

ENGEL & VÖLKERS®

COMMERCIAL



Prime Redevelopment Opportunity

1429 N FAIR OAKS AVE – PASADENA, CA



JUAN CARLOS ARGUETA
DIRECTOR, COMMERCIAL REAL ESTATE GESTALT GROUP

214 E. Magnolia Blvd., Burbank, CA 91502
(818) 307-2817 | DRE# 01467906
juancarlos.argueta@evrealestate.com

Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of 1429 N Fair Oaks Ave, Pasadena, CA 91103. 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.

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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

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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.

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Property Overview

Prime Redevelopment Opportunity

The existing structure is a significant fixer and may be best suited for demolition and new construction. The generous lot size provides flexibility for future development—whether for residential, mixed-use, or institutional use—subject to city approval.

Strategic Location with Strong Fundamentals

Situated along a main arterial corridor with consistent traffic flow, the property offers excellent visibility and convenient access to major Pasadena destinations. The location is ideal for developers seeking a centrally located infill site within a high-demand submarket.

Large, Usable Lot

With nearly 14,000 sq ft of land, this site presents a rare opportunity to reimagine the space—from a modern community facility or multifamily project to a small educational or cultural development. Flat topography and accessible frontage make it highly buildable.

Thriving Pasadena Market

Pasadena continues to be one of the region’s most desirable cities, boasting a strong employment base, walkable neighborhoods, and a population with above-average income and education levels. Ongoing city initiatives encourage revitalization of underutilized properties like this one.

Flexible Future Use Potential

Ideal for developers, investors, or institutions, this property provides a blank canvas in an established neighborhood. Potential uses could include residential redevelopment, a modern community center, school, nonprofit headquarters, or mixed-use concept—buyer to verify with the City of Pasadena.

Don’t miss out on this incredible investment opportunity in a dynamic, growing area.

Contact me today for more information or to schedule a private tour!



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Property Details

Price	\$1,800,000
Address:	1429 N Fair Oaks Ave, Pasadena, CA
Lot Size:	±13,853 sq ft
Existing Building:	±3,275 sq ft (major fixer / tear-down)
Zoning:	Buyer to verify — potential for redevelopment or adaptive reuse
Use:	Church property



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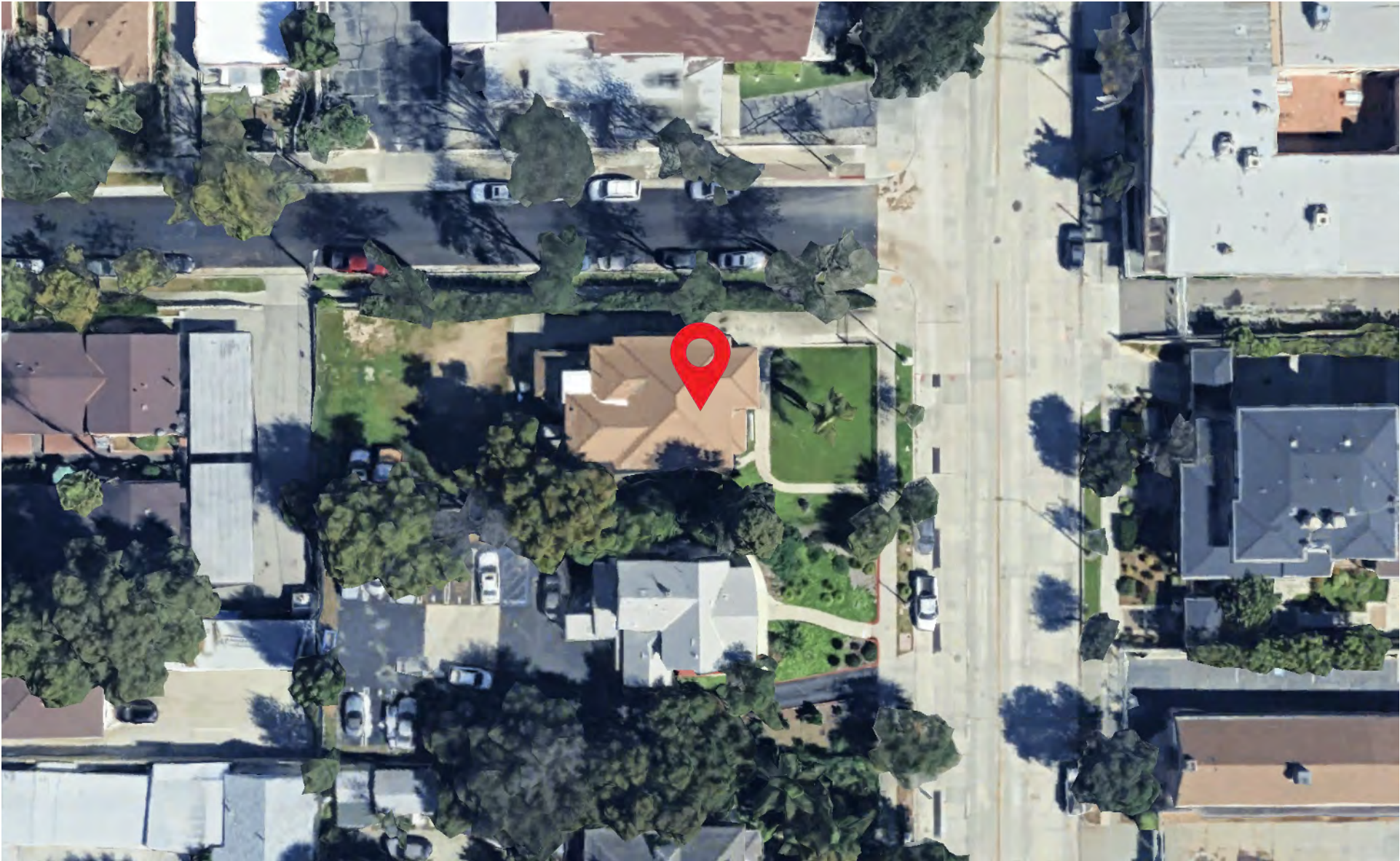




Maps

1429 N FAIR OAKS AVE, PASADENA, CA 91103

1231-1233 W Glenoaks Blvd • Glendale, CA 91201





Market Overview

1429 N FAIR OAKS AVE, PASADENA, CA 91103



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.



City Overview

Pasadena stands as one of the most established business hubs in the San Gabriel Valley, offering a balanced mix of historic character and modern economic vitality. Located just ten miles northeast of Downtown Los Angeles, the city benefits from strong connectivity via the 210 and 134 freeways and the Metro L Line, making it a strategic location for business operations and investment.

The North Pasadena and Fair Oaks Avenue corridor, in particular, has experienced ongoing revitalization, with new mixed-use, medical, and light industrial developments enhancing the area's economic appeal. The city's diverse tenant base—spanning technology, healthcare, design, and professional services—supports stable demand for commercial and industrial space. With a highly educated workforce, affluent residential population, and proximity to leading institutions like Caltech and JPL, Pasadena continues to demonstrate long-term resilience and growth within the greater Los Angeles market.



Transportation

Pasadena offers exceptional regional connectivity, making it a highly accessible destination for businesses, residents, and visitors alike. The city is served by major transportation arteries, including the **210, 134, and 110 freeways**, providing direct routes to **Downtown Los Angeles, Burbank**, and the broader San Gabriel Valley. Public transit is robust, anchored by the **Metro L (Gold) Line** with multiple

stations throughout Pasadena, linking the city to **Union Station** and beyond. In addition, **Pasadena Transit** and regional bus networks ensure efficient local mobility. Nearby **Bob Hope Airport** in Burbank and easy access to the **Los Angeles International Airport** further enhance the city's logistical convenience, supporting both commuter and commercial transport needs.



Area Attractions & Economic Drivers

Situated along the Fair Oaks Avenue corridor, **1429 N Fair Oaks Avenue** benefits from proximity to many of Pasadena's premier business, cultural, and lifestyle destinations. Just minutes south lies **Old Pasadena**, a vibrant retail and dining district anchored by national brands, boutique shops, and entertainment venues. The property is also near **The Rose Bowl Stadium**, **Brookside Golf Course**, and the **Arroyo Seco recreation area**, attracting year-round visitors and supporting a strong local economy.

Pasadena is home to world-class institutions such as **Caltech**, the **Jet Propulsion Laboratory (JPL)**, and **Pasadena City College**, providing a steady employment base and drawing professionals, students, and researchers from around the globe. The nearby **Huntington Hospital** and an expanding network of healthcare and technology firms continue to drive demand for commercial and light industrial space. With its blend of historic character, innovation, and accessibility, the area surrounding Fair Oaks Avenue offers enduring investment potential and long-term stability within a growing economic corridor.



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.



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PRESENTED BY JUAN CARLOS ARGUETA



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