

JUST LISTED: 500 S PASADENA AVE, PASADENA

Unique Development Opportunity in Prime Pasadena



- Located between Del Mar and California, just East of Fair Oaks - less than 1 mile from Colorado Blvd
- Very walkable to all Old town Pasadena's Restaurants and Shops
- Easy access to all freeways 134, 210, and 110
- 30,000 SF of flat land in the CD6 Zone (Fair Oaks Corridor)
- Opportunity to develop Live/ Work units, or a Medical Use with the proximity to Huntington Hospital
- This particular pocket is screaming for new construction, as it seems to be the last area in Pasadena without new development
- This central Pasadena location is Prime for new development, close to everything Pasadena has to offer
- 2 Metro Gold Line station in close proximity; easy access to DTLA
- This land will give developers a chance to build a very unique product, in a market filled with the appropriate demographic to take advantage of these units
- Live/ Work can be the next most desirable type of unit, with all the internet and work from home based businesses



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