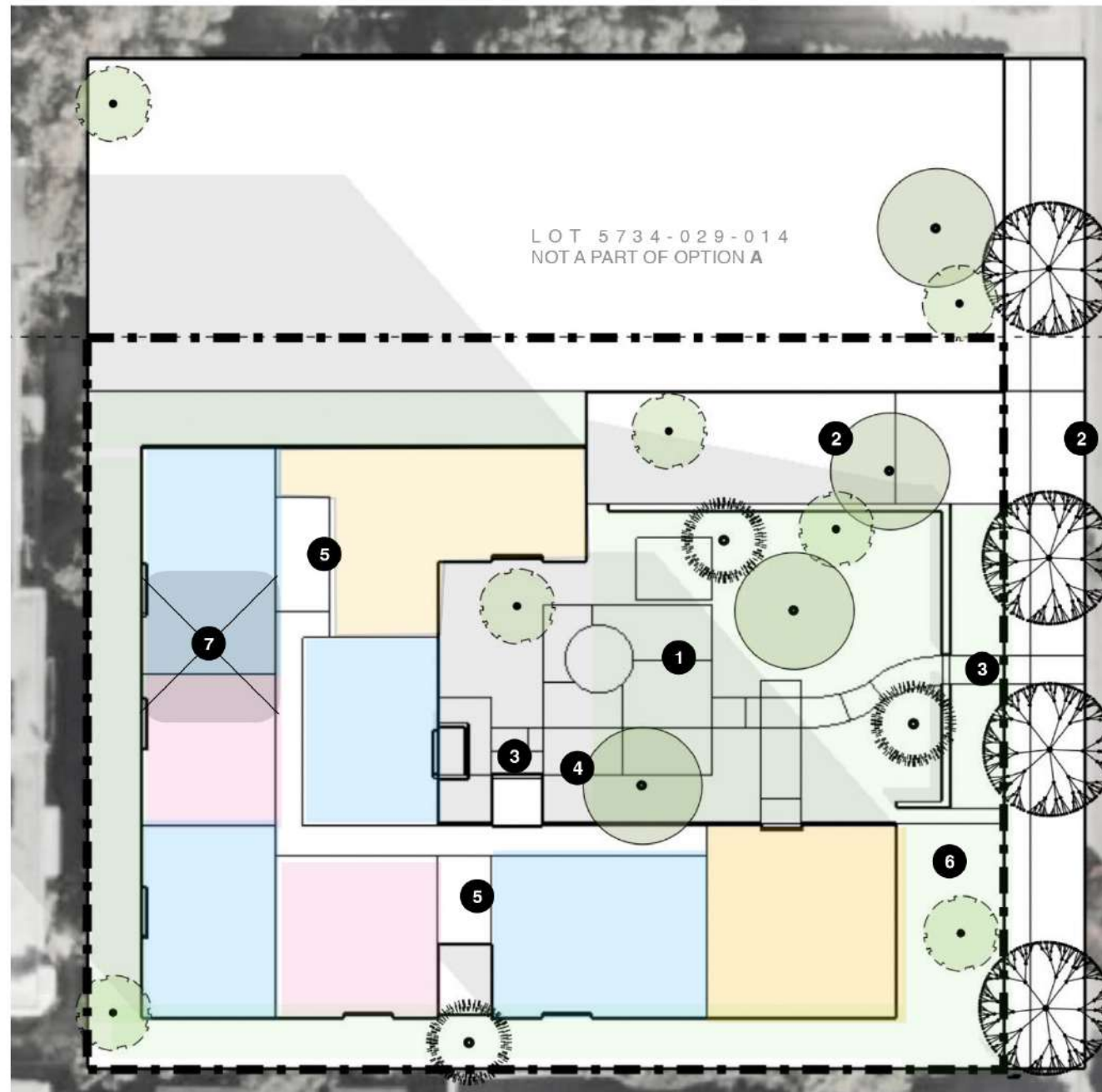
Only 14 to 16 apartments fit. The lot is narrow and deep, so it's a tight squeeze, and the city would have a harder time approving it.

OPTION D: BUILD THREE SEPARATE SMALL BUILDINGS, ONE PER LOT, ALL TOWNHOMES

You'd get 27 townhomes total. This avoids the rule that forces you to include affordable units, but it would also be hard to get approved and costs more per unit to build since each lot is developed on its own.

Building all three lots as one project (Option B) gets you 3 to 7 more apartments than if the lots were developed separately, and it's the easiest one to actually get approved.

SUPPLEMENTAL INFORMATION



SITE PLAN
1'0" = 20'

SUPPLEMENTAL INFORMATION

Site Information Option A 1			Market Rate + 20% LI 2			Market Rate + 35% LI 3		
APN			5734-029-012 + 013					
Zoning			RM-48 HL-40 (45)					
			Multi-Family City of Gardens					
Site Area			0.492 acres					
			21432 SF					
Allowed FAR			N/A					
Allowed FAR with Housing Bonus		%	N/A					
Allowed SF			N/A SF				SF	
Allowed Unit Density RM48	48	/acre	24 base units allowed			24 base units allowed		
Maximum Density Increase with Low Income Units	0.35	%				8 units		
Target Density Increase Low - Moderate Income Units	0.20	%	5 units					
TOTAL ALLOWED/ All Unit Classifications			29 units			32 units		
Preliminary Program								
New Housing Units + Amenities								
3-Bedroom Units	1600	GSF/EA	6 units	9600	SF	6 units	9600	SF
2-Bedroom Units	1200	GSF/EA	16 units	19200	SF	18 units	21600	SF
1-Bedroom Units	950	GSF/EA	7 units	6650	SF	8 units	7600	SF
Studio Units	500	GSF/EA	0 units	0	SF	0 units	0	SF
Total New Housing Units			29 units			32 units		
Total New Housing Area				35450	SF		38800	SF
Total Square Footage				35450	SF		38800	SF
Parking Requirements								
RESIDENTIAL								
ATTACHED AND GUEST DECK OVER BELOW-GRADE PARKING #								
3-Bedroom Units	2	pu	12	Stalls		12	Stalls	
2-Bedroom Units	2	pu	32	Stalls		36	Stalls	
1-Bedroom Units	1	pu	7	Stalls		8	Stalls	
Studio Units	1	pu	0	Stalls		0	Stalls	
Total Parking			51	Stalls		56	Stalls	

NOTES:

- 1 The design configuration is 3-story Type-V construction over concrete below-grade parking. Project includes one residential type elevator
- 2 The LI (Low Income) / Family option assumes the use of upper level loft units, allowed by a height bonus. Although City of Gardens code does not have a square-footage limitation, area is limited due to setbacks and courtyard requirements, therefore restricting unit count.
- 3 The LI (Low Income) / Max Units option may be selected based on a rental market study— although this is a smaller building, return may actually be greater.
- 4



PAGE | OPTION

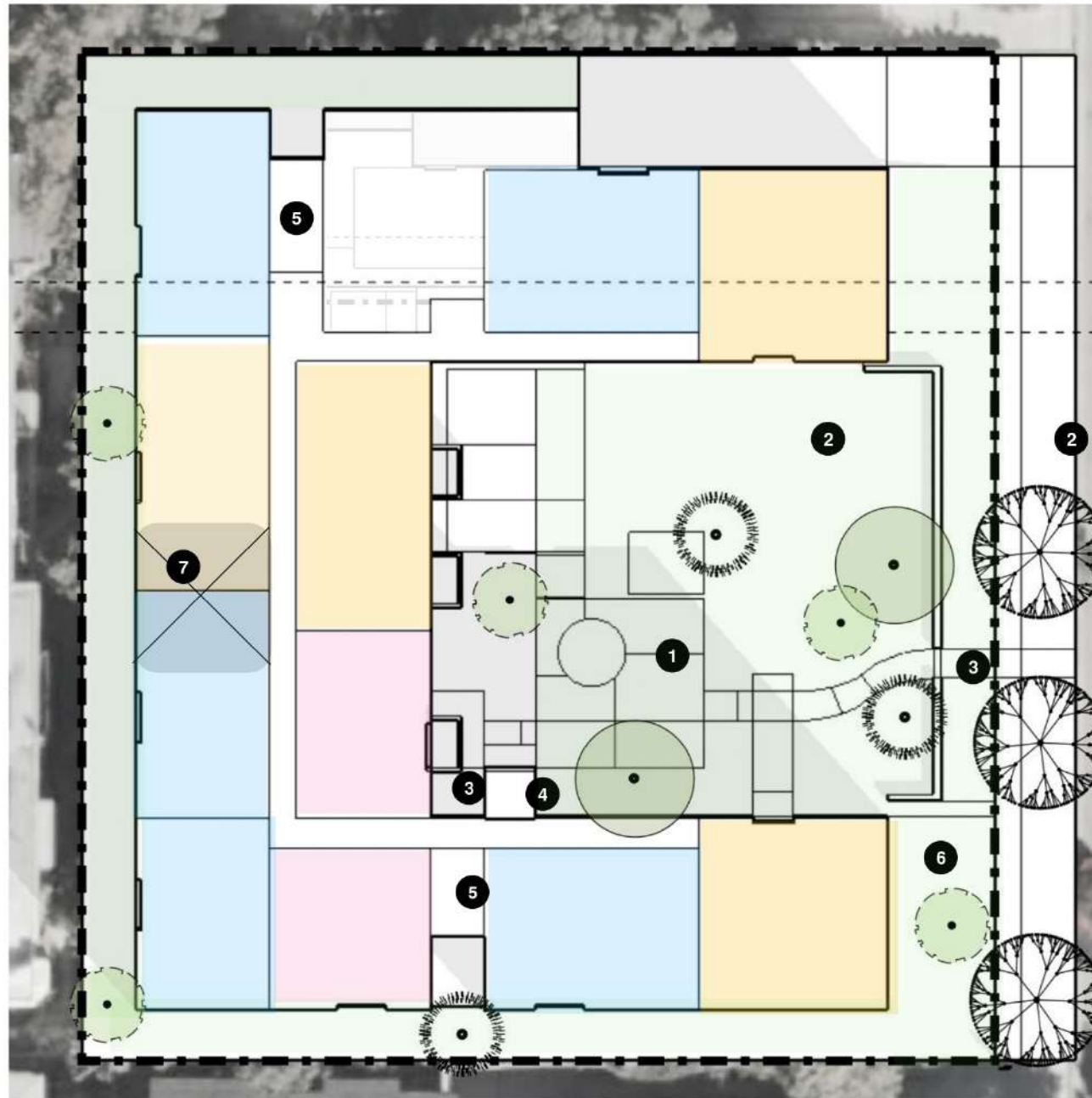
2 | A

PASADENA MULTI-FAMILY
469/ S HUDSON AVE
PASADENA, CA

21 AUGUST 2026

DEVELOPMENT CONCEPTS
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SUPPLEMENTAL INFORMATION



NOTES

- 1 MAIN GARDEN RECTANGLE +
ACCEPTABLE ANCILLARY GARDEN
SPACES - 17% to 29% OF SITE AREA
- 2 NEW MAIN DRIVEWAY - ACCESS TO
BELOW-GRADE PARKING
- 3 PEDESTRIAN ENTRANCE INTO
COMPLEX
- 4 ELEVATOR
- 5 EXIT STAIR
- 6 FRONT YARD / SETBACK
- 7 FOOTPRINT OF POTENTIAL LOFT OR
STUDIO UNIT- SEE PROGRAM

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

DESIGN ELEMENTS TO BE CONFIRMED:
PROTECTED TREES, UTILITIES, CITY OF
GARDENS COURTYARD
CONFIGURATION, PARKING LAYOUT:
RESIDENT AMENITIES

SEE SHEET 9 FOR PROS
AND CONS OF THIS
OPTION



PAGE | OPTION
3 | B

PASADENA MULTI-FAMILY
469/ S HUDSON AVE
PASADENA, CA

21 AUGUST 2026

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SITE PLAN
1"0" = 20'

SUPPLEMENTAL INFORMATION

Site Information Option B			Market Rate + 20% LI			Market Rate + 35% LI		
APN			5734-029-012 + 013 + 14					
Zoning			RM-48 HL-40 (45)					
			Multi-Family City of Gardens					
Site Area			0.735 acres					
			32017 SF					
Allowed FAR			N/A					
Allowed FAR with Housing Bonus		%	N/A					
Allowed SF			N/A SF			SF		
Allowed Unit Density RM48	48	/acre	35 base units allowed			35 base units allowed		
Maximum Density Increase with Low Income Units	0.35	%				12 units		
Target Density Increase Low - Moderate Income Units	0.20	%	7 units					
TOTAL ALLOWED/ All Unit Classifications			42 units			47 units		
Preliminary Program								
New Housing Units + Amenities								
3-Bedroom Units	1600 GSF/EA		9 units	14400 SF		9 units	14400 SF	
2-Bedroom Units	1200 GSF/EA		20 units	24000 SF		24 units	28800 SF	
1-Bedroom Units	950 GSF/EA		13 units	12350 SF		14 units	13300 SF	
Studio Units	500 GSF/EA		0 units	0 SF		0 units	0 SF	
Total New Housing Units			42 units			47 units		
Total New Housing Area				50750 SF			56500 SF	
Total Square Footage			50750 SF			56500 SF		
Parking Requirements								
RESIDENTIAL								
ATTACHED AND GUEST DECK OVER BELOW-GRADE PARKING								
	#							
3-Bedroom Units	2	pu	18 Stalls			18 Stalls		
2-Bedroom Units	2	pu	40 Stalls			48 Stalls		
1-Bedroom Units	1	pu	13 Stalls			14 Stalls		
Studio Units	1	pu	0 Stalls			0 Stalls		
Total Parking			71 Stalls			80 Stalls		

NOTES:

- 1 The design configuration is 3-story Type-V construction over concrete below-grade parking. Project includes one residential type elevator
- 2 The LI (Low Income) / Family option assumes the use of upper level loft units, allowed by a height bonus. Although City of Gardens code does not have a square-footage limitation, area is limited due to setbacks and courtyard requirements, therefore restricting unit count.
- 3 The LI (Low Income) / Max Units option may be selected based on a rental market study— although this is a smaller building, return may actually be greater.
- 4



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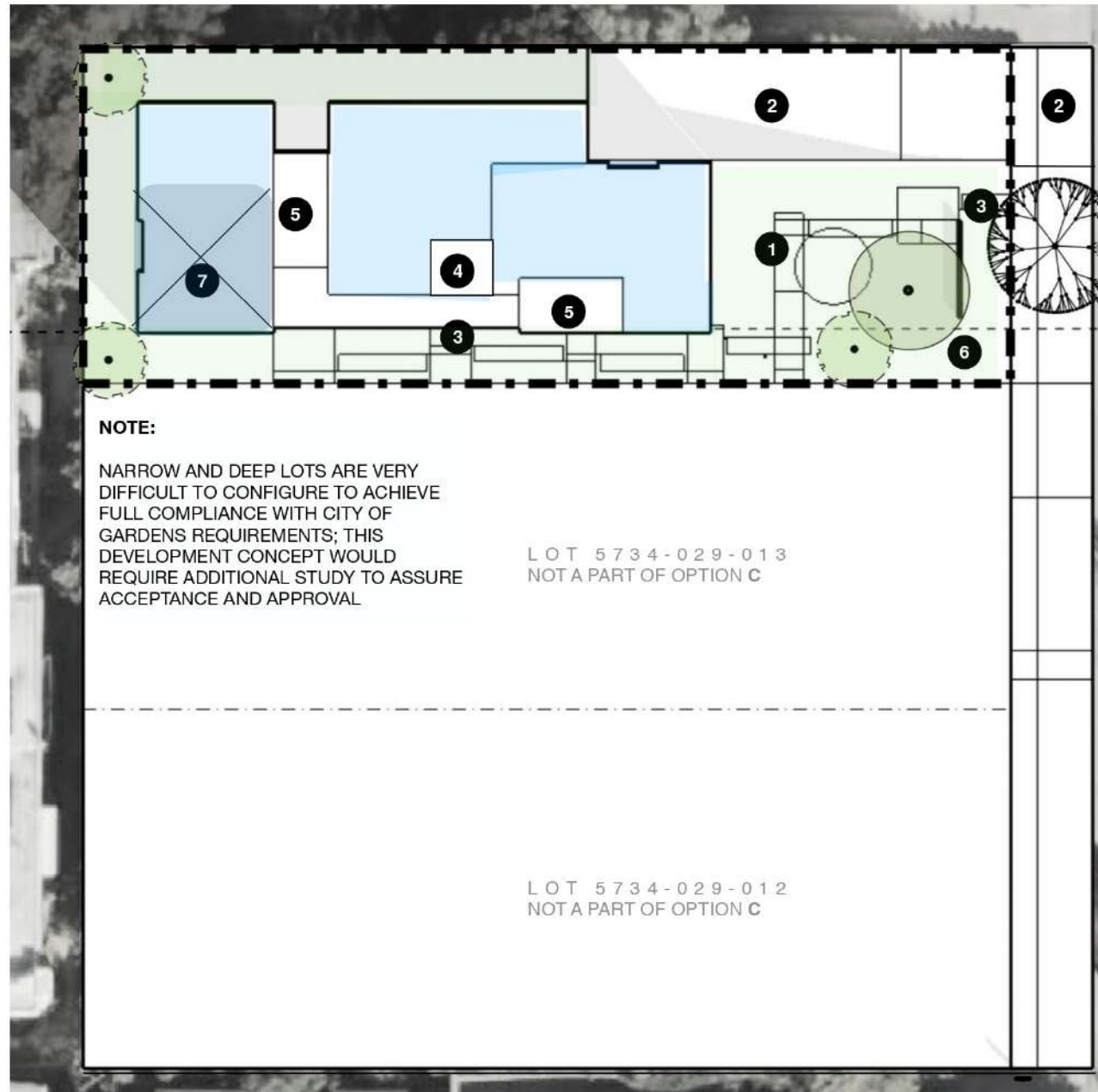
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469 / S HUDSON AVE
PASADENA, CA

21 AUGUST 2026

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SUPPLEMENTAL INFORMATION



NOTES

- 1 MAIN GARDEN RECTANGLE + ACCEPTABLE ANCILLARY GARDEN SPACES - 17% to 29% OF SITE AREA
- 2 NEW MAIN DRIVEWAY - ACCESS TO BELOW-GRADE PARKING
- 3 PEDESTRIAN ENTRANCE INTO COMPLEX
- 4 ELEVATOR
- 5 EXIT STAIR
- 6 FRONT YARD / SETBACK
- 7 FOOTPRINT OF POTENTIAL LOFT OR STUDIO UNIT- SEE PROGRAM

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

DESIGN ELEMENTS TO BE CONFIRMED:
PROTECTED TREES, UTILITIES, CITY OF GARDENS COURTYARD
CONFIGURATION, PARKING LAYOUT:
RESIDENT AMENITIES

SEE SHEET 7 FOR PROS
AND CONS OF THIS
OPTION



PAGE | OPTION

5 | C

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469/ S HUDSON AVE
PASADENA, CA

21 AUGUST 2026

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SITE PLAN
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SUPPLEMENTAL INFORMATION

Site Information Option C			Market Rate + 20% LI			Market Rate + 35% LI				
APN			5734-029-014							
Zoning			RM-48 HL-40 (45)							
			Multi-Family City of Gardens							
Site Area			0.242 acres							
			10542 SF							
Allowed FAR			N/A							
Allowed FAR with Housing Bonus		%	N/A							
Allowed SF			N/A	SF		SF				
Allowed Unit Density RM48	48	/acre	12	base units allowed		12	base units allowed			
Maximum Density Increase with Low Income Units	0.35	%				4	units			
Target Density Increase Low - Moderate Income Units	0.20	%	2	units						
TOTAL ALLOWED/ All Unit Classifications			14	units		16	units			
Preliminary Program			Maximum units cannot fit on lot			Skews towards smaller units				
New Housing Units + Amenities										
3-Bedroom Units	1600 GSF/EA		0	units	0	SF	0	units	0	SF
2-Bedroom Units	1200 GSF/EA		9	units	10800	SF	3	units	3600	SF
1-Bedroom Units	950 GSF/EA		0	units	0	SF	6	units	5700	SF
Studio Units	500 GSF/EA		0	units	0	SF	6	units	3000	SF
Total New Housing Units			9	units			15	units		
Total New Housing Area					10800	SF			12300	SF
Total Square Footage			10800			SF	12300			SF
Parking Requirements										
RESIDENTIAL										
ATTACHED AND GUEST DECK OVER BELOW-GRADE PARKING										
	#									
3-Bedroom Units	2	pu	0	Stalls		0	Stalls			
2-Bedroom Units	2	pu	18	Stalls		6	Stalls			
1-Bedroom Units	1	pu	0	Stalls		6	Stalls			
Studio Units	1	pu	0	Stalls		6	Stalls			
Total Parking			18	Stalls		18	Stalls			

NOTES:

- The design configuration is 3-story Type-V construction over concrete below-grade parking. Project includes one residential type elevator
- The LI (Low Income) / Family option assumes the use of upper level loft units, allowed by a height bonus. Although City of Gardens code does not have a square-footage limitation, area is limited due to setbacks and courtyard requirements, therefore restricting unit count.
- The LI (Low Income) / Max Units option may be selected based on a rental market study— although this is a smaller building, return may actually be greater.
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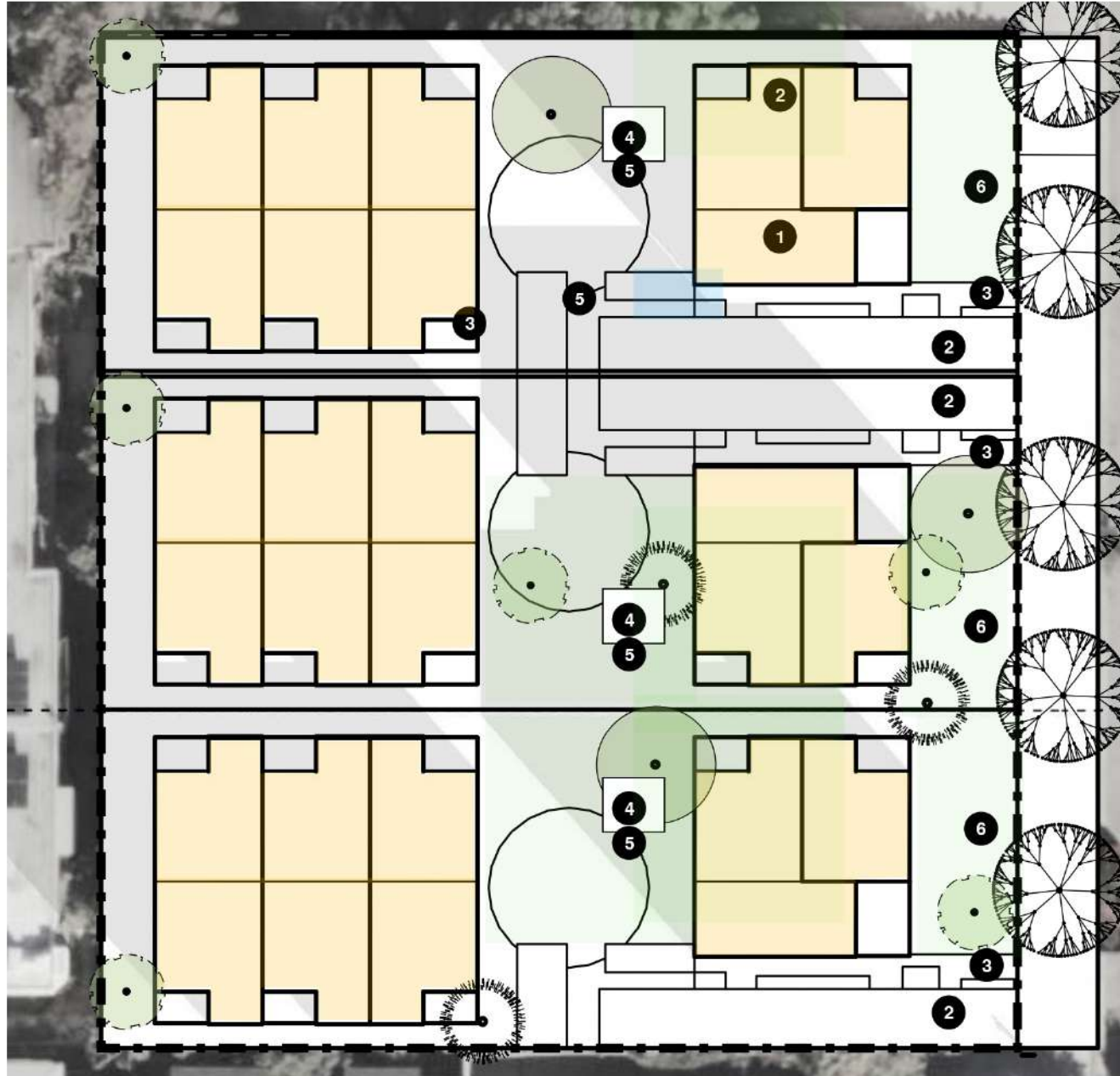
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21 AUGUST 2026

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SUPPLEMENTAL INFORMATION



NOTES

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- 2 NEW MAIN DRIVEWAY - ACCESS TO BELOW-GRADE PARKING
- 3 PEDESTRIAN ENTRANCE INTO COMPLEX
- 4 ELEVATOR IF NEEDED
- 5 EXIT STAIR
- 6 FRONT YARD / SETBACK
- 7 FOOTPRINT OF POTENTIAL LOFT OR STUDIO UNIT- SEE PROGRAM

- 1-BEDROOM UNIT
- 2-BEDROOM UNIT
- 3-BEDROOM UNIT

DESIGN ELEMENTS TO BE CONFIRMED:
PROTECTED TREES, UTILITIES, CITY OF GARDENS COURTYARD
CONFIGURATION, PARKING LAYOUT:
RESIDENT AMENITIES

SEE SHEET 9 FOR PROS AND CONS OF THIS OPTION



PAGE | OPTION

7 | D

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21 AUGUST 2026

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SITE PLAN
1"0" = 20'

SUPPLEMENTAL INFORMATION

Site Information Option D 1			Market Rate 2		3	
APN			5734-029-012 + 013 + 014			
Zoning			RM-48 HL-40 (45)			
			Multi-Family City of Gardens			
Site Area			0.735 acres			
			32017 SF			
Allowed FAR			N/A			
Allowed FAR with Housing Bonus	%		N/A			
Allowed SF			N/A	SF		
Allowed Unit Density RM48	48 /acre		35	base units allowed		
Maximum Density Increase with Low Income Units	0.35 %		NA			
Target Density Increase Low - Moderate Income Units	0.20 %		NA			
TOTAL ALLOWED/ All Unit Classifications			35	units		
Preliminary Program			Based on 3 projects on 3 lots; all townhomes			
New Housing Units + Amenities						
Townhouse type 3-Bedroom Units	1600 GSF/EA		27 units	43200 SF		
2-Bedroom Units	1200 GSF/EA		0 units	0 SF		
1-Bedroom Units	950 GSF/EA		0 units	0 SF		
Studio Units	500 GSF/EA		0 units	0 SF		
Total New Housing Units			27	units		
Total New Housing Area				43200 SF		
Total Square Footage				43200 SF		
Parking Requirements			Underground common parking			
RESIDENTIAL						
ATTACHED AND GUEST DECK OVER BELOW-GRADE PARKING	#					
3-Bedroom Units	2 pu		54	Stalls		
2-Bedroom Units	2 pu		0	Stalls		
1-Bedroom Units	1 pu		0	Stalls		
Studio Units	1 pu		0	Stalls		
Total Parking			54	Stalls		

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- 2 The LI (Low Income) / Family option assumes the use of upper level loft units, allowed by a height bonus. Although City of Gardens code does not have a square-footage limitation, area is limited due to setbacks and courtyard requirements, therefore restricting unit count.
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PAGE | OPTION

8 | D

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Exclusively Marketed by:

BILL UKROPINA, CRE
O: 626.844.2200
Bill.Ukropina@cbcnrt.com
CalDRE#: 00820557

ROBERT IP
O: 626.394.2527
Robert.Ip@cbcnrt.com
CalDRE#: 01876261

KATHI CONSTANZO, CCIM, SIOR
O: 626.898.2308
Kathi.Constanzo@cbcnrt.com
CalDRE#: 02067397

CHRISTINA BURDETTE
O: 719.367.1825
Christina.Burdette@cbrealty.com
CalDRE#: 02227715