

\*Chick-fil-a's second Pasadena proposed location not yet finalized.



# FOR SALE 774 N. LAKE AVENUE PASADENA 91104

- ▶ Rare Small Office Building in the Heart of Pasadena
- ▶ High end interior finishes
- ▶ Owner-User Opportunity
- ▶ Ideal for medical or retail use
- ▶ Abundant parking behind the building
- ▶ Great location on Lake Avenue
- ▶ Just a few blocks north of the 210 freeway

## PROPERTY INFORMATION

<b>SALE PRICE:</b>	<b>\$1,850,000</b>
<b>BUILDING SIZE:</b>	±3,085 SF
<b>LAND SIZE:</b>	±11,044 SF
<b>USE:</b>	Office, Medical, Retail
<b>YEAR BUILT:</b>	1962
<b>PARKING:</b>	5.22/1,000
<b>ZONING:</b>	CL SP-1d
<b>APN:</b>	5732-002-047 5732-002-060

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### LEE & ASSOCIATES-PASADENA, INC.

155 N. Lake Avenue, Suite 430  
Pasadena CA 91101  
Corporate ID 02059558



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LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

FINANCING/COST OF OWNERSHIP PROPOSAL

BUILDING ACQUISITION	\$1,850,000
SBA/CDC FEES	\$23,000
<b>TOTAL PROJECT COST</b>	<b>\$1,873,000</b>

SOURCE OF FUNDS	AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50% \$925,000	3.25%	25 Years 25 Yr. Amort.	1st Deed	\$4,508	\$54,092
SBA 504 LOAN	40% \$763,000	3.03% Apr. '20	25 Years Full Amort.	2nd Deed	\$3,630	\$43,557
BORROWER	10% \$185,000					
<b>TOTAL</b>	<b>100% \$1,873,000</b>				<b>\$8,137</b>	<b>\$97,649</b>

**RATES:** Bank: Rate is estimated - will vary depending on lender.  
SBA: Rate is FIXED at the time of the debenture sale.

**ESTIMATED FEES:** Bank: Vary depending on lender policy.  
SBA:  
2.65%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
Related costs: Appraisal, environmental reports (if required), and escrow closing costs (including insurance and legal closing costs) may be included in the loan.

**COLLATERAL:** 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Carly Naples**

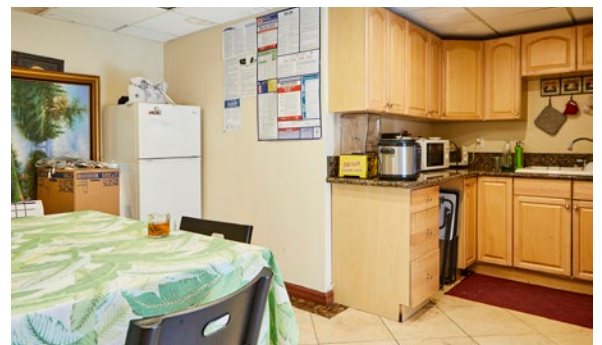
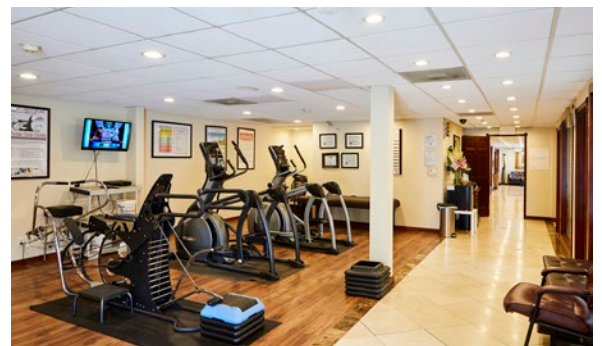
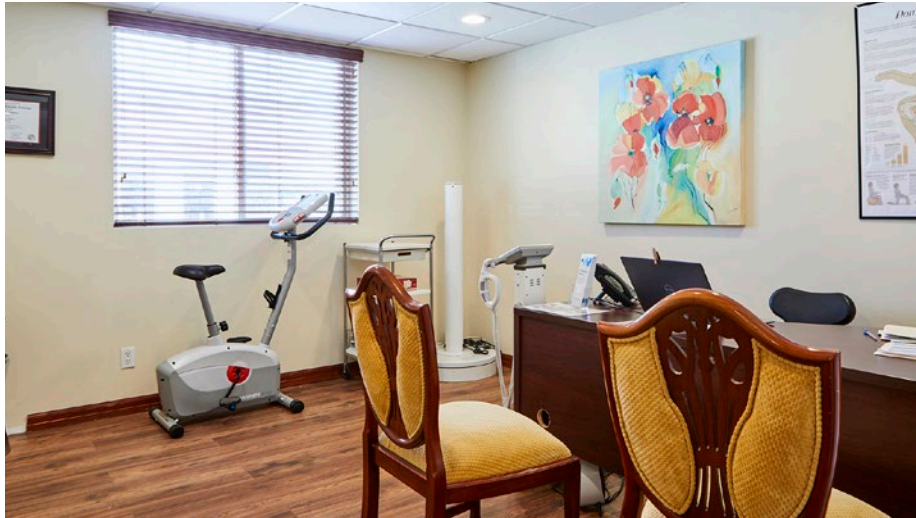
213-369-9947 / carly@bfcfunding.com

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PROPERTY PHOTOS



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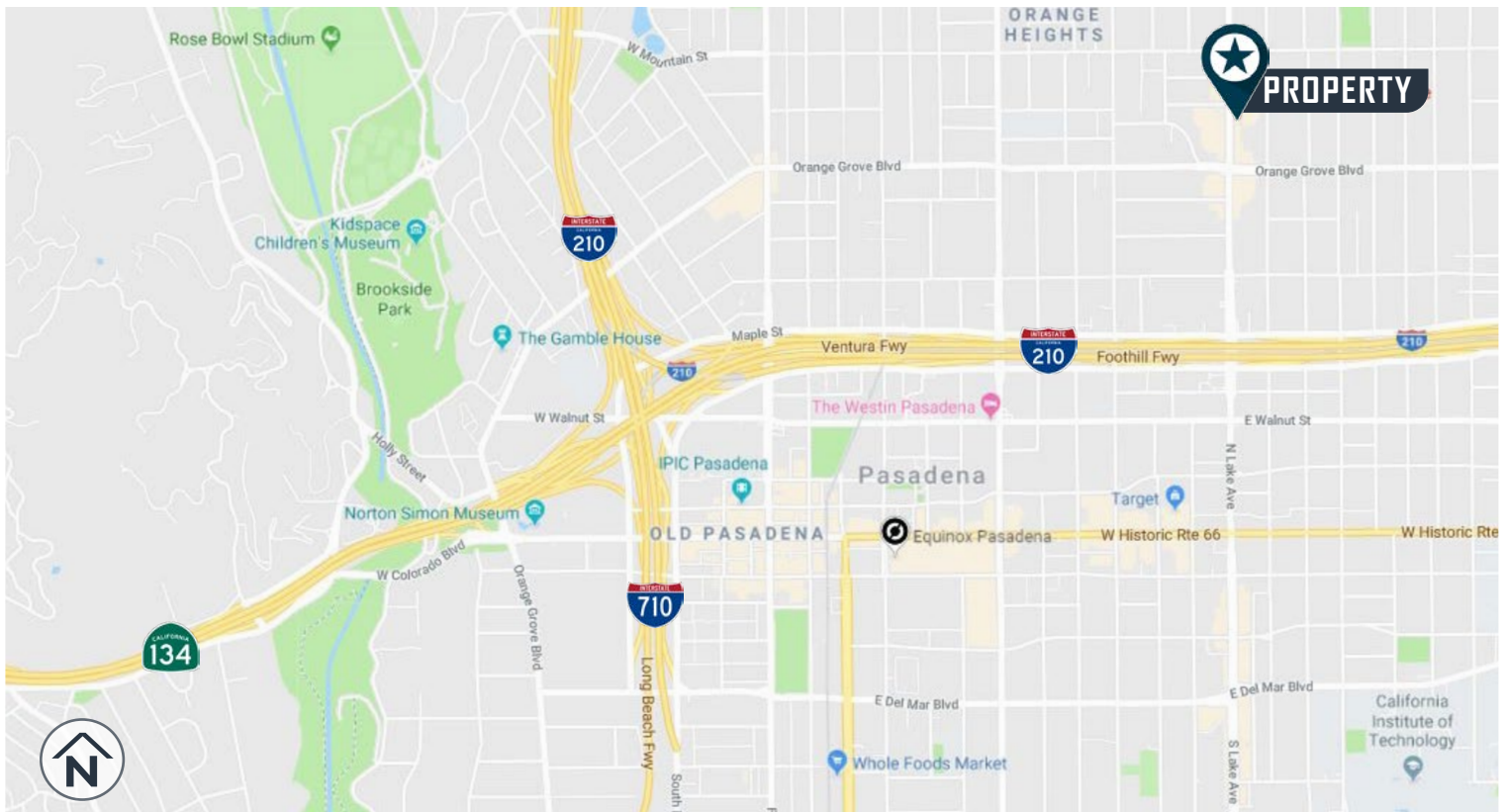
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MAP LOCATION



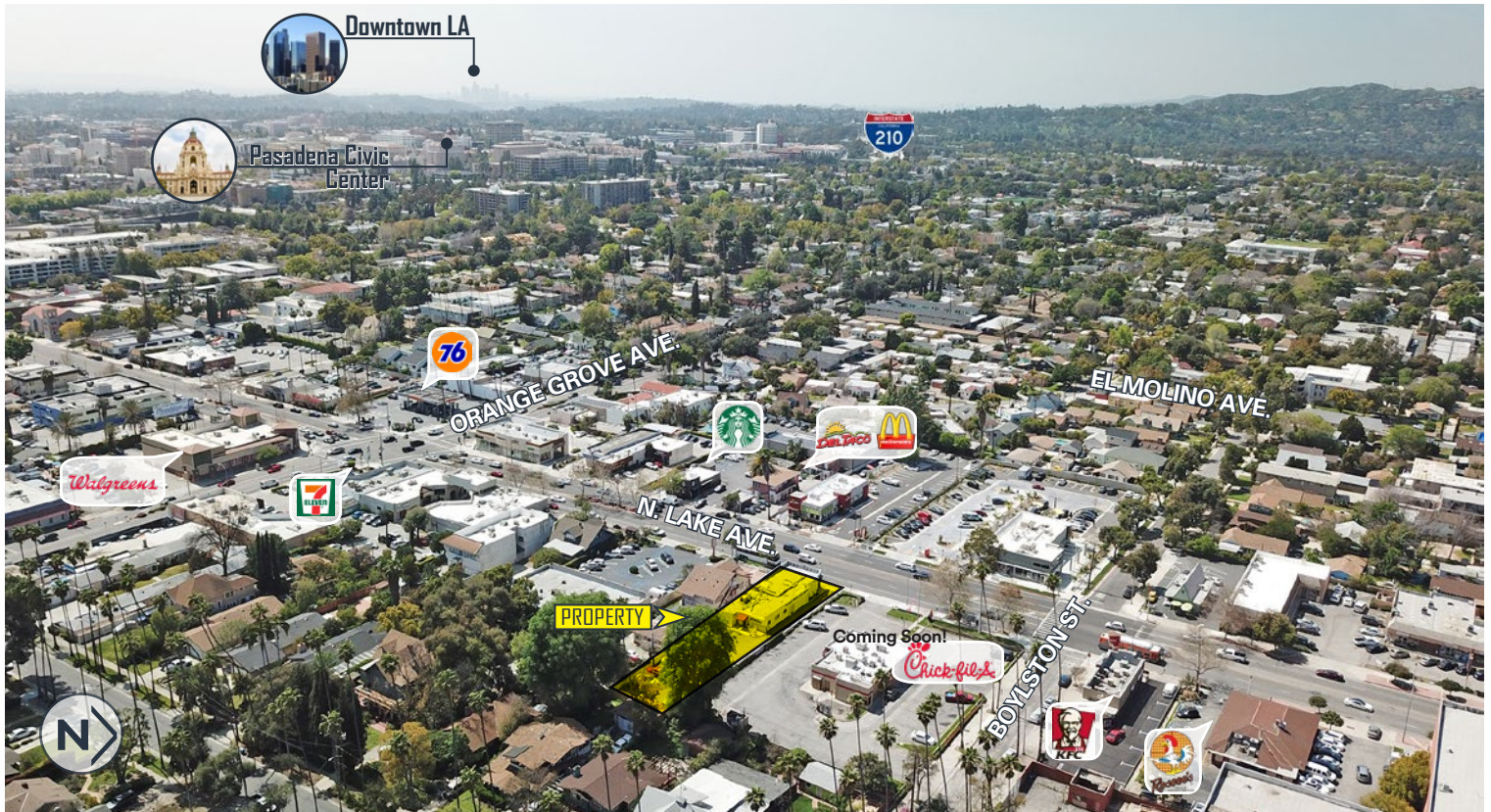
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AMENITIES MAP



DEMOGRAPHICS

2019 TOTAL POPULATION



1 Mile	3 Miles	5 Miles
36,683	183,816	425,669

2019 AVERAGE HOUSEHOLD INCOME



1 Mile	3 Miles	5 Miles
\$85,277	\$110,120	\$109,325

2019 TOTAL HOUSEHOLDS



1 Mile	3 Miles	5 Miles
14,963	71,686	157,895



TRAFFIC COUNT

Street	Cross Street	Year	Count
N Lake Ave	Boylston St	2018	33,731
N. Lake Ave	E Orange Grove	2013	35,773

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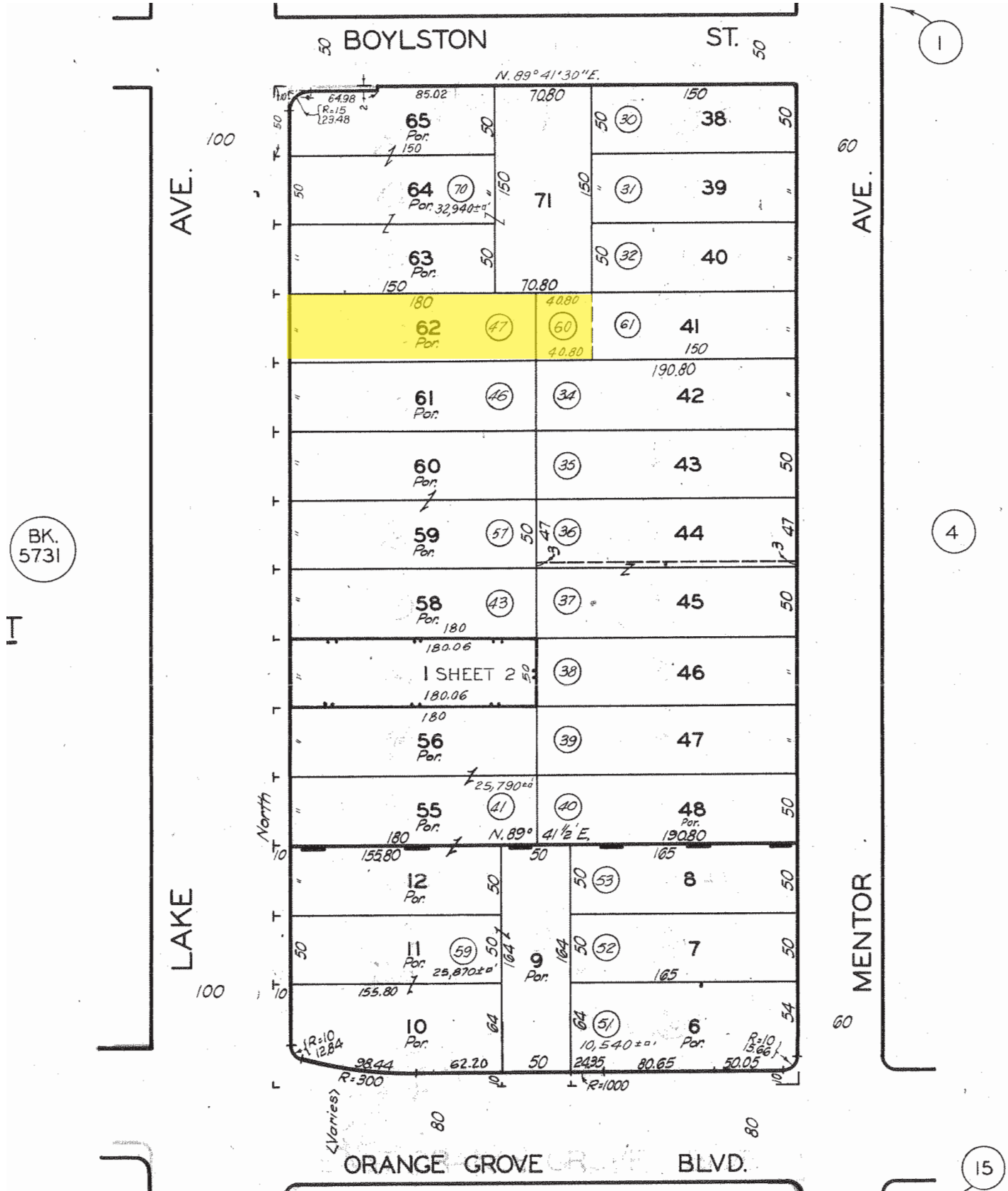
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# FOR SALE

## 774

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