

EXCLUSIVE LISTING

1245 E Walnut St, Pasadena, CA 91106

First Time for Sale Since 1973, Prime Location Owner-User or Mixed-Use Redevelopment Opportunity (0.39AC CG Zone Lot), Superb location between Lake Ave & Hill Ave, south of 210 FWY, ±2860SF/±44% Vacant, Wide range of Allowed use including Medical



SUMMARY

Subject Property:	1245 E Walnut St Pasadena, CA 91106
Price:	\$2,700,000
Price Per SF Building/Lot:	\$413 / \$160
Year Built :	1961
Building & Lot Area:	6,536 SF / 16,881 SF
APN#:	5738-015-068
Zoning:	CG (Commercial General)
Parking:	17 spaces (1 disabled parking)
Unit Mix:	8 x OFFICE 8 x Vacant Office*

*Vacant Unit rents are PROFORMA ONLY! Marked to market.

** ALL UNIT SIZES ARE ESTIMATES ONLY! BUYER TO VERIFY DURING DUE DILIGENCE PERIOD!

Investment & Property Highlights

- First time for sale Since 1973
- Priced attractively on Per SF building and Per SF Lot
- Perfect for owner-user or high-density redevelopment projects
- Nearby Colorado Blvd, Pasadena City College, CALTECH, Lake Ave District, Playhouse District, Old Town Pasadena, and minutes from other attractions in Pasadena
- Zoning allows high-density redevelopment options (micro residential units with ground floor commercial) and a wide range of uses
- High density and high demand area for commercial & residential; Walk Score 85
- Significant upside on all occupied units with all tenants on month-to-month tenancies (±213% estimated rental upside on in-place rents)
- Superb access to FWY 210 and FWY 134
- Prime commercial building in an excellent location south of 210 FWY and nearby many amenities
- Large Corner Lot (0.39ACRE) - High Density Zoning CG (Commercial General)
- CG Zoning allows wide range of uses including: Medical, Retail, Office, Residential and other wide range of uses
- Excellent location on Walnut St and south of 210 FWY – major cross street is Hill Ave.
- Could be easily used as an owner-user property - 8 Units (approximately ±2860 SF – ±44% vacant -> buyer to verify) are vacant and will be delivered vacant
- Wide ±150ft frontage on Walnut St. with HIGH Traffic Volume (±16,808 cars/day)
- Superb demographics area with ±\$125,686 household income within a mile radius
- Excellent curb appeal, corner larger lot with high-density zoning
- Ample parking with 17 open spaces (2.65/1000)

EXCLUSIVE LISTING

1245 E Walnut St, Pasadena, CA 91106

First Time for Sale Since 1973, Prime Location Owner-User or Mixed-Use Redevelopment Opportunity (0.39AC CG Zone Lot), Superb location between Lake Ave & Hill Ave, south of 210 FWY, ±2860SF/±44% Vacant, Wide range of Allowed use including Medical



MANY NEW & Proposed Mixed-use/Housing on Walnut



ROSE BOWL AREA



JPL

GROWTH INVESTMENT GROUP



1245 E WALNUT ST

Walk Score **84**
Very Walkable
Most errands can be accomplished on foot.

Bike Score **85**
Very Bikeable
Biking is convenient for most trips.

EXCLUSIVE LISTING

1245 E Walnut St, Pasadena, CA 91106

First Time for Sale Since 1973, Prime Location Owner-User or Mixed-Use Redevelopment Opportunity (0.39AC CG Zone Lot), Superb location between Lake Ave & Hill Ave, south of 210 FWY, ±2860SF/±44% Vacant, Wide range of Allowed use including Medical



LAKE AVE DISTRICT



OLD TOWN PASADENA



MANY NEW & Proposed Mixed-use/Housing on Walnut

GROWTH INVESTMENT GROUP



1245 E WALNUT ST

Walk Score
84

Very Walkable

Most errands can be accomplished on foot.

Bike Score
85

Very Bikeable

Biking is convenient for most trips.

EXCLUSIVE LISTING

1245 E Walnut St, Pasadena, CA 91106

First Time for Sale Since 1973, Prime Location Owner-User or Mixed-Use Redevelopment Opportunity (0.39AC CG Zone Lot), Superb location between Lake Ave & Hill Ave, south of 210 FWY, ±2860SF/±44% Vacant, Wide range of Allowed use including Medical



GROWTH INVESTMENT GROUP



Walk Score
84

Very Walkable

Most errands can be accomplished on foot.

Bike Score
85

Very Bikeable

Biking is convenient for most trips.

EXCLUSIVE LISTING

1245 E Walnut St, Pasadena, CA 91106

First Time for Sale Since 1973, Prime Location Owner-User or Mixed-Use Redevelopment Opportunity (0.39AC CG Zone Lot), Superb location between Lake Ave & Hill Ave, south of 210 FWY, ±2860SF/±44% Vacant, Wide range of Allowed use including Medical



GROWTH INVESTMENT GROUP



EXCLUSIVE LISTING

1245 E Walnut St, Pasadena, CA 91106

First Time for Sale Since 1973, Prime Location Owner-User or Mixed-Use Redevelopment Opportunity (0.39AC CG Zone Lot), Superb location between Lake Ave & Hill Ave, south of 210 FWY, ±2860SF/±44% Vacant, Wide range of Allowed use including Medical



GROWTH INVESTMENT GROUP



EXCLUSIVE LISTING

1245 E Walnut St, Pasadena, CA 91106

First Time for Sale Since 1973, Prime Location Owner-User or Mixed-Use Redevelopment Opportunity (0.39AC CG Zone Lot), Superb location between Lake Ave & Hill Ave, south of 210 FWY, ±2860SF/±44% Vacant, Wide range of Allowed use including Medical



GROWTH INVESTMENT GROUP

