

EXCLUSIVE LISTING!

1507 Lincoln Ave, Pasadena, CA

*Rare 100% Vacant Single-Story Retail with Parking several blocks from Brookside Golf and Rose Bowl Area, Mixed-Use Zone
Owner since 1988, Transferable Beer & Wine License included, Seller May Carry with 60% Down Payment*



Property Overview

Subject Property:	1507 Lincoln Ave Pasadena, CA 91103
Price:	\$850,000
Price/SF Building:	\$397
Price/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)

OFFERING 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.

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ROSE BOWL STADIUM



ROSE BOWL AREA



BROOKSIDE GOLF COURSE



1507 LINCOLN AVE

GROWTH INVESTMENT GROUP

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



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ROSE BOWL AREA



BROOKSIDE GOLF COURSE

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Only several blocks from Brookside Golf Course & Rose Bowl area

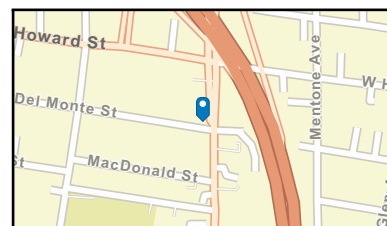
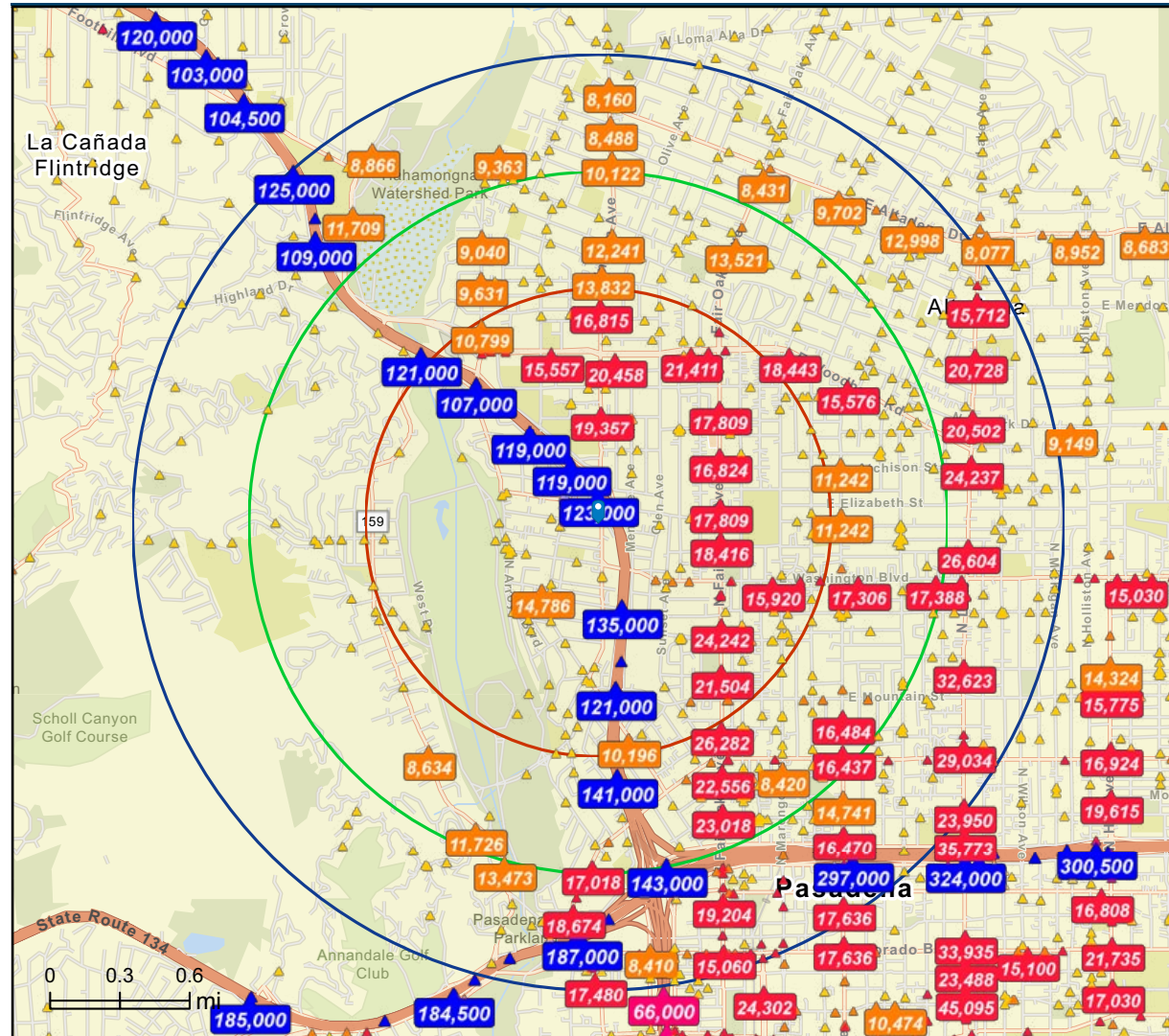
OVER ±100FT FRONTAGE ON LINCOLN AVE
±19K VPD TRAFFIC VOLUME

EXCLUSIVE LISTING!

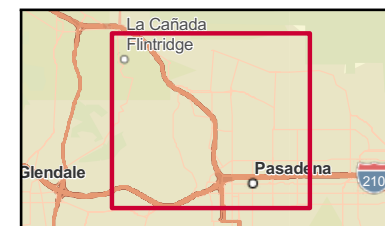
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Traffic Count Map



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



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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

ESCROWS:

No Escrow found

NOTIFICATIONS:

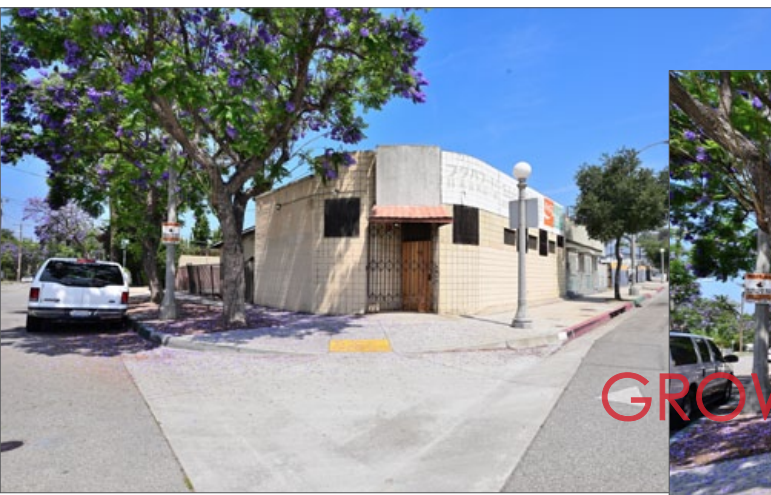
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