

FREE-STANDING BUILDING FOR SALE

24 N MARENGO AVE
PASADENA, CA 91101



Hoss MacVaugh

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PRICING

6,768 SQFT @ 4,200,000.00

PROPERTY HIGHLIGHTS

Ground Floor: 3,000 SQFT+ 768 SQFT basement

- Features a test kitchen, conference room and open plan studio.
- Roll-up door on the south side of the building for loading

Second Floor 3,000 SQFT

- Features three window offices, one executive office, reception area, bullpen and restroom
- Hardwood flooring, mahogany doors and trim and exposed brick walls with high ceilings
- Plenty of space in the basement for storage



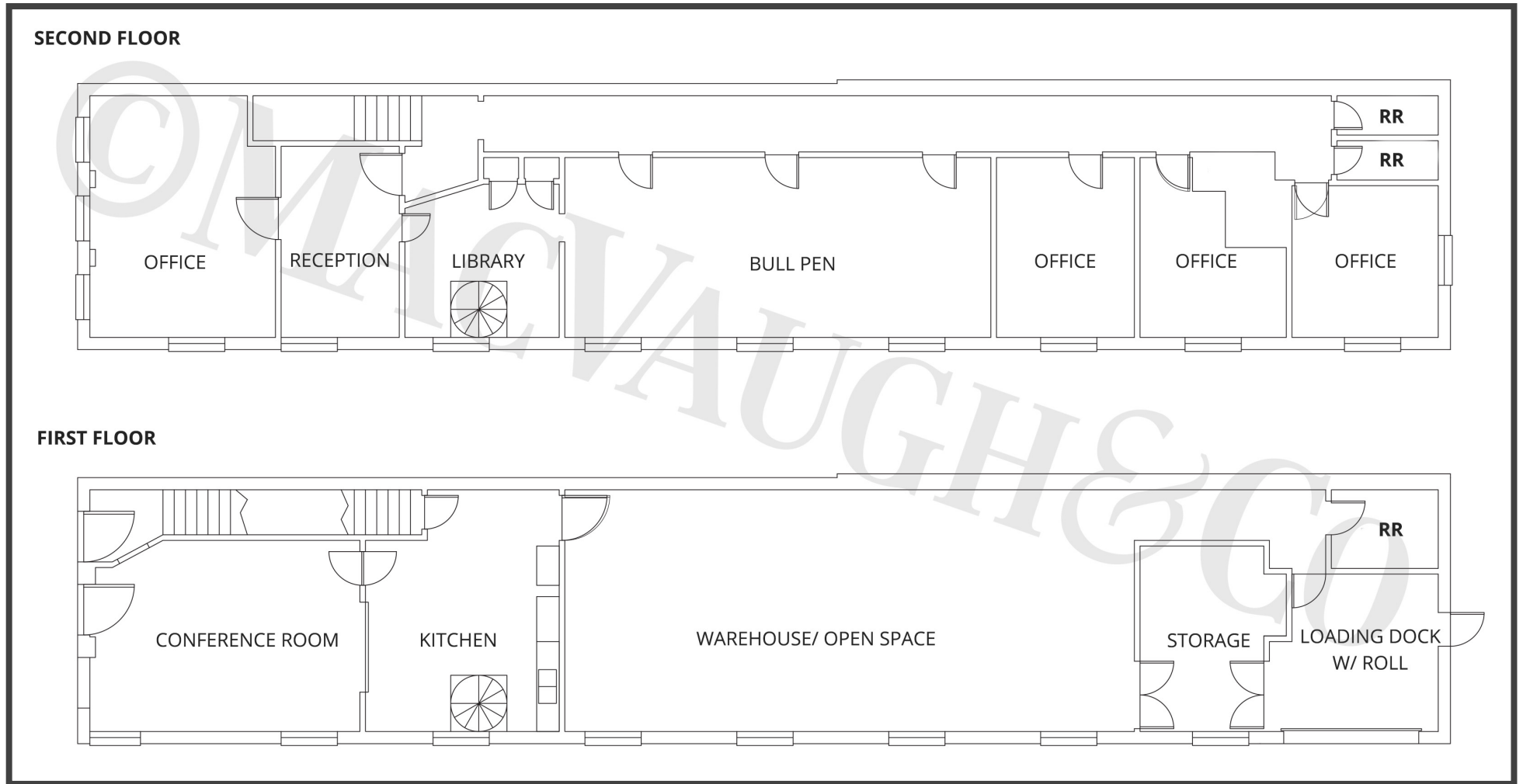
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FLOOR PLAN



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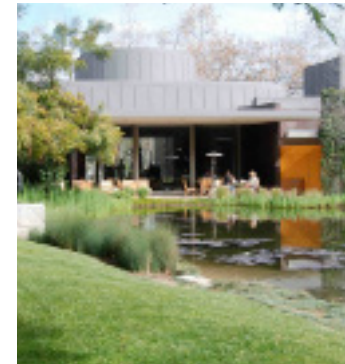
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CITY INFO

- Old Pasadena is one of the West Coast's most vibrant walkable destinations
- Pasadena as a city has cultural, institutional and entertainment resources unlike any other city
- Deeply rooted with history, architecture and art with the Norton Simon Museum, City Hall and hundreds of historically significant buildings
- Higher restaurant density than New York City
- Colorado Blvd and surrounding streets are filled with hundreds of restaurant and shopping opportunities
- Walk score of 96
- Easy commute with freeways and Metro Line stations

DEMOGRAPHICS

- 200k population | 110k employees | \$122k avg. household income all within a 3-mile radius
- The seasonal population reaches it's peak during Rose Bowl games/concerts and over New Year's Eve/Day
- Ranked as one of the top walking and retail locations in the United States
- 32k cars/day



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