

# MISSION ST. SOUTH PASADENA, CA OPPORTUNITY FAIRVIEW COURT & SCHOOL HALL



**Exceptional investment opportunity in the heart of the City of South Pasadena, CA.** Celebrated for its top-rated public schools, tree-lined streets, historic character, and creative energy — a rare combination that consistently ranks among Los Angeles County's most sought-after places to live.

Discover a rare gem — **a 1.945-acre fully entitled city block** in the bustling core of downtown South Pasadena, boasting a **94/100 walk score**, **one block from the Metro A Line (Gold Line)**, and surrounded by the city's best dining, cafés, and retail.

**The property consists of two lots being offered for sale — the Mission Street development parcel (48: 56,634 SF) and the El Centro / School Hall parcel (49: 28,122 SF) — each presenting its own exceptional opportunity. It is an assemblage that cannot be reproduced.**



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GANGI Architects

MATTHEW GANGI, BROKER  
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# MISSION ST. SOUTH PASADENA, CA OPPORTUNITY FAIRVIEW COURT & SCHOOL HALL



## Combined Opportunity: Entire 1.945-Acre Block

### Exceptional Investment & Development Opportunity in the Heart of South Pasadena.

This 1.945-acre fully entitled city block in downtown South Pasadena is a rare assemblage combining two distinct parcels: the 1.3-acre Mission Street entitled development site and the El Centro / School Hall adaptive re-use, fully leased and rehabilitated parcel. Together, they offer development potential and stable income from premier tenants in a fully rehabilitated historic building in one of Los Angeles County's most walkable and desirable downtowns.

Located one block from the Metro A (Gold) Line and surrounded by top dining, cafés, and retail, the property boasts a 94 / 100 Walk Score and exceptional visibility within South Pasadena's vibrant commercial core. Investors can acquire either parcel individually or both together, securing an irreplaceable footprint in the city's most sought-after district.



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## Mission Street Development Parcel

### Flagship Mixed-Use Development Site in Downtown South Pasadena.

The 1.3-acre (56,634 SF) flat Mission Street parcel is fully entitled for 108 residential units with condo rights, and includes 10,597 SF of new ground-floor retail. Perfectly positioned within South Pasadena's most active downtown corridor, the site offers a rare opportunity to bring new housing and retail into the heart of one of Los Angeles County's most desirable communities — a lively, happening district known for its vibrant downtown.

The parcel's location — just steps from the Metro A (Gold Line) station and surrounded by dynamic local businesses — makes it ideally suited for a transformative, high-profile development. This is a true flagship site within the city's downtown core, offering both prestige and exceptional market fundamentals.

# HEART OF SOUTH PASADENA DOWNTOWN



## Fully Leased Historic Retail & Cultural Destination

The El Centro / School Hall parcel spans 28,122 SF and features 11,435 SF of meticulously restored historic buildings, preserved for their original architectural charm while meeting modern standards.

The property is fully leased as a food hall, including acclaimed tenants such as Villa's Tacos (Michelin-rated), The Boy & The Bear Coffee Roasters — who will also roast chocolate and operate a café — and Lit Brew, a craft brewery, bread-maker and restaurant. Inside the main historic structure, guests will experience coffee and chocolate roasting on one side and beer and bread making on the other — each with its own café and restaurant serving what's made on-site. The nationally recognized music collective Sid The Cat will also operate its new music & arts venue here, elevating the property's identity as a creative, culinary, and cultural hub already drawing regional and national attention.

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## Mission Street Development Parcel

- **1.3 acres (56,634 SF)** fully entitled for 108 residential units with condo rights and 10,597 SF of new ground-floor retail.
- **\$15.5 million** — fully entitled mixed-use development opportunity. Mixed-use development opportunity in the top-tier Los Angeles County market of South Pasadena.

## El Centro / School Hall Parcel

- **28,122 SF parcel** with 11,435 SF of beautifully rehabilitated historic structures meeting modern code standards.
- **\$12 million** — Stabilized income asset with strong leases in a cultural and culinary destination. This destination project is already receiving national attention.

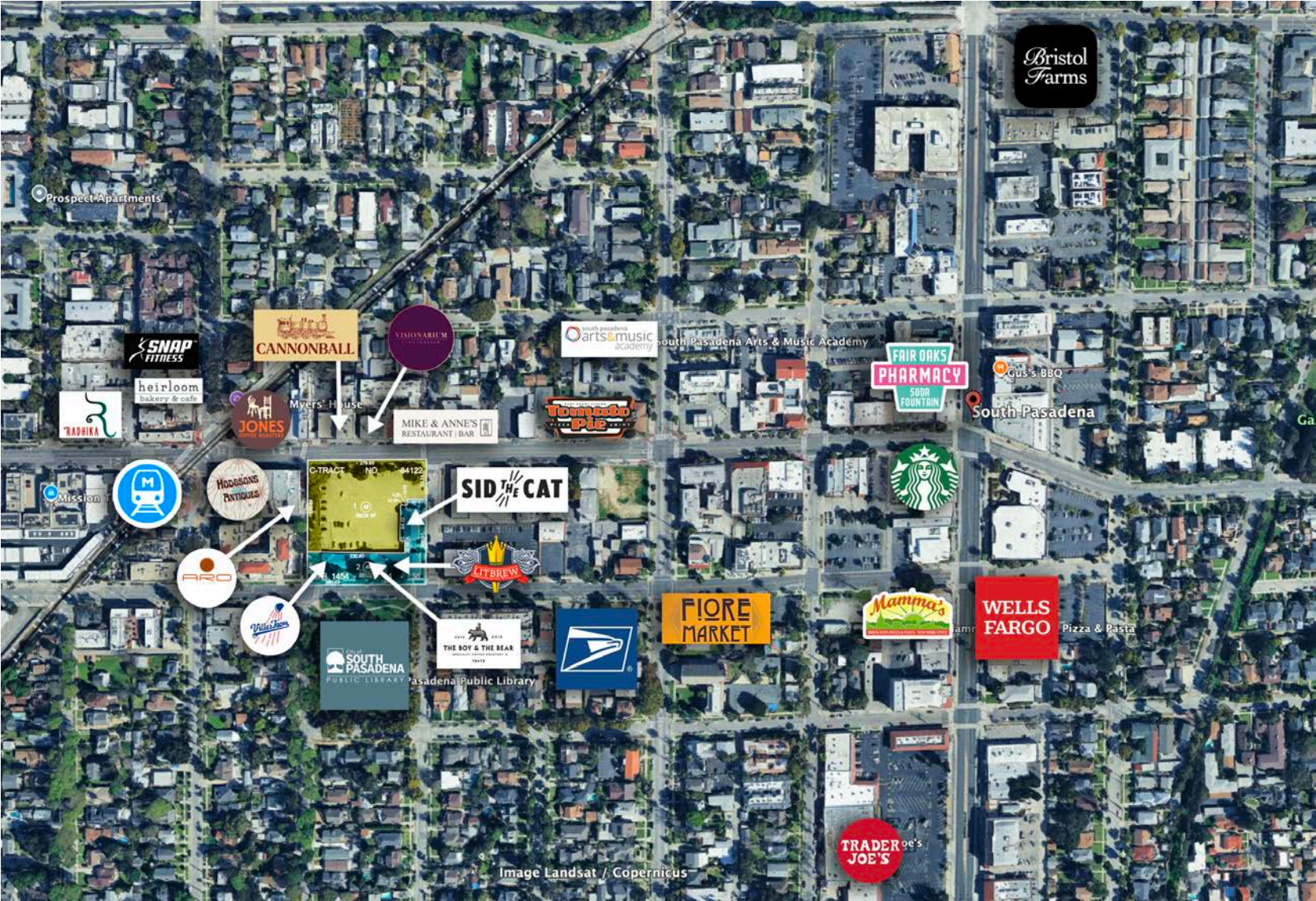
## Combined Offering – Entire 1.945-Acre City Block

- **1.945 acres across two APNs** — Mission Street (1.3 acres) and El Centro / School Hall (28,122 SF).
- **\$25 million** — Flagship entire city block assemblage offering both immediate yield and exciting development potential.

Mixed-use development opportunity in the top-tier Los Angeles County market of South Pasadena — a city consistently recognized for its award-winning public schools and vibrant, walkable downtown.



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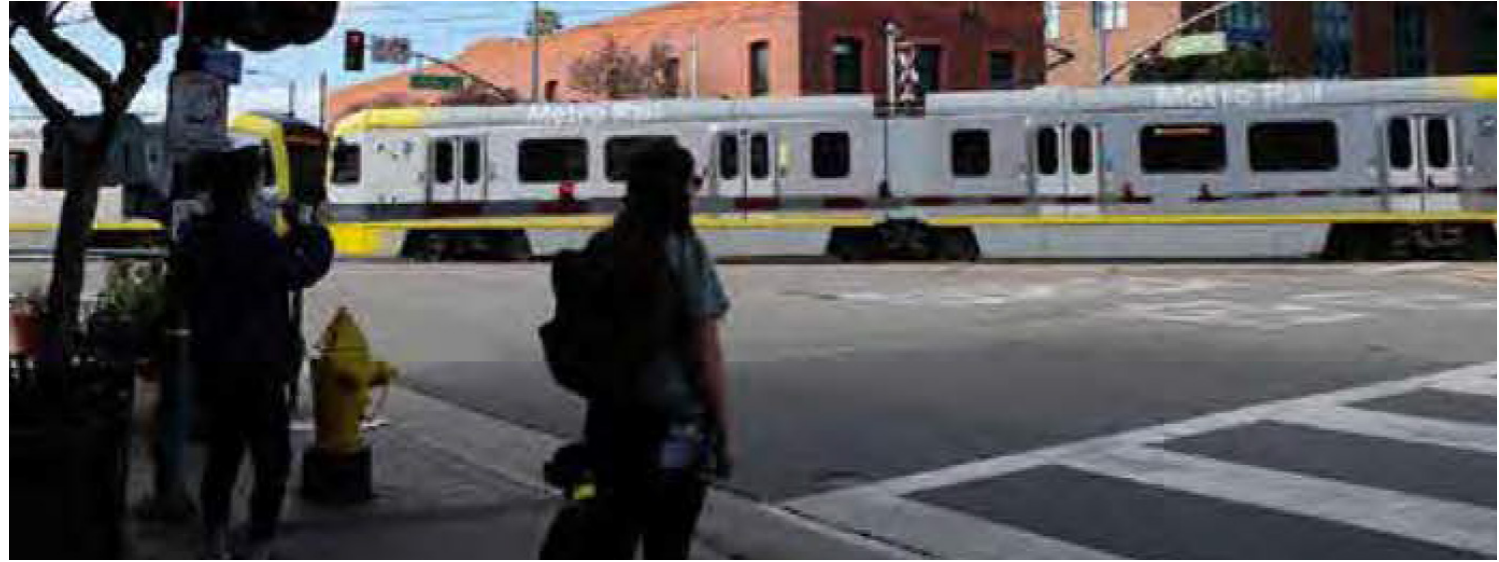




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HEART OF SOUTH PASADENA  
DOWNTOWN

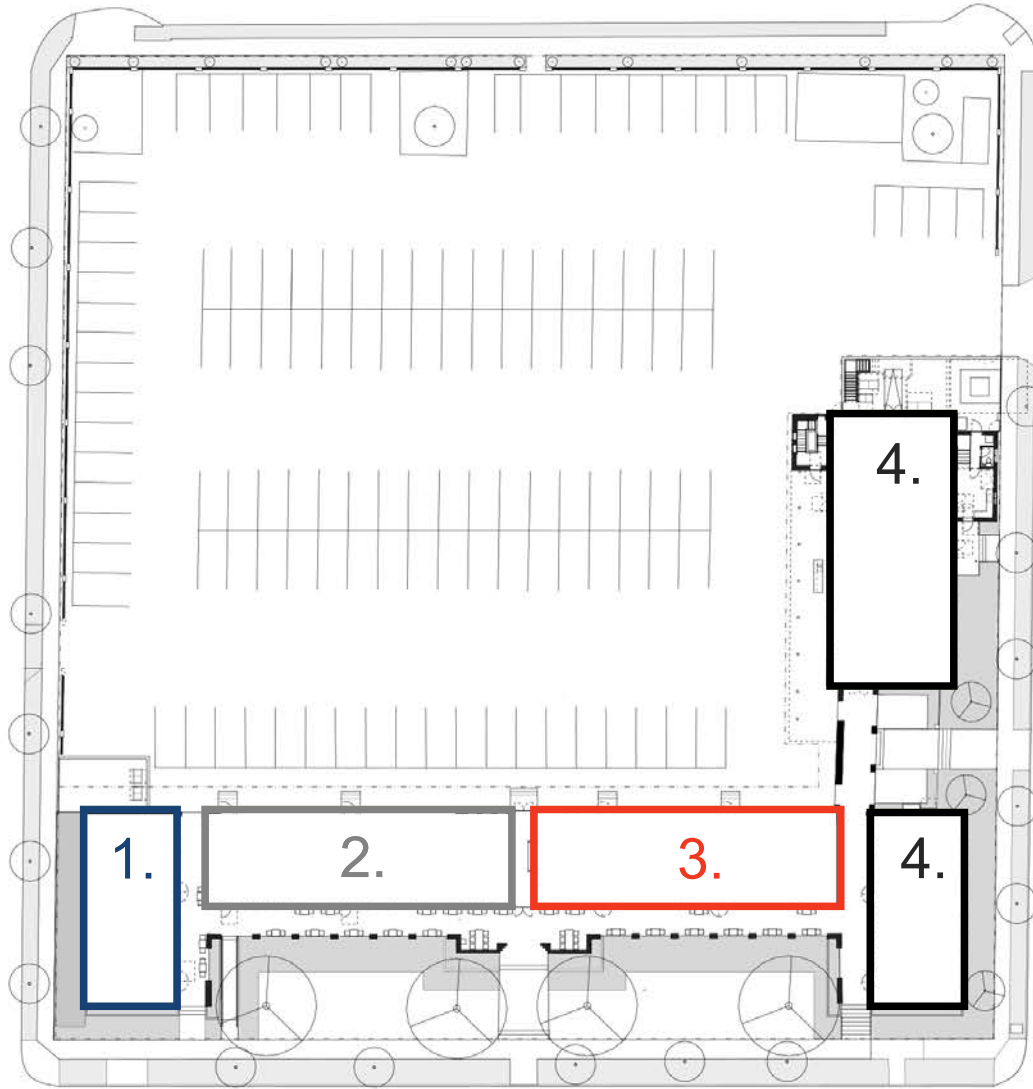
Located **one block from the Metro A (Gold) Line Station**, in the heart of South Pasadena Downtown's bustling shopping district. It's just about a **17-minute ride** on the A Line from the South Pasadena station to Los Angeles Union Station. The site offers unmatched visibility and foot traffic, surrounded by the city's top dining, retail, and cultural attractions, and boasts a **remarkable 94/100 walk score** for exceptional walkability.



Across the street from the esteemed **South Pasadena Library**, and with plans for the upcoming "School Hall" food hall and music venue, this location offers unparalleled convenience and vibrant community attractions. It also sits steps from the city's popular weekly **South Pasadena Farmers Market**, a long-standing community tradition held every Thursday evening.

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SCHOOL HALL: SIGNED TENANTS  
TO SERVE EL CENTRO ST HISTORIC SITE



1.



**A Michelin-rated taqueria** with multiple Los Angeles locations, celebrated for its authentic flavors and vibrant presentation, bringing award-winning street tacos to the heart of South Pasadena.

2.



**A specialty coffee and chocolate roastery + café** known for its meticulously sourced beans, small-batch roasting, and elevated craft café experience — expanding its acclaimed Los Angeles presence with its new flagship location in South Pasadena.

3.



**A craft-brewery-restaurant concept** offering globally inspired beers brewed in-house, with artisanal bread baked on-site in full view of guests — a dynamic taproom and dining experience poised to attract regional and national attention.

4.



**An independent music collective and concert promoter** known for curating acclaimed national live acts and intimate, artist-driven performances — fostering a creative cultural hub.



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PROGRAM

**LOT AREA:**

**Lot 1 = 56,634 SF OR 1.300 ACRES**

**Lot 2 = 28,112 SF OR 0.645 ACRES (SCHOOL HALL)**

**Total = 1.945 ACRES**

**COMMERCIAL / RETAIL PROVIDED:**

**22,032 SF**

**NEW -- 10,597 SF**

**EXISTING BUILDING -- 11,435 SF**

**RESIDENTIAL AREA:**

**74,270 SF**

**TOTAL UNITS PROVIDED:**

**108 HOMES PROVIDED (55.5 PER AC)**

**residential mix:** (90) 1 BR, (11) 2 BR, (7) STUDIOS; AVG SIZE 690 SF

Alternate architectural schematic available featuring additional 2-bedroom units — offering flexibility in unit mix.

Designed by Gangi Architects, led by **FAIA** award-winning architect **Mark Gangi**.

**MATTHEW GANGI**  
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MATTHEW.TRICITYREALTY@GMAIL.COM (EMAIL)  
DRE NO. 02030212

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.





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RENDERING





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PARKING B2

1' = 40'-0" ⓘ

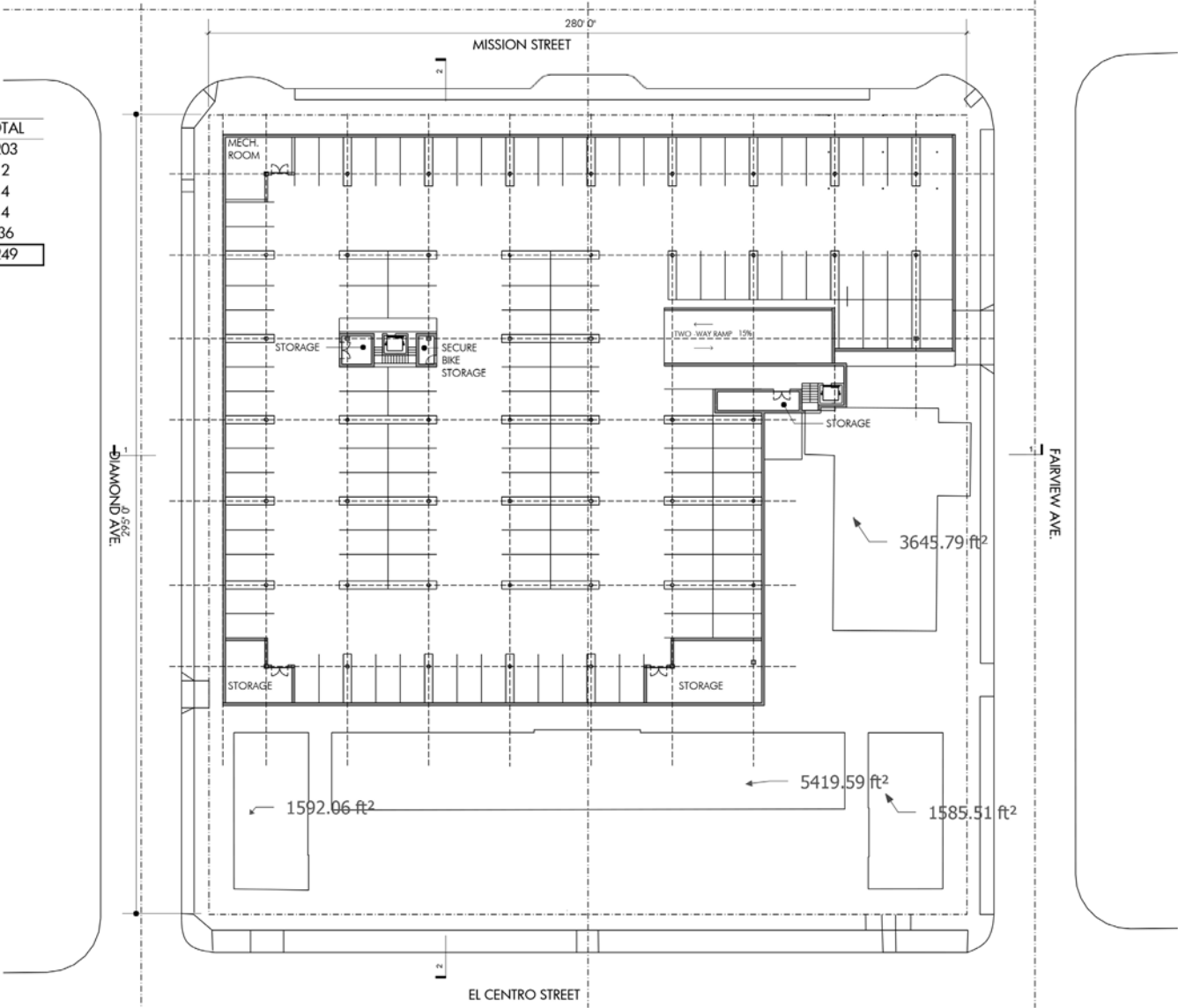
48,428 SF

PARKING SPACES PROVIDED

	B1	B2	TOTAL
STANDARD	98	105	203
ADA ONLY	1	1	2
EV ONLY	2	2	4
ADA & EV	2	2	4
TANDEM	18	18	36
TOTAL	121	128	249

108 RESIDENTIAL  
66 COMMERCIAL  
75 ADDITIONAL

TRASH & RECYCLING REQUIRED	420 SF
PROVIDED	420 SF





MISSION ST. SOUTH PASADENA, CA OPPORTUNITY

# FAIRVIEW COURT & SCHOOL HALL

PARKING B1

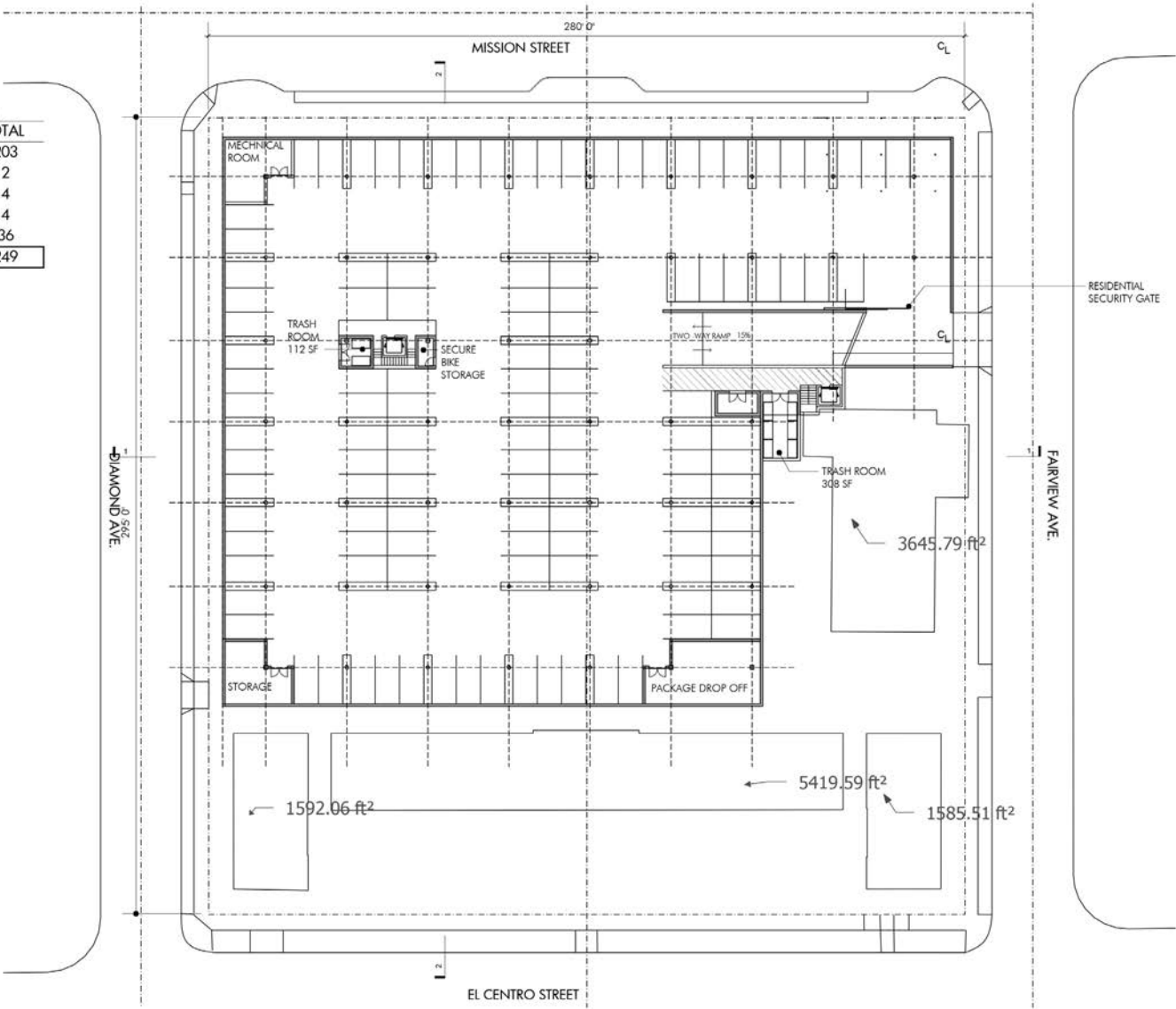
1" = 40'-0" Ⓢ

48,906 SF

PARKING SPACES PROVIDED			
	B1	B2	TOTAL
STANDARD	98	105	203
ADA ONLY	1	1	2
EV ONLY	2	2	4
ADA & EV	2	2	4
TANDEM	18	18	36
TOTAL	121	128	249

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75 ADDITIONAL

TRASH & RECYCLING	
REQUIRED	420 SF
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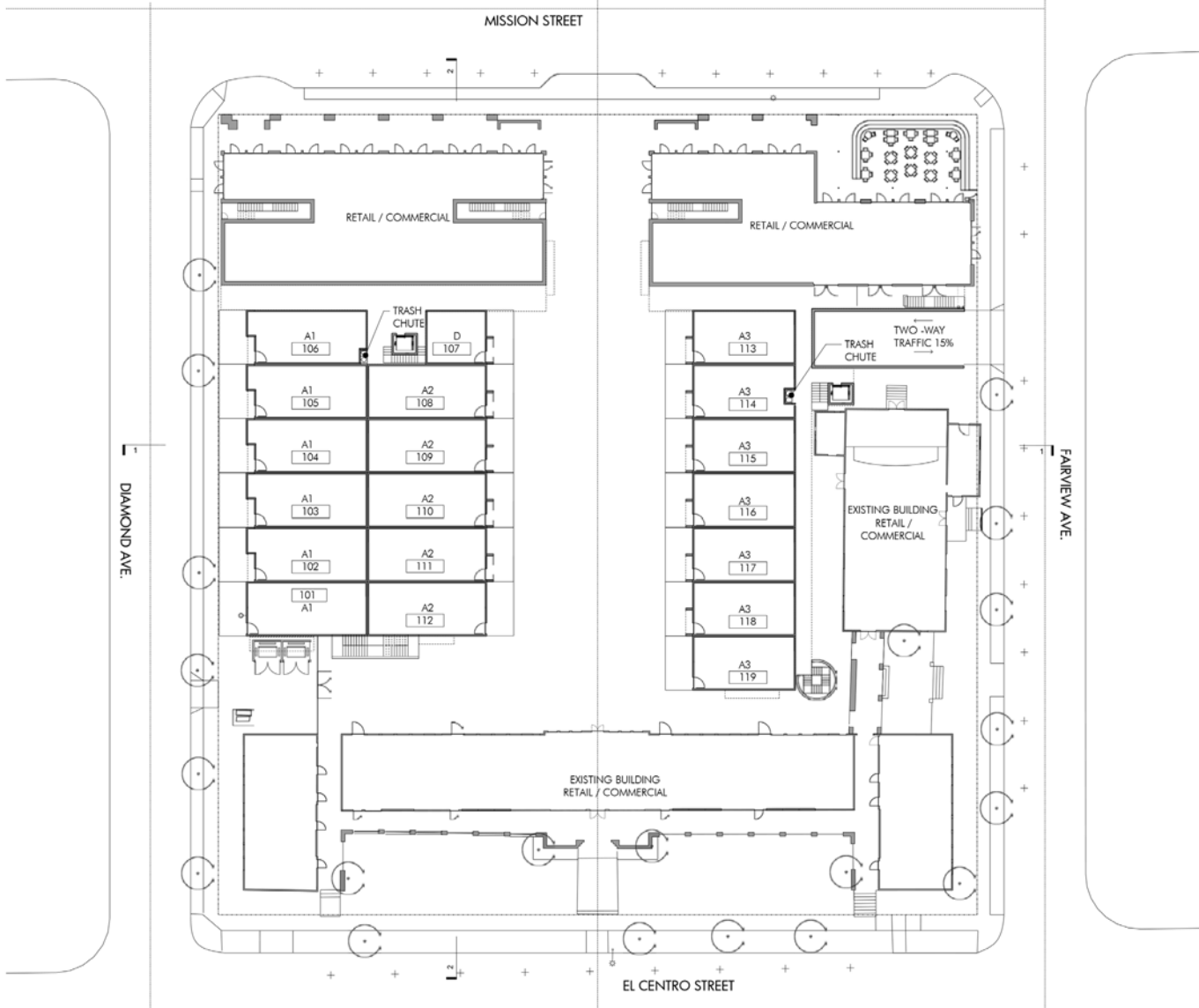




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1ST FLOOR  
1" = 40' ⌚  
19 UNITS





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2ND FLOOR  
1" = 40' ⌚  
26 UNITS





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3RD FLOOR  
1" = 40'   
37 UNITS





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4TH FLOOR  
1" = 40' ⌚  
26 UNITS

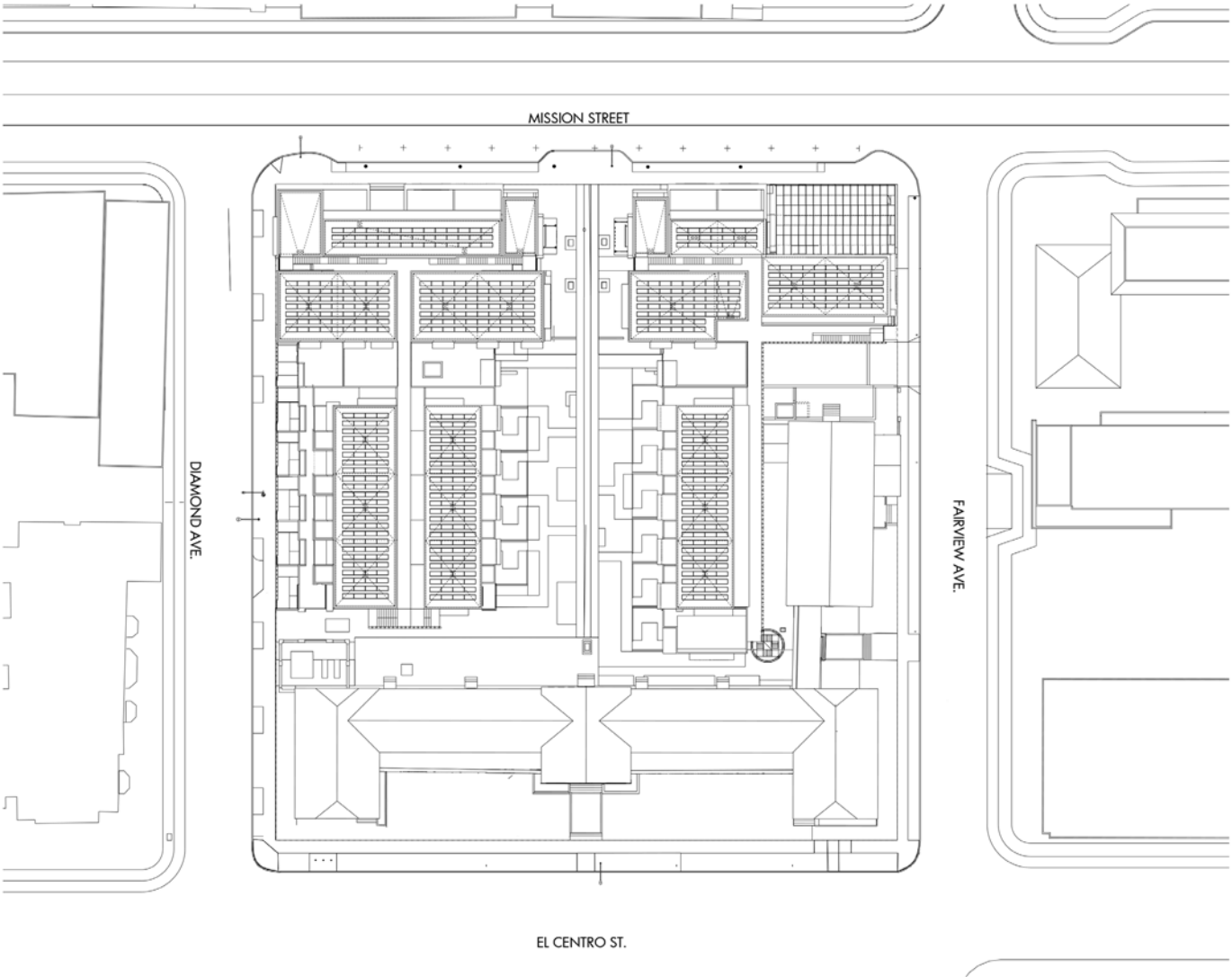




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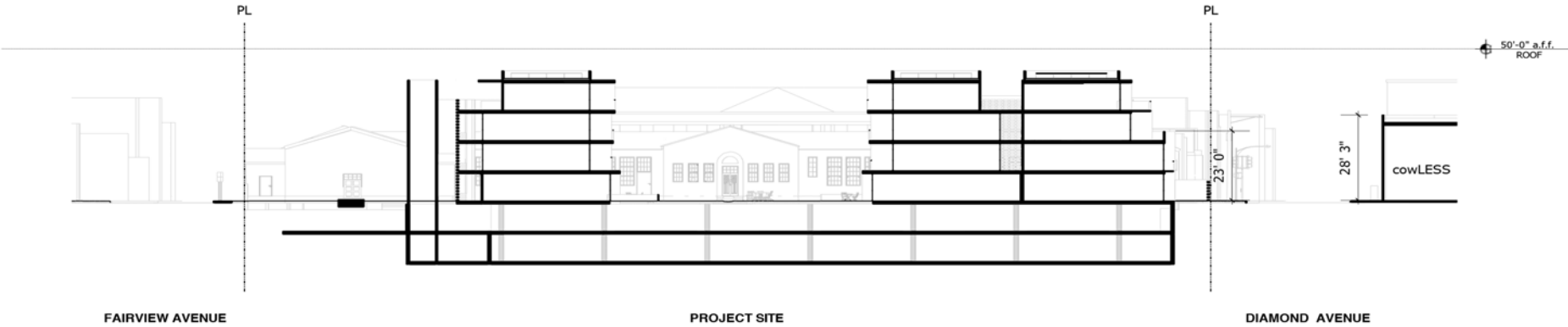
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SITE PLAN  
1" = 50'-0" ⌚

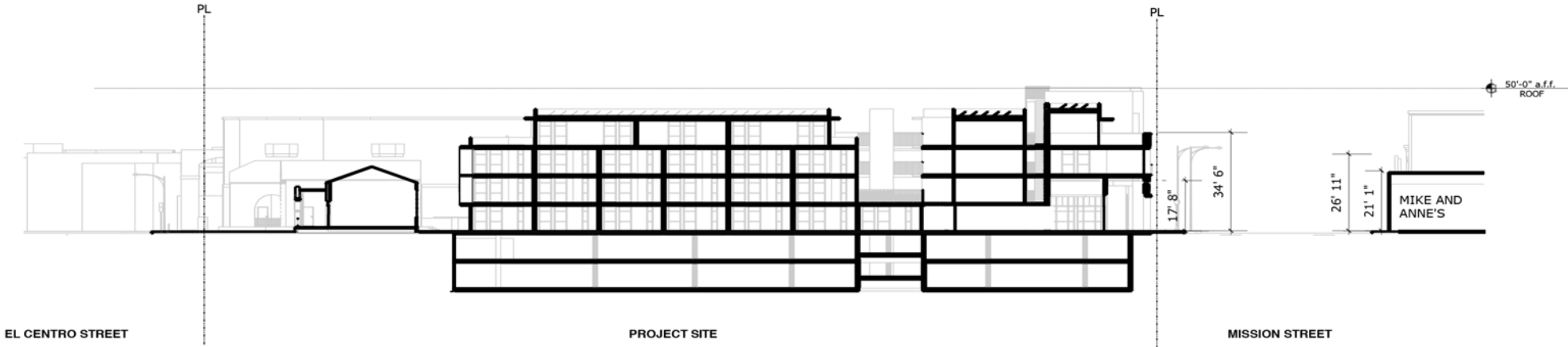


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1 SECTION



2 SECTION



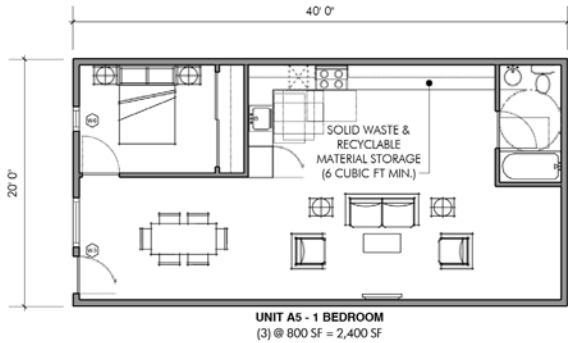
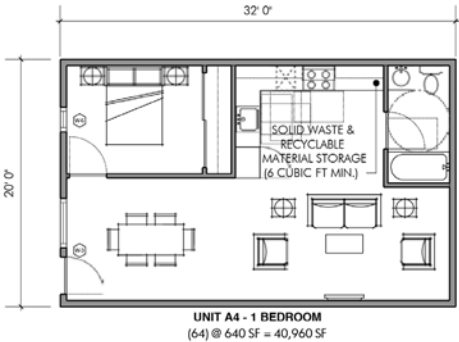
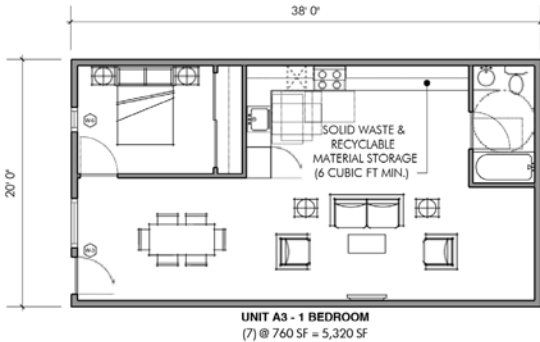
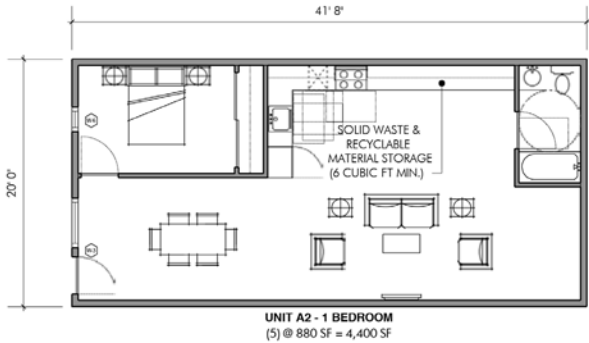
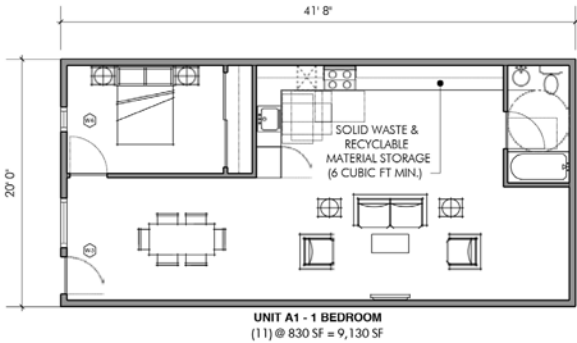
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UNIT PLANS

1" = 10'  
108 UNITS

- (7) STUDIO
- (90) 1 BEDROOM
- (11) 2 BEDROOM



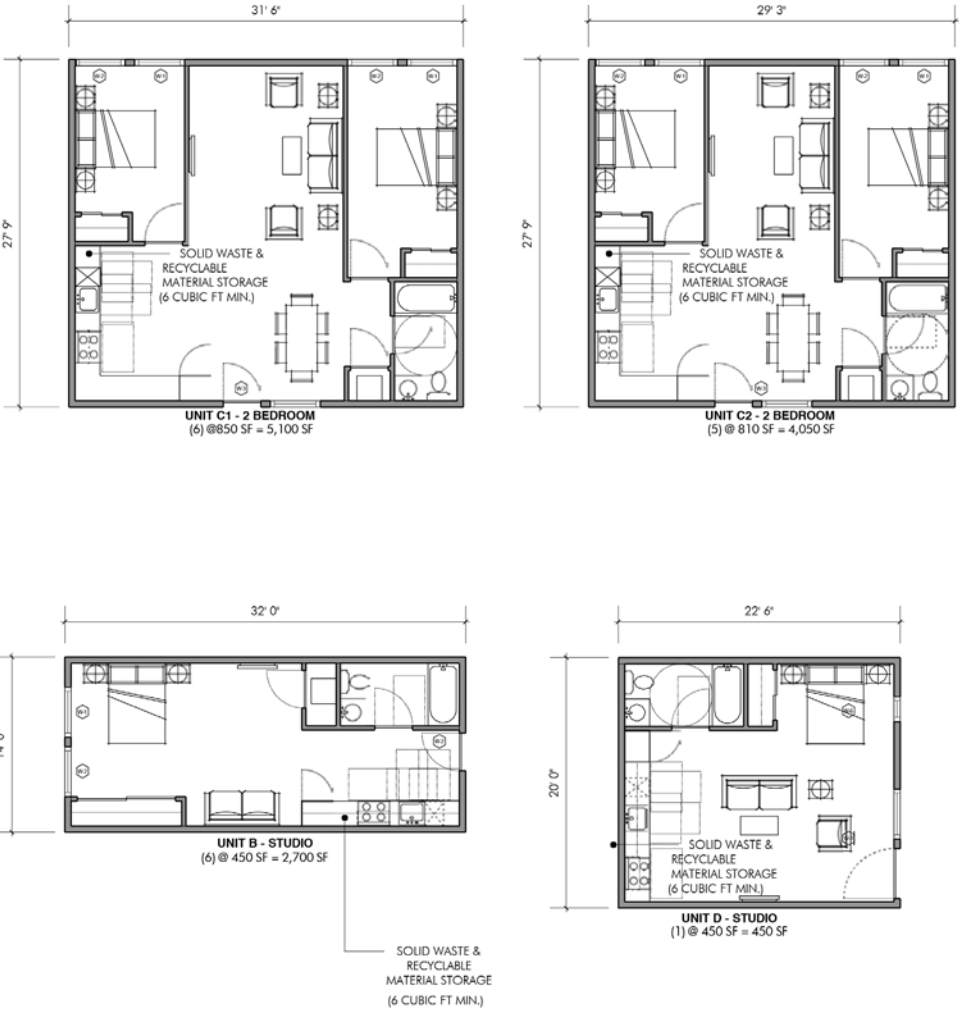
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SCHEMATIC DESIGN  
EL CENTRO ST.



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SCHEMATIC DESIGN  
FAIRVIEW AVE.





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SCHEMATIC DESIGN  
DIAMOND AVE.



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SCHEMATIC DESIGN  
MISSION ST.

