

EXCLUSIVE LISTING

80-88 N Hill Ave, Pasadena, CA 91106

Prime Mixed-Use Investment/Owner-user opportunity on Hill Ave, Superb location crossing Colorado Blvd and south of 210 FWY, Excellent Exposure with Superb Demographics, First Time for Sale for ±24 years



SUMMARY

Subject Property:	80-88 N Hill Ave Pasadena, CA 91106
Price:	\$2,590,000
Price/Unit :	\$370,000
Number of Units:	7 (3 retail + 4 residential)
Year Built:	1947
Building Size:	± 4,366 SF
Lot Size:	± 9,327 SF
APN:	5737-001-019
Zoning:	PSC (Commercial)
Parking:	10 Open Spaces
Unit Mix:	3 x Commercial Retail 2 x RES - 1B + 1B 2 x RES - Studio

Investment & Property Highlights

- Prime Retail Location right on Hill Ave south of 210 FWY in Pasadena
- First time for sale for more than 20 years!
- Nearby Colorado Blvd, Pasadena City College, CALTECH, and minutes from other attractions in Pasadena
- High Density Zoning CG (Commercial General) allows a wide range of commercial/residential uses
- Superb access to FWY 210 and FWY 134
- High density and high demand area for retail; Walk Score 87
- Significant upside on all units (commercial and residential) with all tenants on month-to-month tenancies
- Excellent location on main thoroughfare on Hill Ave and south of 210 FWY
- Could be used as an owner-user on the commercial side (total commercial square footage is over 50%)
- Superb exposure on Hill Ave with HIGH Traffic Volume (±22k cars/day)
- Superb demographics area with ±\$133k household income within a mile radius
- Very well-maintained buildings with excellent curb appeal
- 2 buildings – front is commercial, and back is small residential
- Easy to manage and easy to rent buildings and location
- Ample parking with 10 open spaces (no soft story retrofit is required)
- Updated electrical panels, recently repainted exterior, minimum landscaping, etc.
- Wide 60ft frontage on Hill Ave, Large lot size of ±10k SF with CG (Commercial General) zoning
- Clear future redevelopment opportunities!

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HUNTINGTON LIBRARY



PASADENA CITY COLLEGE



CALTECH

Colorado Blvd
(traffic count $\pm 17,619$ cpd)



80-88 N HILL AVE

Hill Ave
(traffic count $\pm 21,735$ cpd)

Walk Score **90**
Walker's Paradise
Daily errands do not require a car.

Bike Score **84**
Very Bikeable
Biking is convenient for most trips.

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LAKE AVE DISTRICT



OLD TOWN PASADENA



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