

# 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,  $\pm 2860$  SF  $\pm 44\%$  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 ( $\pm 213\%$  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  $\pm 2860$  SF –  $\pm 44\%$  vacant -> buyer to verify) are vacant and will be delivered vacant
- Wide  $\pm 150$  ft frontage on Walnut St. with HIGH Traffic Volume ( $\pm 16,808$  cars/day)
- Superb demographics area with  $\pm \$125,686$  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,  $\pm 2860\text{SF} / \pm 44\%$  Vacant, Wide range of Allowed use including Medical



MANY NEW & Proposed Mixed-use/Housing on Walnut



ROSE BOWL AREA



JPL



1245 E WALNUT ST

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,  $\pm 2860\text{SF} / \pm 44\%$  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

Walk Score  
**84**

**Very Walkable**

Most errands can be accomplished on foot.

Bike Score  
**85**

**Very Bikeable**

Biking is convenient for most trips.



1245 E WALNUT ST



# 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,  $\pm 2860\text{SF} / \pm 44\%$  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.

HAN WIDJAJA CHEN, CCIM DRE#01749321

626.594.4900

GUILLERMO OLAIZ DRE#01778986

626.204.1531

JOHN ARCHIBALD DRE#00996775

626.204.1527



# 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,  $\pm 2860\text{SF} / \pm 44\%$  Vacant, Wide range of Allowed use including Medical

**GIG**  
GROWTH INVESTMENT GROUP  
CALIFORNIA



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

**GIG**  
GROWTH INVESTMENT GROUP  
CALIFORNIA



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN, CCIM DRE#01749321

626.594.4900

GUILLERMO OLAIZ DRE#01778986

626.204.1531

JOHN ARCHIBALD DRE#00996775

626.204.1527



# 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,  $\pm 2860\text{SF} / \pm 44\%$  Vacant, Wide range of Allowed use including Medical



GROWTH INVESTMENT GROUP

