



OFFERING MEMORANDUM

1507 Lincoln Ave Pasadena, CA 91103

*Rare 100% Vacant Single-Story Retail with Parking, Owner since 1988,
Walk to Brookside Golf Course & Rose Bowl Area, Traffic Volume \pm 19k VPD
Transferable Beer & Wine License included
Seller May consider Seller Carry with 60% down payment*

Exclusively Listed:

Han Widjaja Chen, CCIM - President
Dir 626.594.4900

Han.Chen@GrowthInvestmentGroup.com
Broker License No. 01749321

Andrew Chia, MBA, MS - Associate
Dir 626.898.9710

andrewchia@growthinvestmentgroup.com
DRE#02250138

Alex Sherman - Associate
Dir 626.380.0477

asherman@growthinvestmentgroup.com
DRE#02236501



Growth Investment Group California

Han Widjaja Chen, CCIM

President
Dir 626.594.4900
Han.Chen@GrowthInvestmentGroup.com
Broker License No. 01749321

Leo Shaw

Vice President
Dir 626.716.6968
leo.shaw@growthinvestmentgroup.com
Broker License No. 01879962

Justin McCardle

Vice President
Dir 909.486.2069
justin@growthinvestmentgroup.com
DRE#01895720

Andrew Chia, MBA, MS

Associate
Dir 626.898.9710
andrewchia@growthinvestmentgroup.com
DRE#02250138

Alex Sherman

Associate
Dir 626.380.0477
asherman@growthinvestmentgroup.com
DRE#02236501

Evan Monroe

Associate
Dir 626.407.2388
Mob 626.340.3826
emonroe@growthinvestmentgroup.com
DRE#02135116

Dimitre Petrov

Associate
Dir 626.898.9740
dpetrov@growthinvestmentgroup.com
DRE#02153833

Raine DeMesa

Marketing Associate
Dir. 626.594.4901
raine@growthinvestmentgroup.com

DISCLAIMER AND CONFIDENTIALITY AGREEMENT:

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of
1507 Lincoln Ave, Pasadena CA 91103("Property")

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Growth Investment Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Growth Investment Group, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Growth Investment Group. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Growth Investment Group. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Growth Investment Group.



GROWTH INVESTMENT GROUP

01. EXECUTIVE SUMMARY

Summary

Subject Property:	1507 Lincoln Ave Pasadena, CA 91103
Price:	\$850,000
Price per SF Building:	\$397
Price per SF Lot:	\$210
Year Built :	1927
Building Area:	2,139 SF
Lot Size:	4,049 SF
APN#:	5727-012-001
Zoning/Parking:	LA-MU-N / 6-8 (Buyer to Verify)



Investment Highlights

- True value-add Single-story Retail near Rose Bowl Area
- A 100% vacant single-story retail building perfect for an owner-user or a redevelopment
- Approximately ± 106 ft frontage on Lincoln Ave (buyer to verify)
- Long-time owner since 1988
- Excellent traffic count of $\pm 19,357$ VPD on Lincoln Ave and $\pm 123,000$ on FWY 210
- Only 2 blocks from FWY 210 Entry/Exit Ramp on Lincoln Ave
- Vacant condition building – used to be a Japanese food retail market with license to sell beer and wine (Beer and Wine Liquor license is included in the sale)
- Zone LA-MU-N (Mixed-Use Neighborhood) allows a wide range of entirely commercial or entirely residential or mixed commercial/residential
- High ceiling interior with built-in cabinets
- Seller Willing to Carry for a QUALIFIED BUYER with these terms: 5-year term, 40% LTV, 6% Interest Rate, No prepayment.
- Gated property with open space parking (6-8 spaces – buyer to verify)
- Good demographics with \$121,291 AHH Income within a mile radius
- Corner, south facing lot with great visibility
- Superior access to FWY 210; Easy access to FWY 134, and FWY 110.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

EXECUTIVE SUMMARY

Growth Investment Group California is proud to present 1507 Lincoln Ave, a rare standalone vacant retail building near Rose Bowl area in Pasadena. This 100% vacant property provides a unique retail use or a development opportunity. Strategically located on the corner of Lincoln Ave and Del Mar St, this freestanding retail is conveniently located only one block from the FWY 210 entry/exit ramp, and within walking distance to Rose Bowl Area and 2 blocks from Brookfield Golf Course. It has a LA-MU-N zoned (Pasadena Mixed-Use Neighborhood - buyer to verify with the city), which allows for a wide range of commercial or residential or mix of both uses.

This property offers excellent visibility with $\pm 106\text{ft}$ Lincoln Ave frontage which provides significant traffic volume ($\pm 19\text{k VPD}$).

It is surrounded by major Pasadena landmarks such as John Muir High School (0.5mile), Brookside Golf Club (2 blocks away), Rose Bowl Area (several blocks), various well-known Museums (2-3miles), Old Pasadena (2.5miles), and other amenities and employment centers in Pasadena. The property was built in 1927, this single-story retail store has a total of 2,139 SF space and situated on a flat 4,049 SF lot. It had been operated as a well-known neighborhood convenience store before the owner retired recently. This property has been in the same ownership family since 1988.

Currently vacant, the property has the flexibility to be upgraded as a retail shop or re developed, suited to the buyer's desired project. Excellent visibility of a 124FT long street frontage on Lincoln Ave, 6 to 8 on-site parking spaces (depending on how buyer configure it – buyer to verify), plus plenty of additional street parking on Lincoln Ave and Del

Monte St. A transferable beer and wine license (buyer to verify) is also included in the sale, adding significant value to this income-generating retail asset.

The only neighborhood convenience store in the area surrounded by residential brings the opportunity well-suited for owner-users, investors pursuing steady cash flow, or buyers looking to enhance value through alternative retail concepts. It has good demographics with \$121,291 AHH Income within a mile radius.



The property is located at the corner of Lincoln Ave and Del Monte St, just walking distance from Brookfield Golf Course and Rose Bowl area which housed Rose Bowl Stadium, Rose Bowl Aquatic Center, Kidspace Children's Museum, Rose Bowl Flea Market and Brookside Golf Club. Its wide frontage on Lincoln Ave and high traffic volume of 19,357 VPD, combined with only 2 blocks away from FWY 210 entry/exit ramps made this property a perfect retail location for an owner-user or investor.

It is minutes away from Old Town Pasadena, and near almost all amenities City of Pasadena has to offer such as The Paseo on Colorado, South Lake Ave shopping area, museums, theaters, entertainments, groceries, cafes, shops and other fantastic amenities in Pasadena. The property has superb access to FWY 210 and 110 and offers an easy commute to additional employment centers of downtown Los Angeles and adjacent cities of Burbank and Glendale via 134 Freeway. It is minutes away from FWY 110 that connects to Downtown Los Angeles.

Transferrable License to Sell Beer and Wine (included)



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Report Date: Thursday, June 19, 2025

LICENSE INFORMATION

License Number: 609309 **Primary Owner:** CHEN, CHE HSIUNG **Office of Application:**

02 - MONROVIA

BUSINESS NAME

FUTABA FOOD CENTER

BUSINESS ADDRESS

1507 LINCOLN AVE , PASADENA, CA, 91103

County: LOS ANGELES **Census Tract:** 4609.00

LICENSEE INFORMATION

Licensee: [REDACTED]

LICENSE TYPES

*Allow up to six weeks for expiration date updates after renewal fee submittal.

Los Angeles Fires Renewal Extension Eligible

20 - OFF-SALE BEER AND WINE

OPERATING RESTRICTIONS:

No Operating Restrictions found

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

No Active Holds found

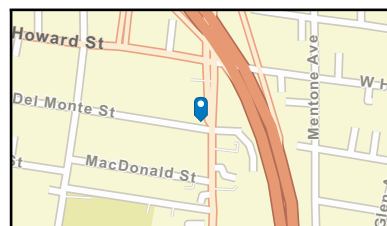
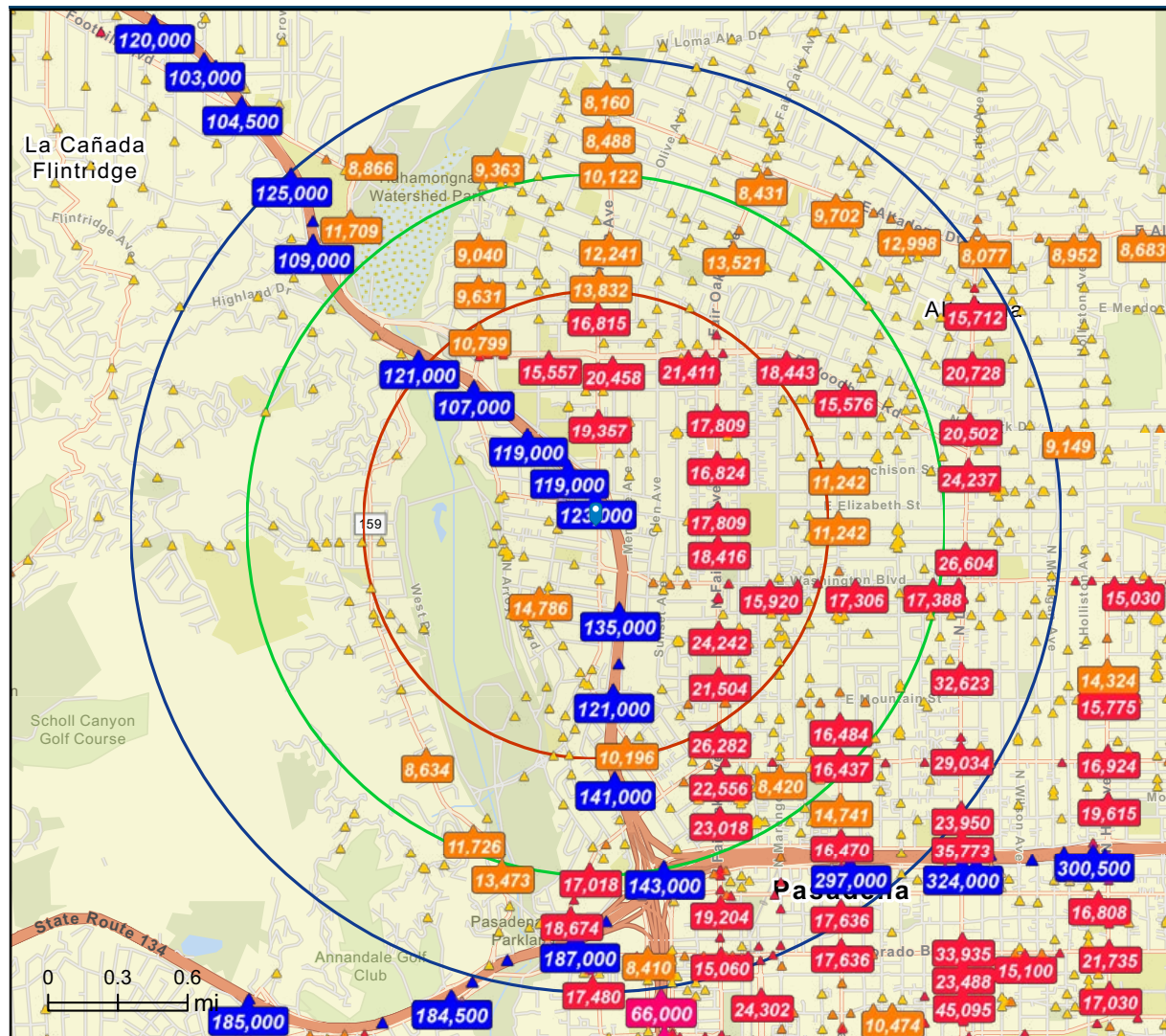
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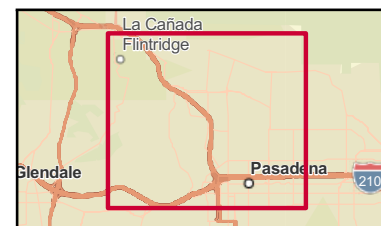
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Traffic Count Map



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Demographic & Income Profile (1 mile radius)

Summary	Census 2010	Census 2020	2024	2029
Population	24,992	23,492	22,442	21,744
Households	6,910	7,010	6,954	6,937
Families	4,969	4,916	4,765	4,763
Average Household Size	3.43	3.18	3.06	2.97
Owner Occupied Housing Units	3,340	3,518	3,489	3,555
Renter Occupied Housing Units	3,570	3,492	3,465	3,382
Median Age	33.8	38.1	39.1	40.2
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	-0.63%	0.09%	0.38%	
Households	-0.05%	0.38%	0.64%	
Families	-0.01%	0.37%	0.56%	
Owner HHs	0.38%	0.58%	0.97%	
Median Household Income	3.30%	2.70%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	689	9.9%	607	8.8%
\$15,000 - \$24,999	598	8.6%	454	6.5%
\$25,000 - \$34,999	376	5.4%	315	4.5%
\$35,000 - \$49,999	458	6.6%	378	5.4%
\$50,000 - \$74,999	807	11.6%	689	9.9%
\$75,000 - \$99,999	823	11.8%	783	11.3%
\$100,000 - \$149,999	1,298	18.7%	1,384	20.0%
\$150,000 - \$199,999	818	11.8%	975	14.1%
\$200,000+	1,087	15.6%	1,353	19.5%
Median Household Income	\$90,189		\$106,060	
Average Household Income	\$121,291		\$142,117	
Per Capita Income	\$37,953		\$45,755	

Aerial Photos



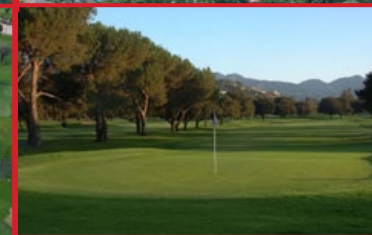
Aerial Photos



ROSE BOWL STADIUM



ROSE BOWL AREA



BROOKSIDE GOLF COURSE

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TRAFFIC COUNT 19,357 VPD - DEMO: \$121K INCOME)
LINCOLN AVE



1507 LINCOLN AVE

Aerial Photos



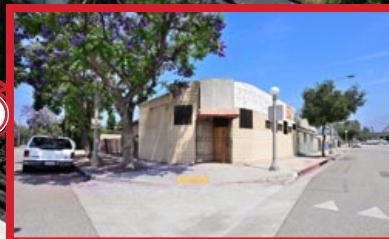
FWY 210
(TRAFFIC COUNT 123,000 VPD)

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LINCOLN AVE
(TRAFFIC COUNT 19,357 VPD - DEMO: \$121K INCOME)



OLD TOWN PASADENA



1507 LINCOLN AVE

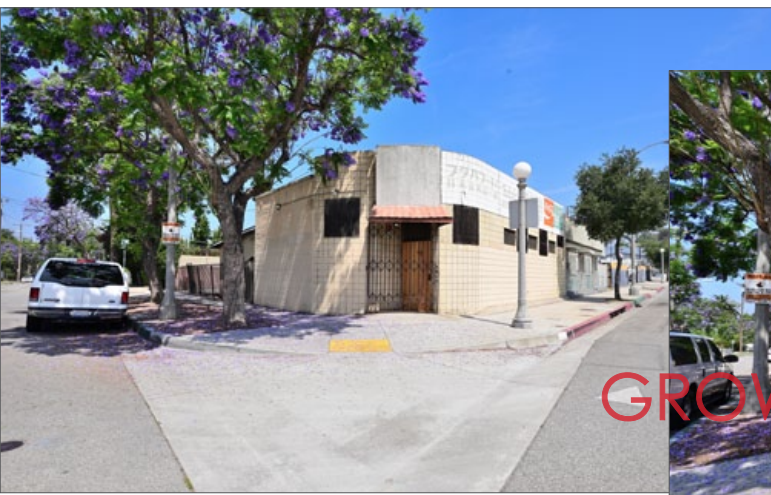
Aerial Photos



Aerial Photos



Property Photos



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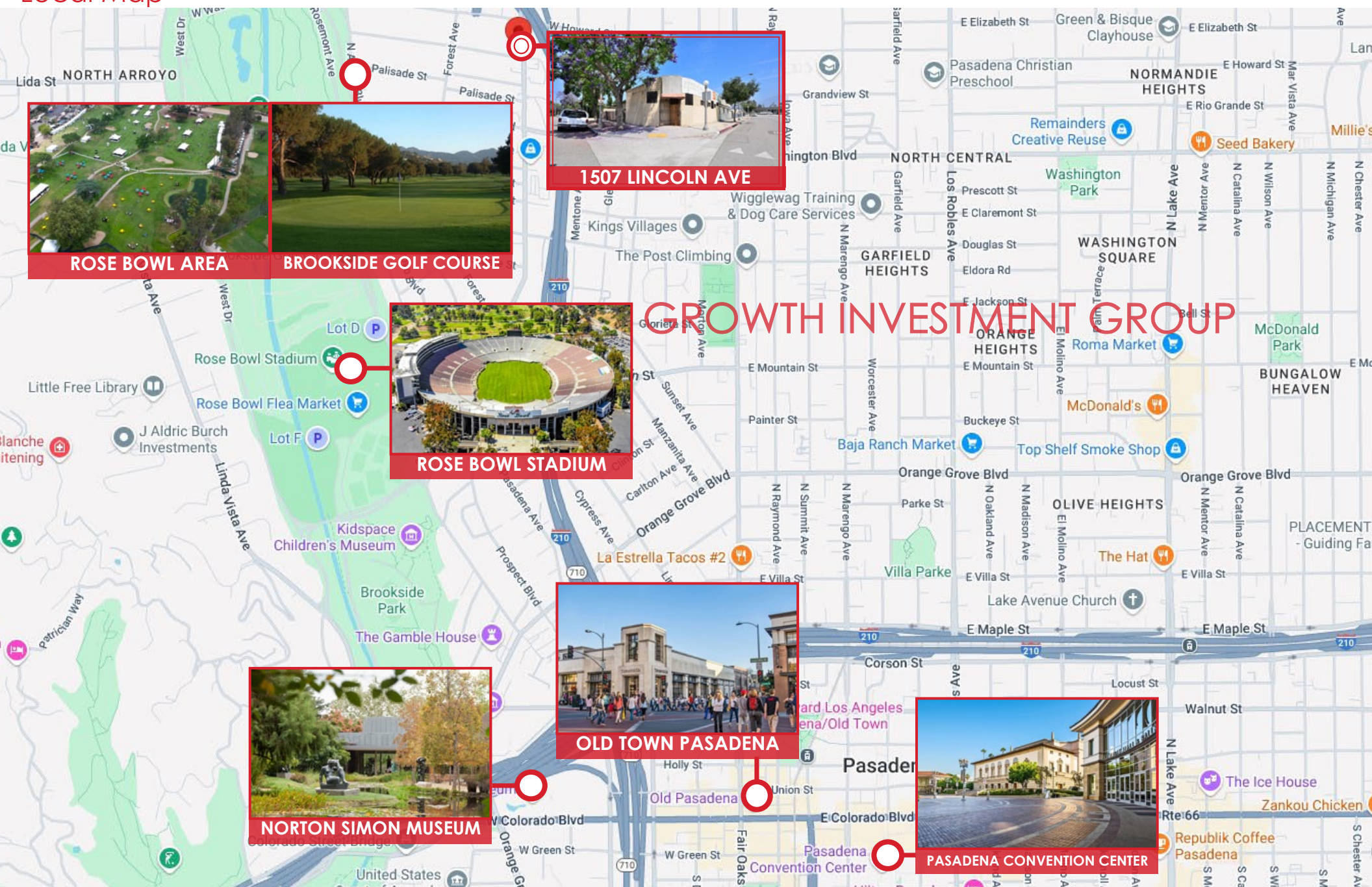


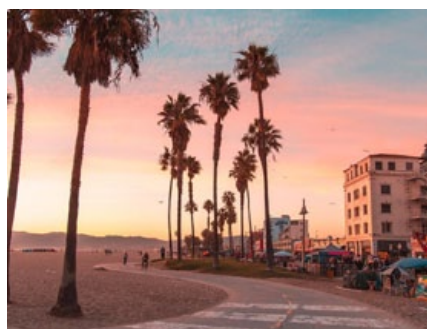
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Property Photos

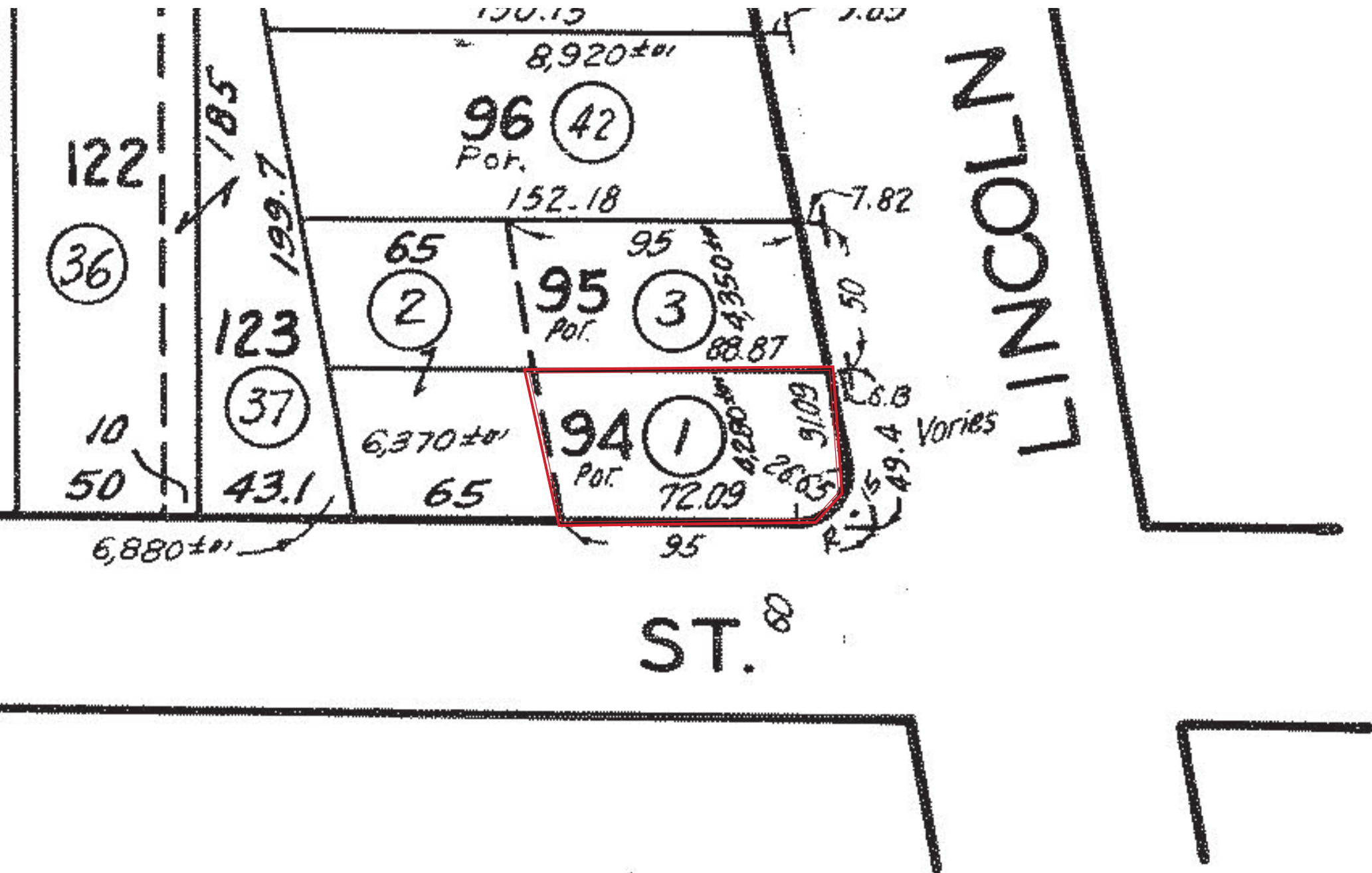


Local Map





Parcel Map



An aerial photograph of a city during sunset. The sky is a mix of deep blue and orange, with scattered white clouds. In the center, a large building with a prominent red-tiled dome stands out. Other buildings of various heights and styles are visible in the foreground and background. A semi-transparent white box with a red border is overlaid on the right side of the image, containing the text '02. MARKET OVERVIEW'.

02. MARKET OVERVIEW

Market Overview

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Choose Pasadena

The City with Exponential Investment Value

The city of Pasadena was incorporated in 1886 and encompasses approximately 22.5 square miles, with an average of ten residents per acre. It is located at the base of the San Gabriel Mountains, just ten miles northeast of Downtown Los Angeles. It is bordered by seven cities, including: La Canada Flintridge, South Pasadena, Arcadia, Sierra Madre, San Marino, Glendale, Los Angeles and unincorporated Altadena.

Pasadena is home to a variety of businesses, with major employers including: Jet Propulsion Laboratory (JPL), California Institute of Technology, Huntington Memorial Hospital, Bank of America, Kaiser Permanente, Pasadena Unified School District, Pasadena City College, City of Pasadena, SBC, and the Ralph M. Parsons Company.

Market Overview

CONVENIENT TRANSPORTATION AND ACCESS

Regional access to the city is primarily from the Foothill (210) Freeway, which runs in an east-west direction approximately one-third mile south of the subject property, the Ventura (134) Freeway, which runs in an east-west direction approximately one and one-half miles west of the subject property, and the Pasadena (110) Freeway, which runs in a north-south direction approximately two and one-half miles southwest of the subject property. These freeways provide direct access to other major interstates serving the Southern California region, including the Golden State (5) Freeway and the Glendale (2) Freeway to the west, the San Bernardino (10) Freeway and the Long Beach (710) Freeway to the south, and the San Gabriel River (605) Freeway to the east.

The city of Pasadena is centrally located to major forms of transportation, including the Burbank/Bob Hope Airport which is 15 miles northwest, the Los Angeles International Airport which is 30 miles southwest, and the Ontario International Airport which is 35 miles east.

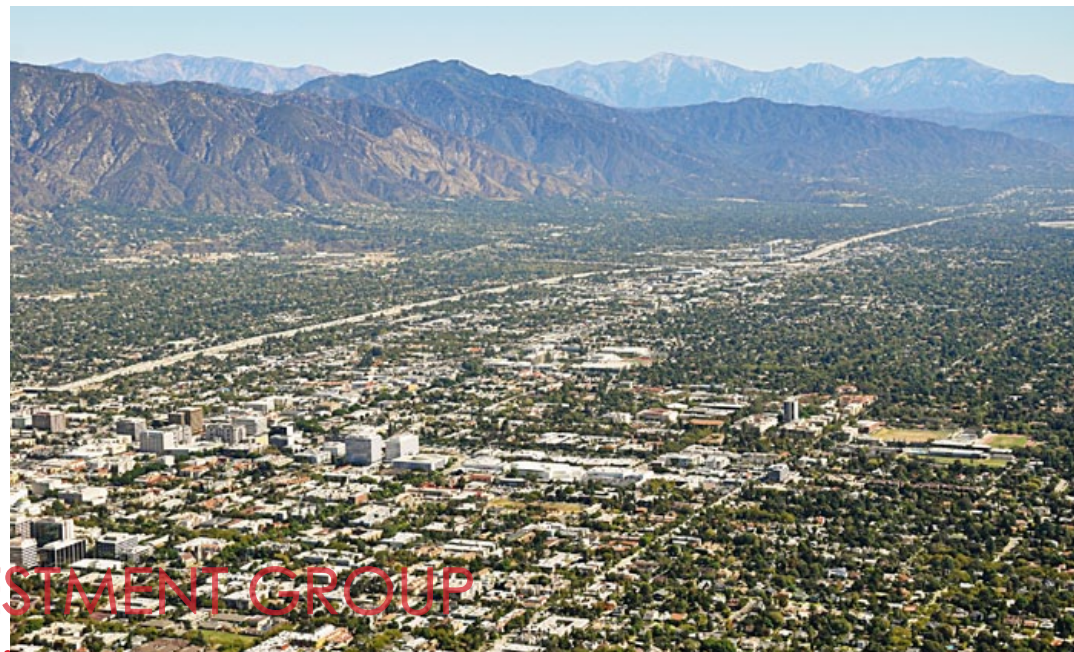
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Market Overview

PASADENA POPULATION AND HOUSING TRENDS

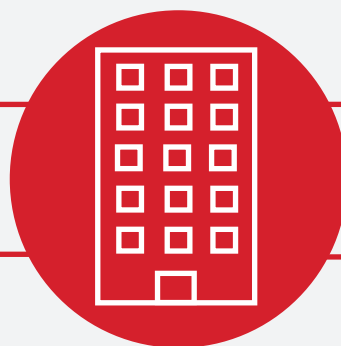
Pasadena's urban renaissance is drawing a younger more dynamic population to its core. The largest age bracket in the city of Pasadena is now millennials age 25-34 (17.1%) with the second largest age group consisting of adults ages 35-44 (15.1%). Increasing numbers of people in these age brackets are seeking the "no car" urban lifestyle where they can walk to the office, gym, supermarket, local restaurants, entertainment venues, have access to mass transit, and convenient apartment living. Accordingly, city officials are dedicated to improving the City's "walkability" by using the city's transportation improvement fee to make pedestrian and bike-friendly upgrades to downtown streets and using residential impact fees to create parks in the central district.



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Pasadena multifamily rents have risen approximately 27% since 2010.

Since 2000, over 4,000 new residential units have been completed and absorbed in Pasadena.



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The Pasadena multifamily market occupancy averaged more than 95% over the last 10 years.

The population of Pasadena in 2015 was 141,641, almost a 3.3% increase from 2010, and is expected to grow by over 3.7% for the next 5 years.

Market Overview

EXCELLENT BUSINESS ENVIRONMENT

Located in the foothills of the picturesque San Gabriel Mountains, Pasadena has a population of nearly 140,000 people and benefits from a unique combination of sophisticated charm, culture, and historical ambiance. Pasadena's pro-business tax benefits, no city business taxes, parking taxes or utility taxes, coupled with its central location and excellent freeway and public transportation access offers local businesses the ability to draw from an enormous and diverse labor base while providing local residents easy access to amenities in Downtown Los Angeles and the surrounding markets. Initially one of Los Angeles' first suburbs, Pasadena has become a thriving 24/7 urban center where residents can live, work and play in one of the most dynamic markets in Southern California.

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