

IMMEDIATELY AVAILABLE FOR LEASE ON SIGNALIZED CORNER
AUTOMOTIVE/RETAIL/R&D/CORPORATE OFFICE
HUGE LOT AND PARKING AREA

491 N. Allen Ave, Pasadena, CA 91106

IMMEDIATE OCCUPANCY SHORT OR LONG TERM LEASE
SIGNALIZED CORNER OF ALLEN AVENUE AND VILLA STREET,
HIGH TRAFFIC COUNT
100 YARDS FROM ALLEN AVENUE METRO STATION AND 210 FREEWAY ON RAMP

FOR LEASE

OFFERING SUMMARY

ADDRESS	491 N Allen Ave Pasadena, CA 91106
BUILDING SF	+/- 2,412 SF
LAND SF	+/- 15,262 SF
YEAR BUILT	1957
APN	5749-016-011
ZONING	PSC

FINANCIAL SUMMARY

RENTAL RATE	\$9,800 / Month (Gross)
Tenant only pays all utilities, interior and yard maintenance	

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	26,594	166,455	390,507
2025 Average HH Income	\$144,680	\$159,235	\$160,388
2025 Number of Households	11,467	69,962	153,912

PROPERTY DESCRIPTION

Rare, Prime, Signalized Commercial Corner in Central Pasadena, For Lease (Short or Long Term). Ideal for Automotive/Retail/R&D/Corporate Office Space.

Walk Score of 81 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

The location is adjacent to the Metro Gold Line (804) at the Allen Station stop. This location is in the Casa Grande neighborhood in Pasadena. Nearby parks include Jefferson Recreation Center, Robinson Stadium and McDonald Park.

City of Pasadena Off Street Parking Requirements are by reduced 10% with an optional reduction up to 20%.

Please contact K. Moran of Pasadena Planning and Zoning 626-744-6740 or the Planner of the Day 626-744-6777 for more information.

PROPERTY HIGHLIGHTS

- Strong Traffic Count Intersection w/Off Street Parking Reduction
- Just 200 yards North of Interstate 210 off/on ramps at Allen Ave.
- Gold Line stop for Pasadena City College w/over 30,000 students



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Alley

Baldwin Alley

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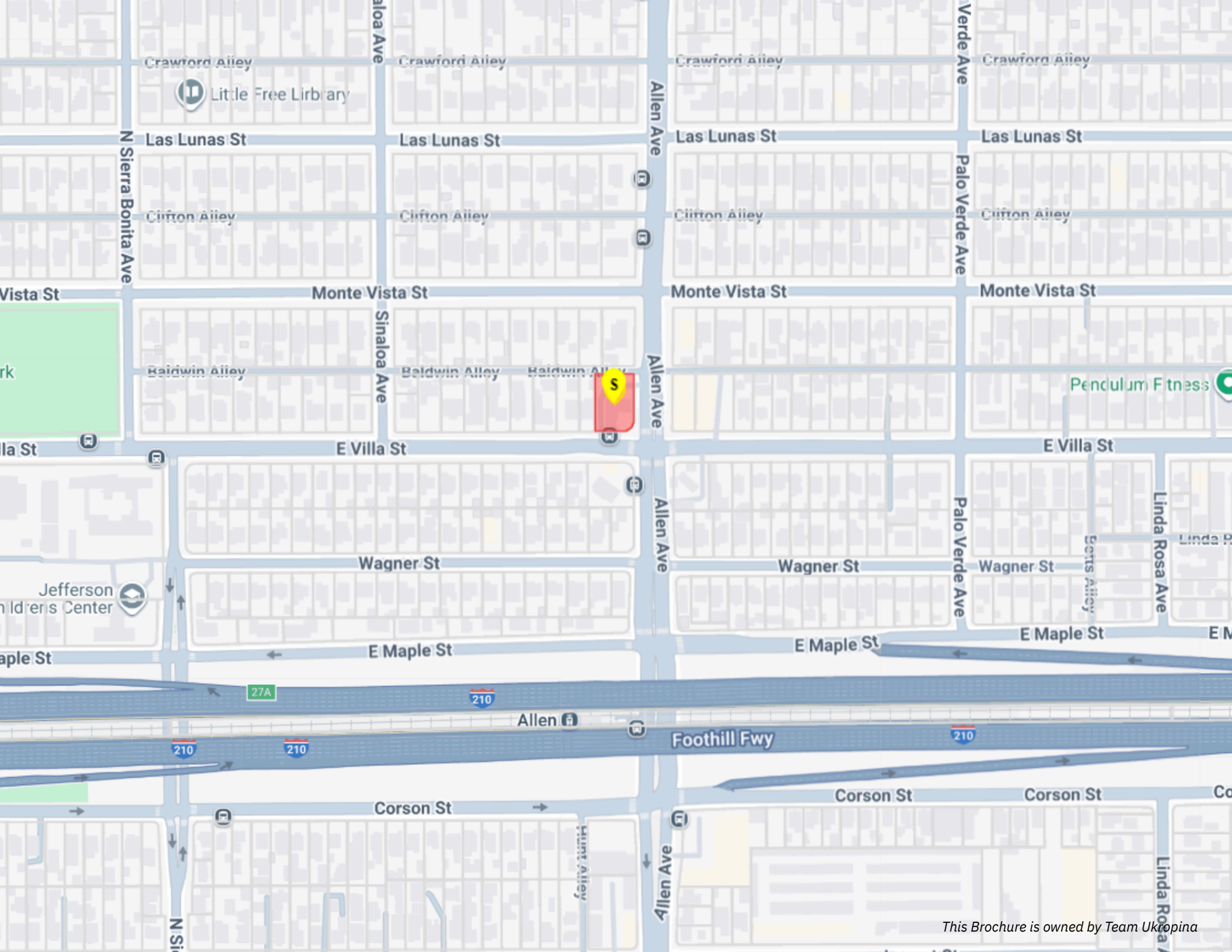
Allen Ave

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Allen Ave

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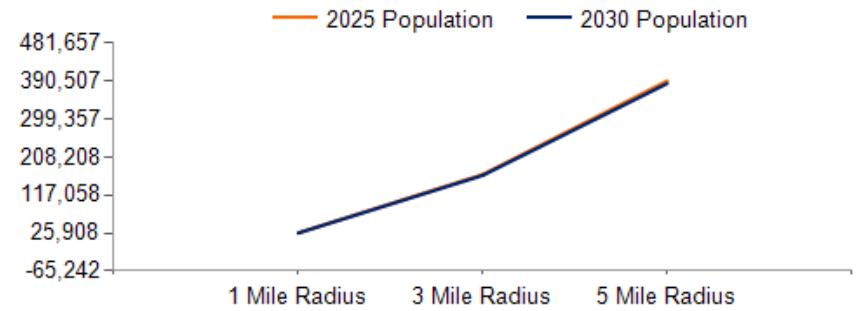
Little Free Library

Pendulum Fitness

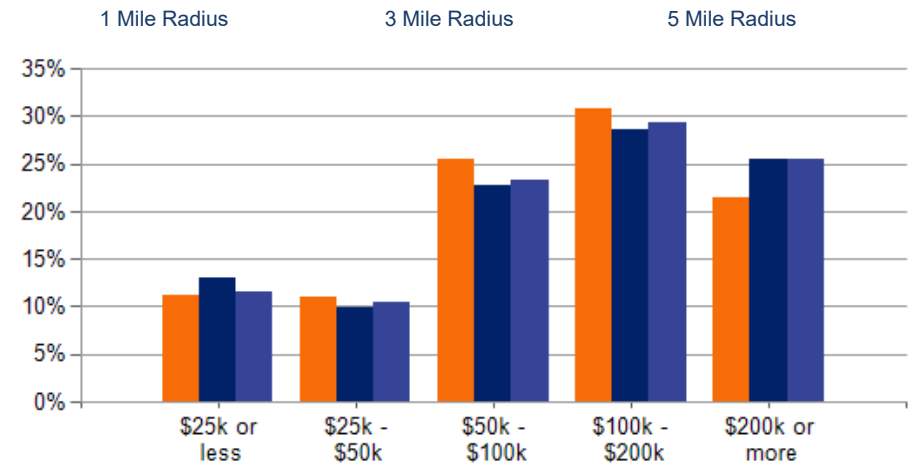
Jefferson Children's Center

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,562	172,829	409,813
2010 Population	27,458	176,637	417,776
2025 Population	26,594	166,455	390,507
2030 Population	25,908	164,124	384,327
2025 African American	1,592	11,698	18,610
2025 American Indian	301	2,128	4,232
2025 Asian	5,063	37,544	137,589
2025 Hispanic	8,825	53,072	115,713
2025 Other Race	3,994	25,305	55,340
2025 White	11,215	64,574	121,275
2025 Multiracial	4,413	25,004	53,065
2025-2030: Population: Growth Rate	-2.60%	-1.40%	-1.60%

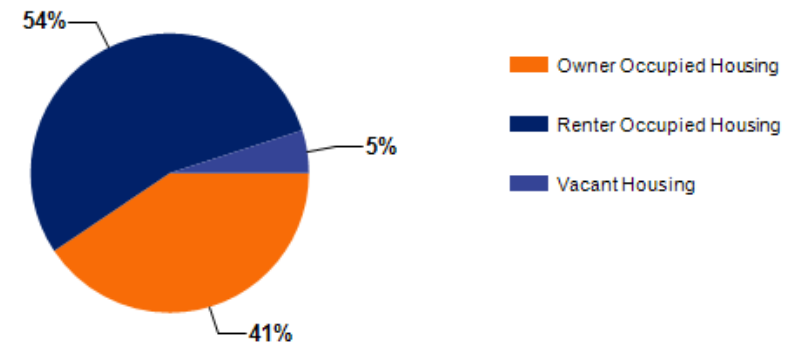
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	852	6,155	11,132
\$15,000-\$24,999	427	2,991	6,515
\$25,000-\$34,999	564	2,973	6,727
\$35,000-\$49,999	702	3,982	9,280
\$50,000-\$74,999	1,624	8,405	19,000
\$75,000-\$99,999	1,299	7,531	16,920
\$100,000-\$149,999	1,853	11,097	25,675
\$150,000-\$199,999	1,685	8,952	19,446
\$200,000 or greater	2,461	17,876	39,218
Median HH Income	\$105,210	\$110,277	\$110,889
Average HH Income	\$144,680	\$159,235	\$160,388



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

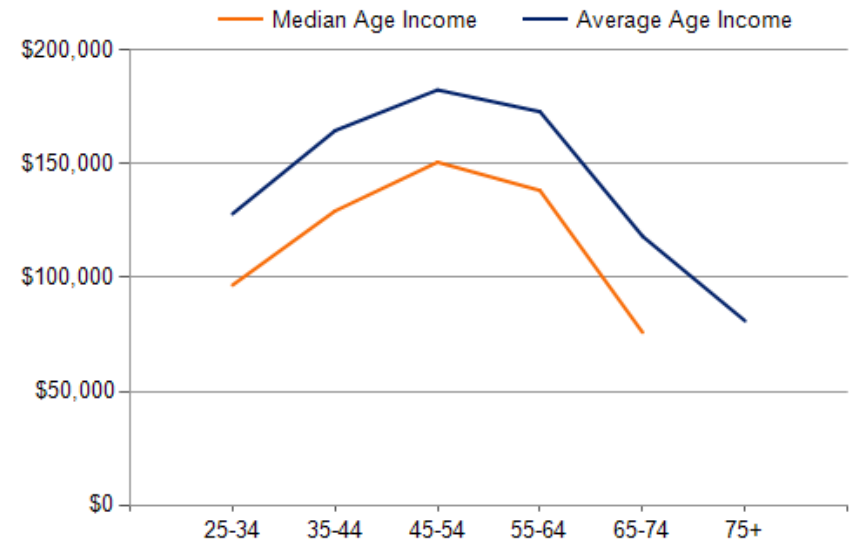
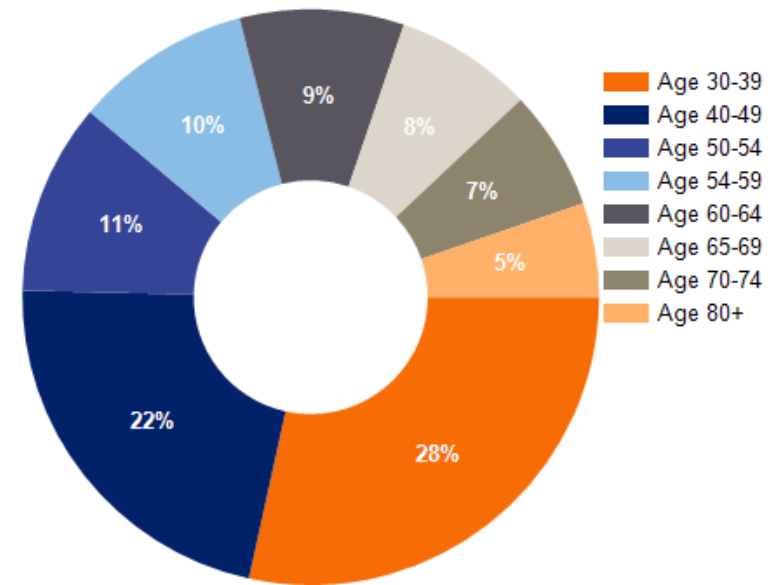


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,455	13,861	29,756
2025 Population Age 35-39	2,408	13,073	28,962
2025 Population Age 40-44	2,036	12,168	27,688
2025 Population Age 45-49	1,712	10,619	25,811
2025 Population Age 50-54	1,838	11,088	27,357
2025 Population Age 55-59	1,695	10,492	25,744
2025 Population Age 60-64	1,573	10,158	24,648
2025 Population Age 65-69	1,324	9,249	22,040
2025 Population Age 70-74	1,150	8,012	19,464
2025 Population Age 75-79	904	6,594	15,541
2025 Population Age 80-84	571	4,394	10,201
2025 Population Age 85+	467	4,379	10,432
2025 Population Age 18+	22,179	139,481	323,542
2025 Median Age	40	42	43
2030 Median Age	41	43	44

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,718	\$103,105	\$102,437
Average Household Income 25-34	\$128,087	\$139,921	\$141,058
Median Household Income 35-44	\$129,318	\$137,806	\$134,119
Average Household Income 35-44	\$164,649	\$180,383	\$178,576
Median Household Income 45-54	\$150,760	\$155,501	\$153,343
Average Household Income 45-54	\$182,547	\$199,611	\$198,228
Median Household Income 55-64	\$138,332	\$150,976	\$144,635
Average Household Income 55-64	\$172,967	\$194,261	\$190,380
Median Household Income 65-74	\$75,940	\$89,824	\$92,167
Average Household Income 65-74	\$118,203	\$142,266	\$142,244
Average Household Income 75+	\$81,004	\$95,249	\$99,317

Population By Age



**491 N ALLEN AVENUE
PASADENA, CA 91106**

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