

# FOR SALE

CRAFTSMAN CHARM WITH TURNKEY OFFICE USE IN PRIME PASADENA



275

E. CALIFORNIA BOULEVARD  
Pasadena, CA 91106

CREM  
COMMERCIAL



# Executive Summary

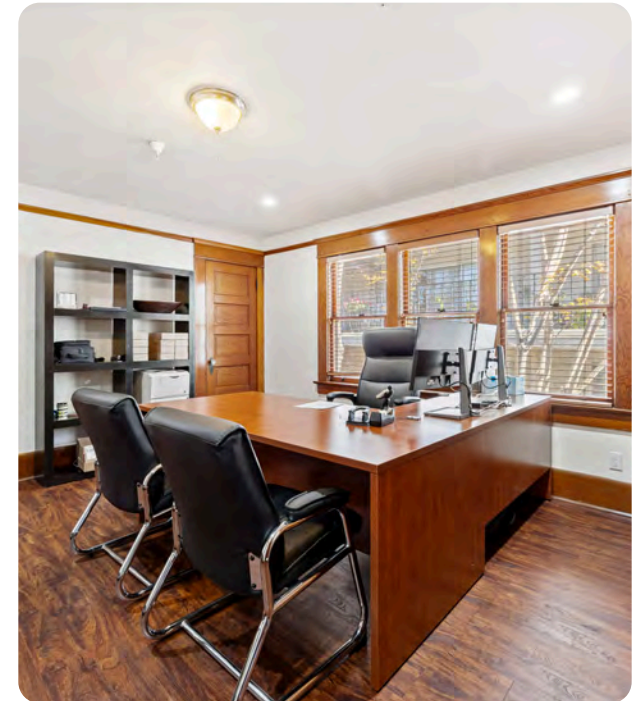
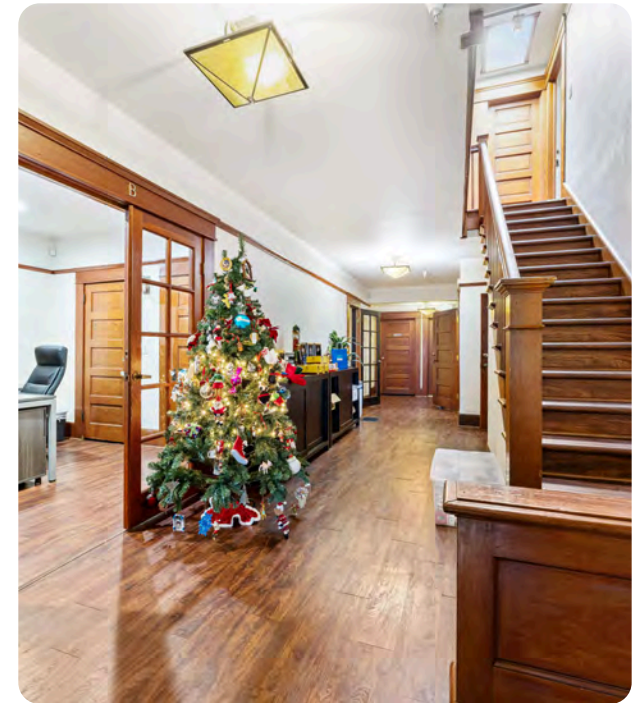
The CREM Group is pleased to present for sale 275 East California Boulevard, a freestanding craftsman-style office building located in prime Pasadena. The property consists of approximately 3,008 square feet of space on an 8,886 square foot lot and includes 11 on-site parking spaces. The current flexibility makes it well suited for a business seeking to transition from renting to owning in a central location that consistently attracts professional users.

The property's office use was formally established through a Conditional Use Permit in 2003 and remains permissible under the City's Office Conversion overlay, giving an owner-user a clear path to occupancy. Upon acquiring the property, the owner substantially improved the building with updated flooring, electrical upgrades, upgraded lighting, bathroom and kitchen additions, upgraded HVAC, and a new roof. These enhancements make the space functional on day one while retaining the character that defines early Pasadena architecture.

The lot size is notably generous, providing more privacy, better parking, and long-term flexibility. The underlying RM-32 zoning introduces future residential possibilities, and the OC overlay preserves its office entitlement. The building is also designated a Structure of Merit by the City of Pasadena, reflecting its historic significance. Buyers should conduct their own investigation of any development or exterior modification plans.

The immediate surroundings contribute heavily to the property's appeal. The site is situated in a transition area where early 1900s homes, neighborhood-serving businesses, and professional offices sit within close proximity, giving the area a calm, residential feel with easy access to commercial amenities. The Pasadena Playhouse District is located to the north, and the South Lake Avenue shopping and dining district lies just east, offering a wide range of restaurants, cafés, fitness studios, and daily conveniences. This pocket of Pasadena is known for its walkability, mature tree canopy, and a steady flow of local professionals and students connected to nearby institutions such as Caltech and Pasadena City College.

Connectivity is another strength. California Boulevard serves as a central east-west artery linking the property to Old Pasadena, Huntington Memorial Hospital, and major transportation corridors including the 210 and 134 freeways. The area also benefits from strong demographics, with more than 200,000 residents within a three-mile radius and average household incomes exceeding \$125,000 within one mile of the property.







# Property Details

ADDRESS: 275 E. CALIFORNIA BOULEVARD  
PASADENA, CA 91106

TYPE: OFFICE

PRICE: \$2,200,000

BUILDING SF: 3,008

BUILDING \$/SF: \$731

LAND SF: 8,886

LAND \$/SF: \$248

ZONING: RM-32-OC

YEAR BUILT: 1905

APN: 5722-017-012

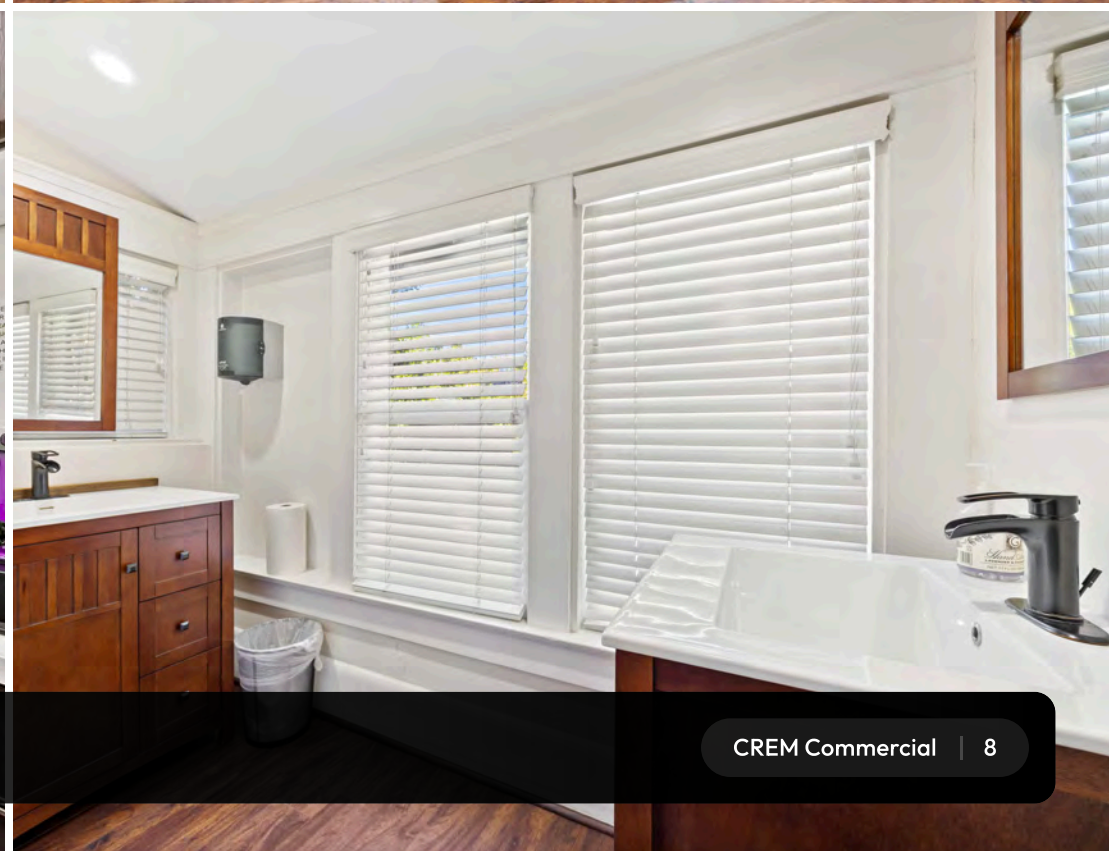
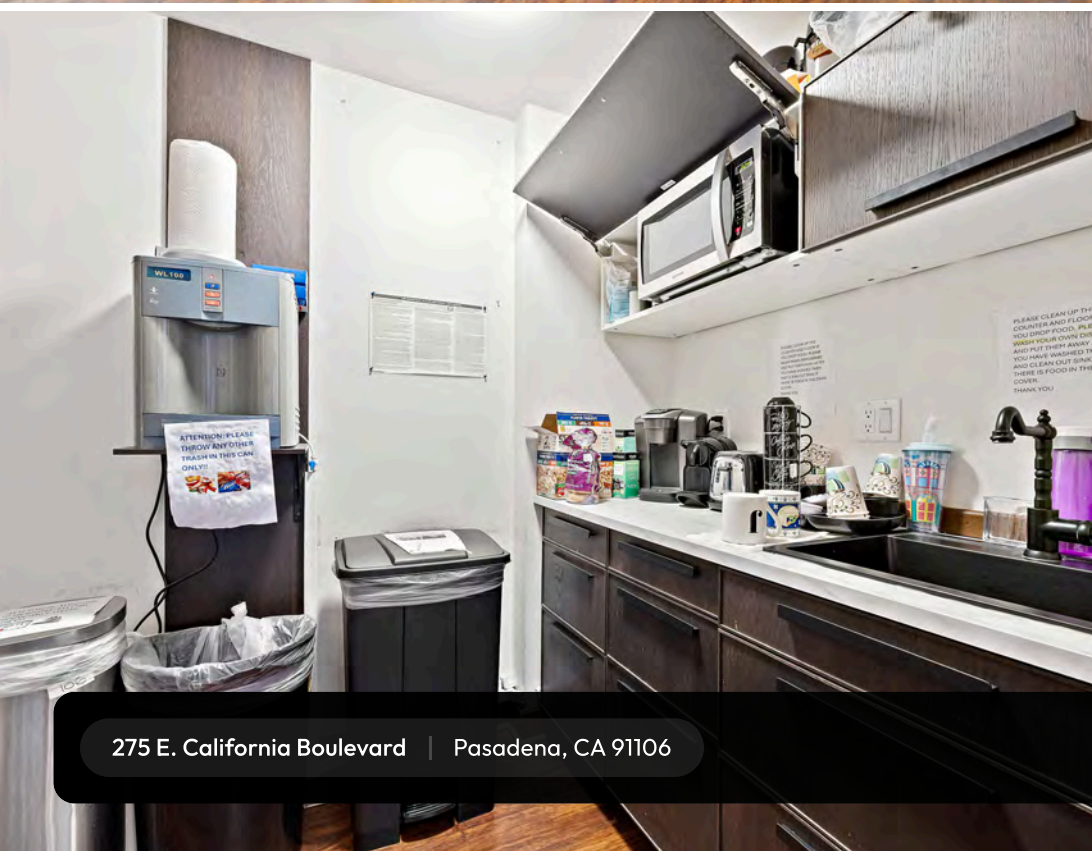
PARKING: ON-SITE, REAR PARKING - 11 SPACES

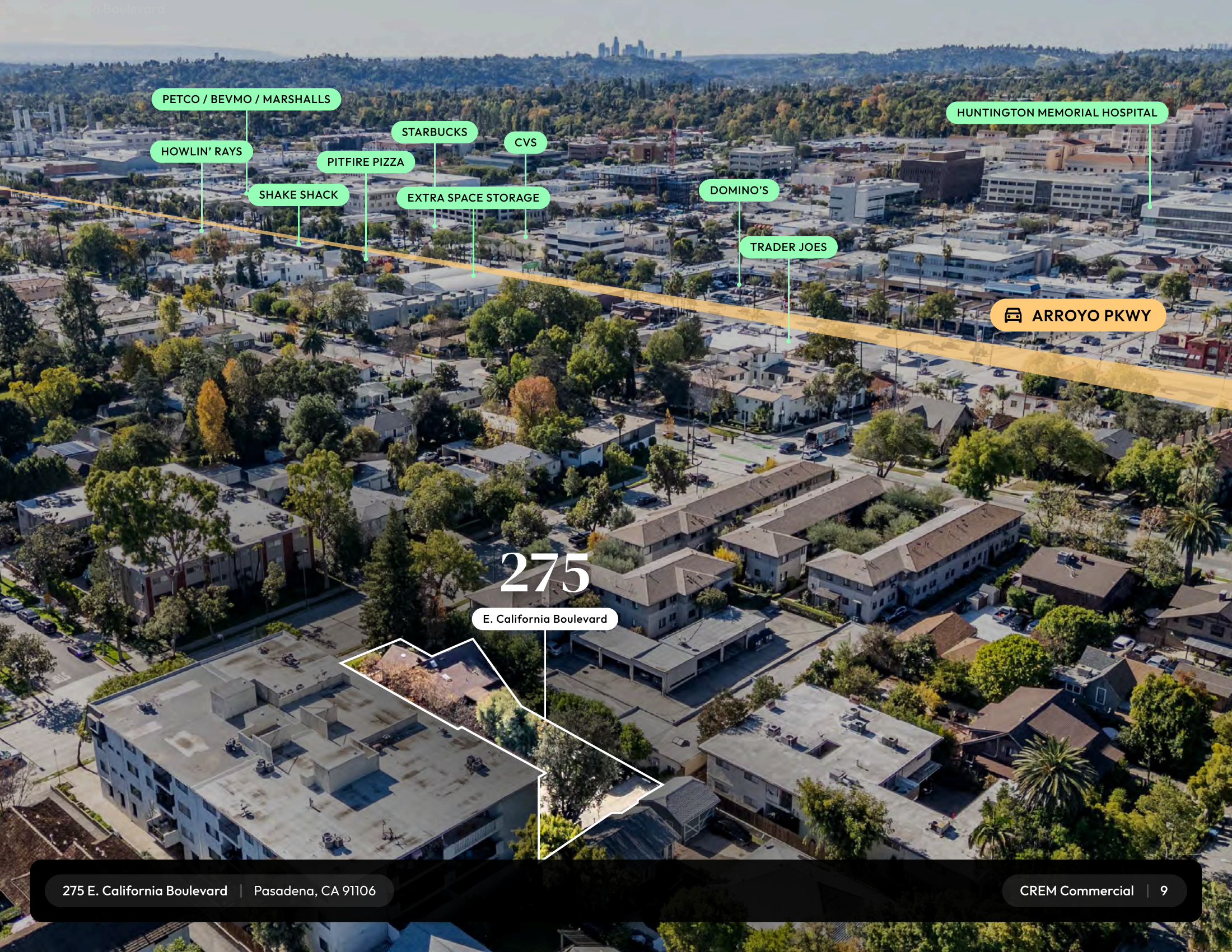
FRONTAGE: 50' ON E. CALIFORNIA BLVD.

OCCUPANCY: CAN BE DELIVERED VACANT









PETCO / BEVMO / MARSHALLS

HUNTINGTON MEMORIAL HOSPITAL

HOWLIN' RAYS

STARBUCKS

CVS

PITFIRE PIZZA

SHAKE SHACK

EXTRA SPACE STORAGE

DOMINO'S

TRADER JOES

 ARROYO PKWY

275

E. California Boulevard



ONE COLORADO  
NIKE, VUORI, SEPHORA, JAVIER'S,  
J.CREW, ALO, ANTHROPOLOGIE

BARNEY'S BEANERY

THE PASEO SHOPPING MALL

CENTRAL PARK

PASADENA CONVENTION CENTER

HOUSTON'S

WHOLE FOODS

MAYFIELD JUNIOR SCHOOL

ARROYO CHOP HOUSE

275

E. California Boulevard





# Investment Highlights

- ✔ Freestanding ±3,008 square foot Craftsman-style office building situated on a ±8,886 square foot lot with 11 on-site parking spaces.
- ✔ Ideal for an owner-user seeking to establish a long-term presence in Pasadena
- ✔ Office use legally established through a 2003 Conditional Use Permit and supported by the Office Conversion overlay, providing a clear path to occupancy.
- ✔ Significant upgrades include flooring, electrical improvements, bathroom and kitchen additions, new HVAC, and a new roof.
- ✔ Underlying RM-32 zoning and the generous lot depth create optionality for future redevelopment or residential use, subject to buyer due diligence.
- ✔ Prime central Pasadena location near the Playhouse District, South Lake Avenue, Caltech, and PCC, benefiting from strong area demographics with over 200,000 residents within a three-mile radius and average household incomes above \$125,000 within one mile.
- ✔ Located near several of Pasadena's most popular dining and shopping destinations, including the Playhouse District and South Lake Avenue, offering convenient access to cafés, restaurants, fitness studios, and neighborhood retail.
- ✔ Excellent regional accessibility with close proximity to the 210 and 134 Freeways, providing efficient connection to Old Pasadena, Glendale, Burbank, Downtown Los Angeles, and the broader San Gabriel Valley.



# PASADENA

## Location Overview

Pasadena is one of the most established cities in the San Gabriel Valley, widely recognized for its historic neighborhoods, cultural institutions, walkable commercial districts, and strong economic base. The city blends long-standing residential areas with a diverse mix of retail, office, medical, educational, and cultural uses, creating a balanced urban environment that serves residents, employers, and visitors.



**Pasadena is anchored by several major institutions that contribute significantly to the local economy and daily activity patterns. These include Caltech, Pasadena City College, ArtCenter College of Design, and Huntington Hospital, each of which draws students, faculty, medical professionals, and research-based employers from across the region. Cultural attractions such as The Pasadena Playhouse, Norton Simon Museum, and the annual Tournament of Roses celebrations further reinforce the city’s identity as a regional hub for arts, entertainment, and tourism.**

The city’s commercial districts offer a broad range of dining, retail, and lifestyle amenities. The Playhouse District features theaters, galleries, restaurants, and boutique shops, while the South Lake Avenue corridor is known for its mix of national retailers, cafés, and fitness concepts. Old Pasadena, one of the most visited pedestrian-oriented retail districts in the region, provides an extensive collection of shops, restaurants, and entertainment venues in a historic setting.

**Pasadena maintains strong demographic fundamentals. The city has a population exceeding 135,000 residents, with high levels of educational attainment and household income relative to Los Angeles County averages. The area also supports a significant employment base across healthcare, education, engineering, design, technology, and professional services, contributing to a stable daytime and residential population.**

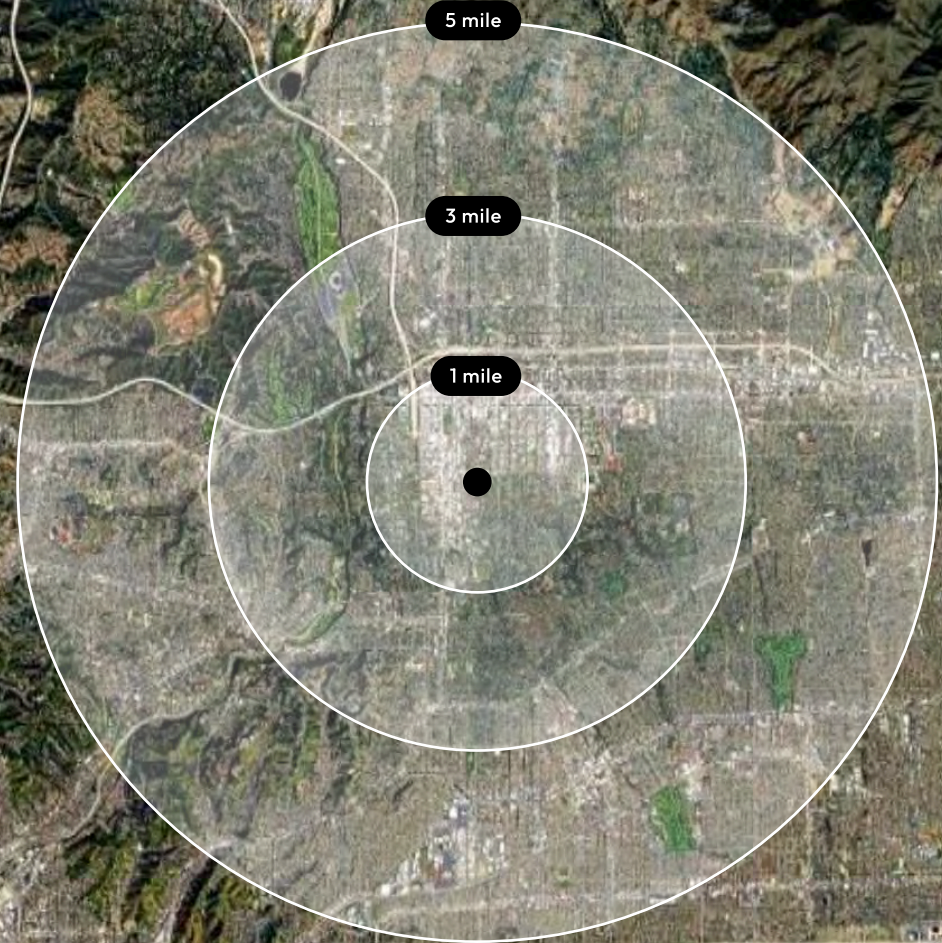
Transportation access is another defining strength. Pasadena is served by the 210, 134, and 110 Freeways, providing direct connections to Glendale, Burbank, Downtown Los Angeles, and the San Gabriel Valley. The Metro L Line (Gold Line) offers light-rail access with multiple stations throughout the city, and major corridors such as Colorado Boulevard, Lake Avenue, Del Mar Boulevard, and California Boulevard connect key residential and commercial nodes.

With its combination of cultural institutions, educational anchors, established commercial corridors, strong demographics, and regional connectivity, Pasadena remains one of the most active and sought-after urban centers in the San Gabriel Valley.



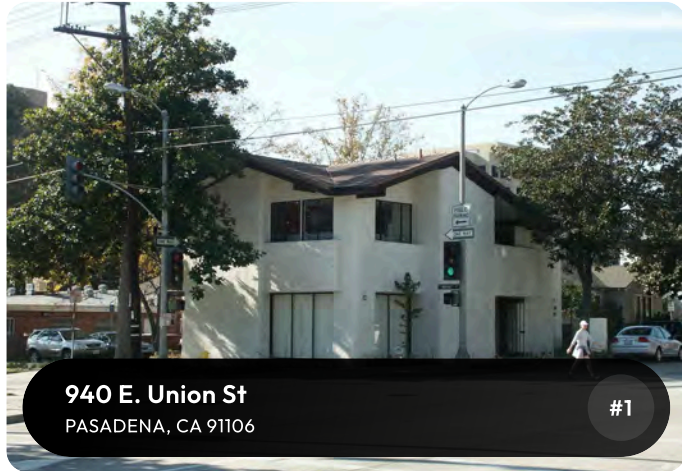
# Demographics

Radius:	1 Mile	3 Mile	5 Mile
POPULATION:	29,831	206,523	536,894
AVG. HH INCOME	\$125,406	\$126,504	\$121,032
MEDIAN AGE	40.3	41.2	41.9
EMPLOYEES	61,381	130,598	222,455





# Sales Comps



**940 E. Union St**  
PASADENA, CA 91106

#1



**116-120 S. Avenue 64**  
LOS ANGELES, CA 90042

#2



**120 N. Madison Ave**  
PASADENA, CA 91101

#3

PRICE	\$ 1,310,000
YEAR BUILT	2003
BUILDING SF	2,352
BUILDING \$/SF	\$ 556.97
LAND SF	4,972
SALES DATE	5/5/2025

PRICE	\$ 2,873,000
YEAR BUILT	1895
BUILDING SF	4,371
BUILDING \$/SF	\$ 657.29
LAND SF	12,031
SALES DATE	3/11/2025

PRICE	\$ 3,125,000
YEAR BUILT	1909
BUILDING SF	3,633
BUILDING \$/SF	\$ 860.17
LAND SF	12,197
SALES DATE	12/23/2024

**Notes:**

Newer construction building. 100% occupied at time of sale, 3 of 5 tenants on month to month leases.

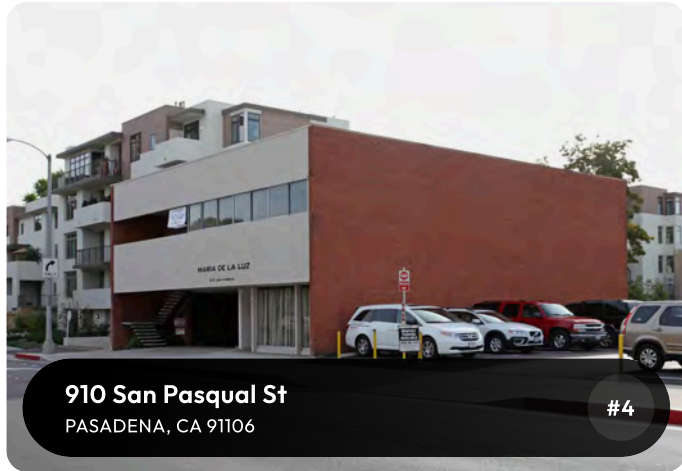
**Notes:**

Restored historical building; mixed-use office plus 3 luxury residential units (medical spa occupied ground floor at time of sale)

**Notes:**

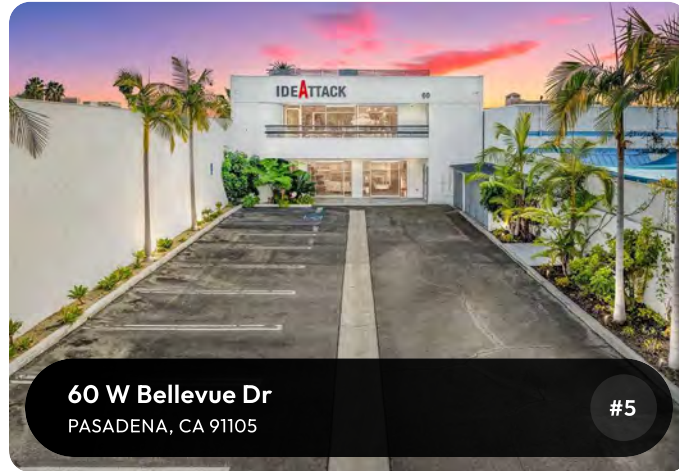
Medical office was occupied at time of sale, tenants lease expires shortly after closing. Buyer intends to occupy with their medical practice.

# Sales Comps



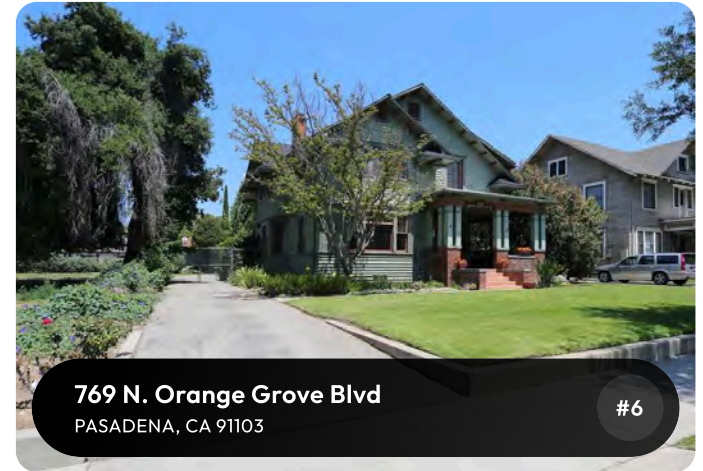
**910 San Pasqual St**  
PASADENA, CA 91106

#4



**60 W Bellevue Dr**  
PASADENA, CA 91105

#5



**769 N. Orange Grove Blvd**  
PASADENA, CA 91103

#6

PRICE	\$ 4,000,000
YEAR BUILT	1963
BUILDING SF	5,897
BUILDING \$/SF	\$ 678.31
LAND SF	12,159
SALES DATE	12/18/2024

PRICE	\$ 3,500,000
YEAR BUILT	1986
BUILDING SF	4,480
BUILDING \$/SF	\$ 781.25
LAND SF	6,970
SALES DATE	8/30/2024

PRICE	\$ 2,150,000
YEAR BUILT	1905
BUILDING SF	3,395
BUILDING \$/SF	\$ 633.28
LAND SF	10,784
SALES DATE	3/4/2024

**Notes:**

Occupied by month to month tenants, sold to owner-user Buyer. Extra lot included on Granite Dr - 31 total parking spaces.

**Notes:**

Two story office building, extensively renovated in 2019. Sold to an owner-operator buyer (business type unknown).

**Notes:**

Office building with small residential building at the rear of the lot. Delivered vacant. 4 parking spaces.

# Sales Comps



**981 N. Lake Ave**  
PASADENA, CA 91104

#7

PRICE	\$ 1,900,000
YEAR BUILT	1916
BUILDING SF	2,908
BUILDING \$/SF	\$ 653.37
LAND SF	9,509
SALES DATE	2/9/2024

**Notes:**

Delivered vacant, previously a school/daycare. Purchased by a training/staffing company to expand their existing offices.

## Average

of 7 comps

PRICE	\$ 2,694,000
YEAR BUILT	-
BUILDING SF	3,862
BUILDING \$/SF	\$ 688.66
LAND SF	9,803

## Subject

275 E. California Boulevard

PRICE	\$ 2,200,000
YEAR BUILT	1905
BUILDING SF	3,008
BUILDING \$/SF	\$ 731
LAND SF	8,886

# Rent Comps

AVERAGE ASKING RENT/SF/MO: \$ 3.33



**253 S. MARENGO AVE**  
Pasadena, CA 91101

#1



**130 S. EUCLID AVE**  
Pasadena, CA 91101

#2



**553 S. MARENGO AVE**  
Pasadena, CA 91101

#3

DESCRIPTION	OFFICE
YEAR BUILT	1897
UNIT SF	1,118
ASKING RENT/SF/MO	\$ 3.75

DESCRIPTION	OFFICE
YEAR BUILT	1937
UNIT SF	689
ASKING RENT/SF/MO	\$ 3.26

DESCRIPTION	OFFICE
YEAR BUILT	1907
UNIT SF	1,300
ASKING RENT/SF/MO	\$ 3.50



**336 E. EUCLID AVE**  
Pasadena, CA 91101

#4



**1155 E. GREEN ST**  
Pasadena, CA 91106

#5



**272 S. LOS ROBLES AVE**  
Pasadena, CA 91101

#6

DESCRIPTION	OFFICE
YEAR BUILT	1911
UNIT SF	1,694
ASKING RENT/SF/MO	\$ 3.00

DESCRIPTION	OFFICE
YEAR BUILT	1921
UNIT SF	1,180
ASKING RENT/SF/MO	\$ 3.00

DESCRIPTION	OFFICE
YEAR BUILT	1910
UNIT SF	630
ASKING RENT/SF/MO	\$ 3.49

# Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of 275 E. California Boulevard, Pasadena, CA 91106 (“Property”) and is not to be used for any other purpose.

The only party authorized to represent the property owner (“Owner”) in connection with the sale of the Property is The CREM Group Brokerage Company and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure.

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# Get In Touch With Us!

FOR MORE INFORMATION.



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