

NAI Capital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Adaptive Re-Use Opportunity

DESIGN & BUILT TO SUIT

MULTIFAMILY RESIDENTIAL UNITS
RESTAURANT & EVENT SPACE
CREATIVE OFFICE

SENIOR LIVING
HOSPITALITY
EDUCATIONAL FACILITY

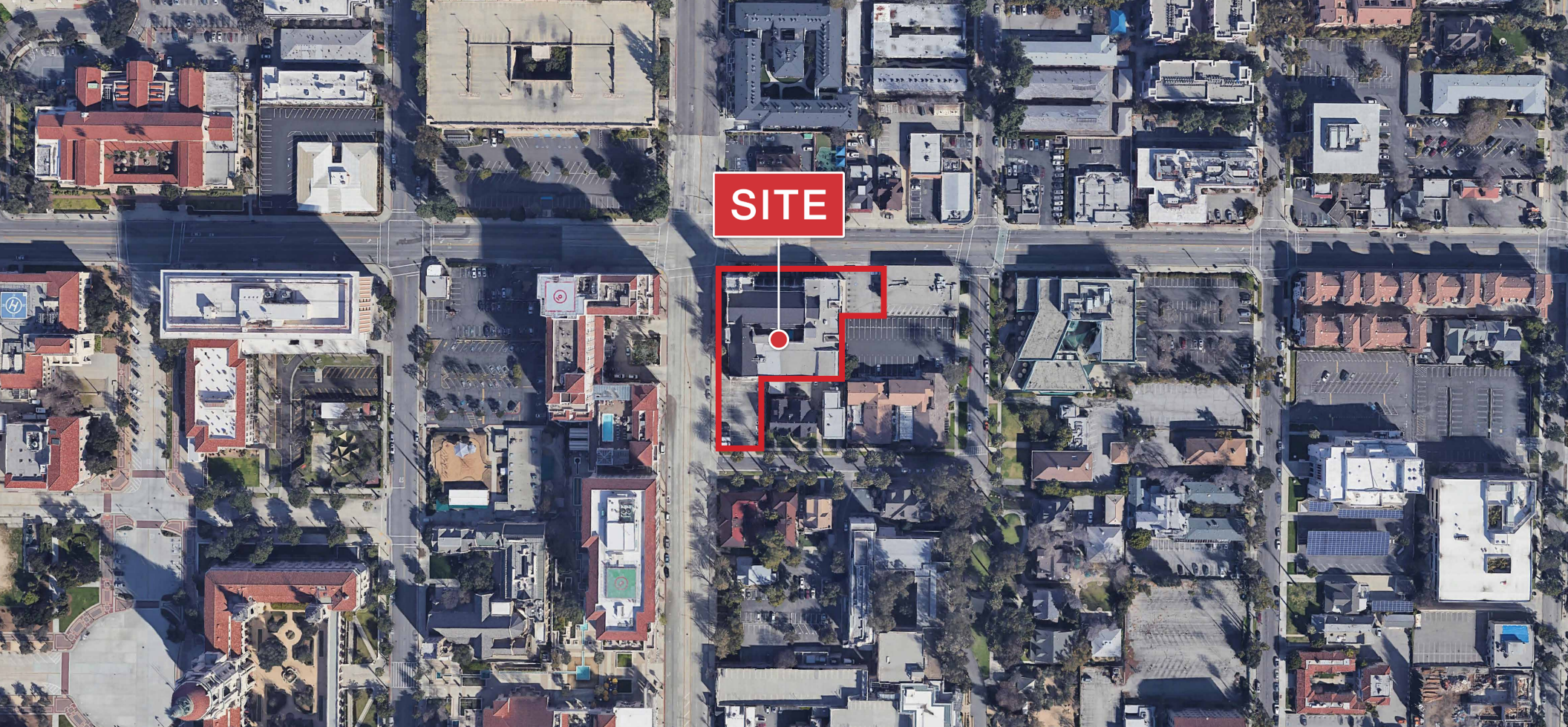
the
Sanctuary
Pasadena

464 E Walnut Street
Pasadena, CA 91101



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Property Overview



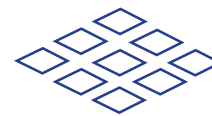
Property Overview

464 E. Walnut St.
Pasadena, CA 91101



Site Area

±1.11 Acres
±48,452 SF



Zoning

CD-3



Building

Existing church facility with
82,369 SF. Additional building area
may be added

Property Information

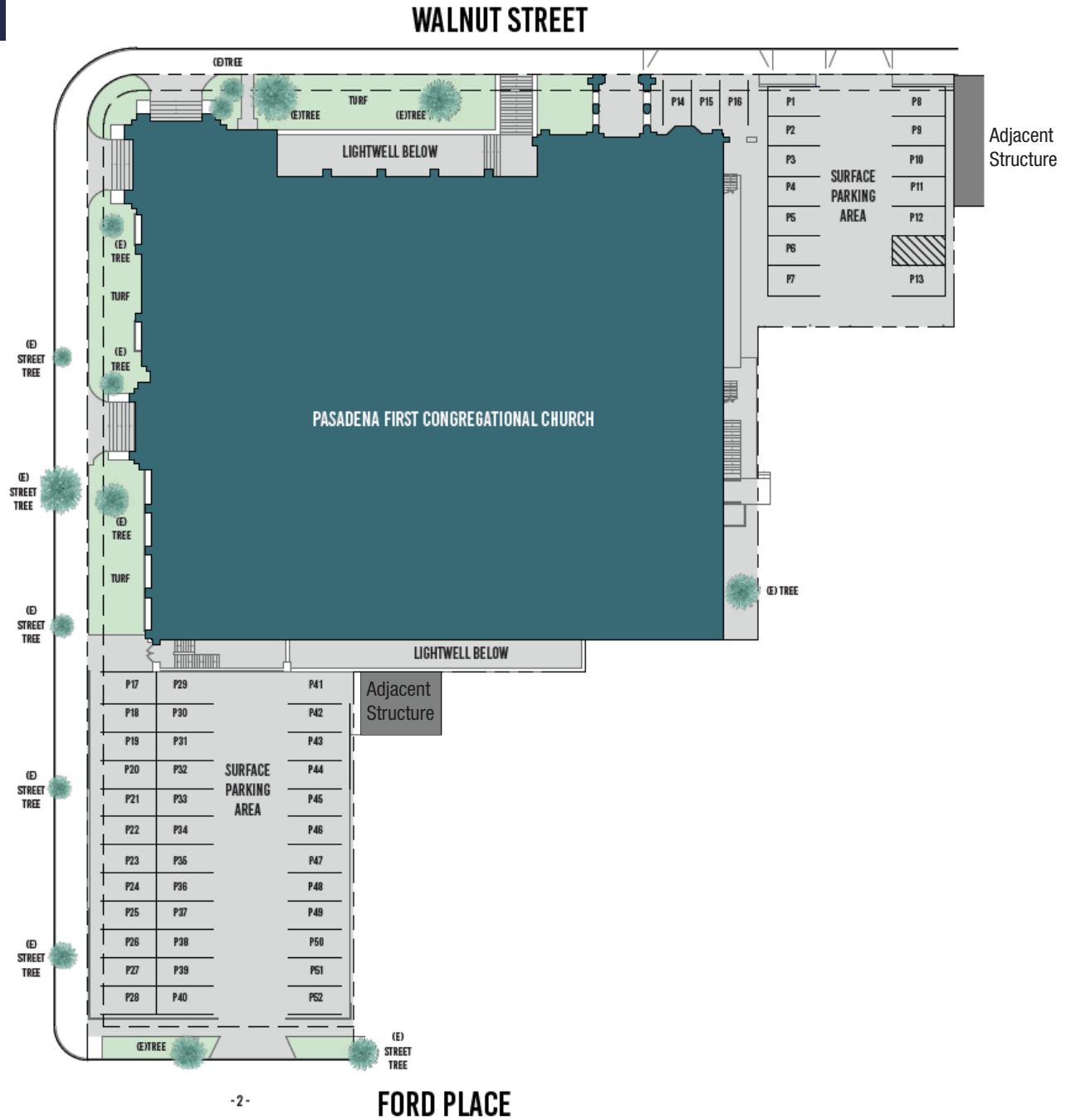


The Site

VICINITY MAP



LOS ROBLES AVENUE



FORD PLACE

Building Information

YEAR BUILT

Completed in 1928. Until 2018, the building housed the First Congregational Church.

GROSS BUILDING AREA

82,369 square feet at present. A penthouse may also be added to expand the building area.

LEVELS

Three basement levels and three above grade levels.

HISTORIC BUILDING

The Property has a landmark designation by the Pasadena Historic Preservation Commission and may potentially benefit from significant Mills Act financial incentives.

BUILDING SYSTEMS

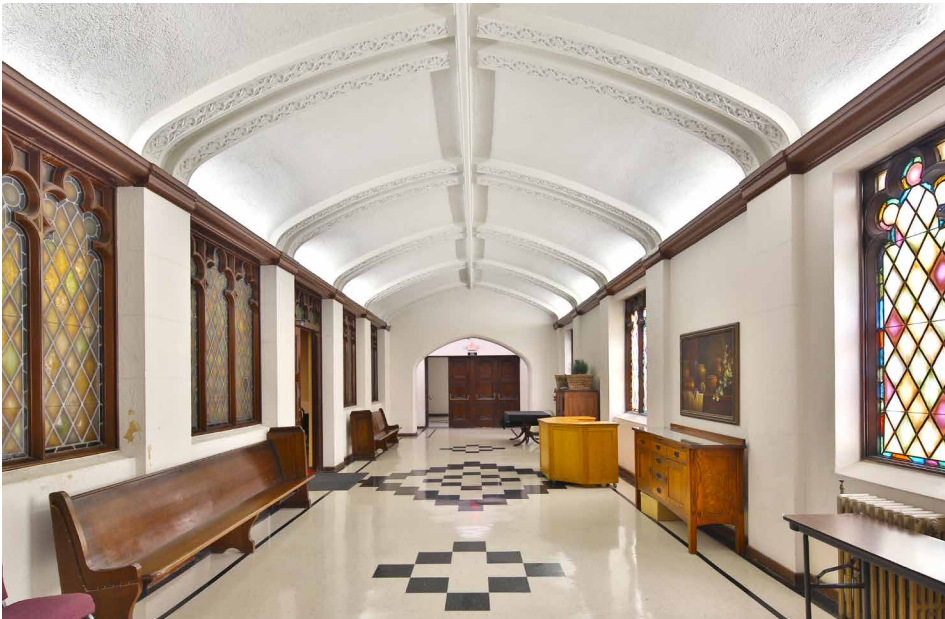
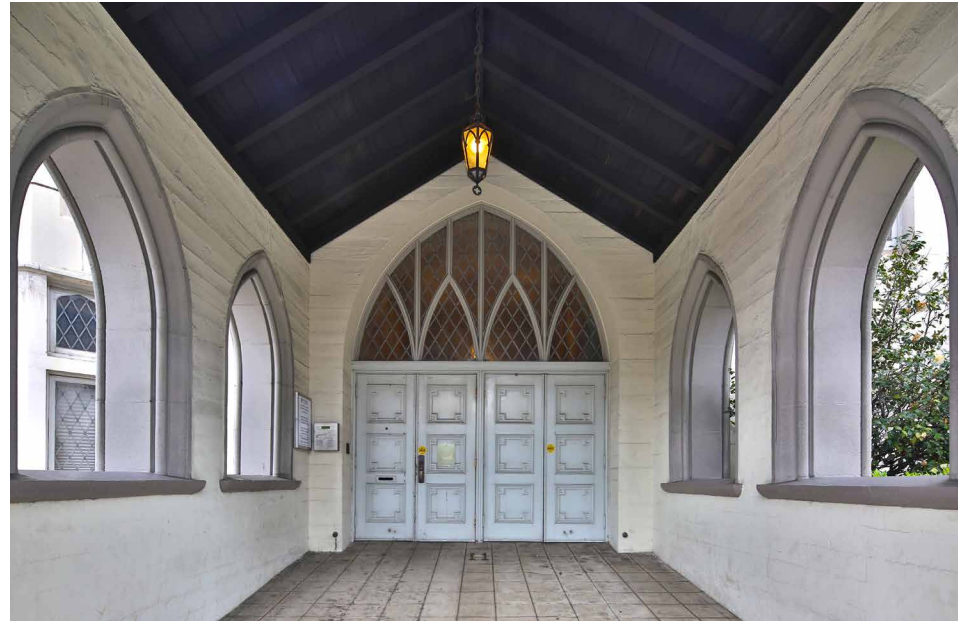
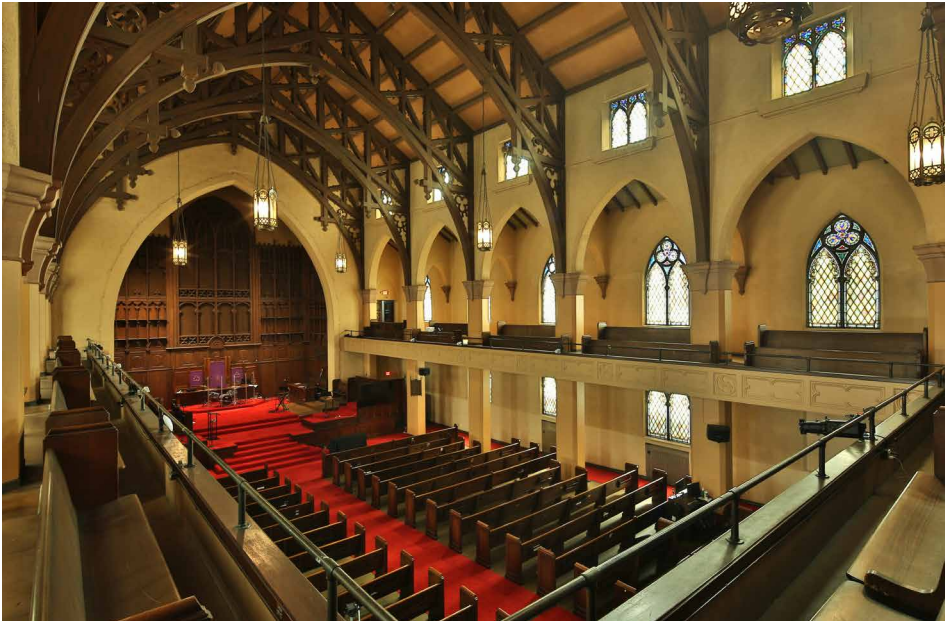
The building has a concrete foundation, wood and masonry wall framing, and an exterior consisting of concrete, stone and brick. The building has one elevator and 5 stairwells.

PARKING

Two surface parking lots with a total of 52 spaces. Subterranean parking is also a possibility



Distinctive Architecture



Market Information



Pasadena

The City of Pasadena is located in the northern central portion of Los Angeles County near the western end of the San Gabriel Valley at the foot of the San Gabriel Mountains. Pasadena is situated approximately 10 miles northeast of downtown Los Angeles and approximately 25 miles inland from the Pacific Ocean. Pasadena is generally bordered by the City of Glendale to the west, the community of Altadena to the north, the Cities of Sierra Madre and Arcadia to the east, and the Cities of South Pasadena and San Marino to the south.

As one of the premier markets in Los Angeles County, Pasadena boasts one of the strongest demographic profiles providing historically low unemployment, a highly educated workforce and access to an abundance of recently constructed multi-family residential housing and affluent executive housing in the adjacent communities of San Marino, Arcadia, South Pasadena and La Canada Flintridge. With an estimated 145,000 residents, Pasadena features a highly educated workforce. With the recent growth of the engineering, technology and healthcare sectors, Pasadena has seen an urban renaissance drawing a younger, more dynamic population to its core with the greatest concentration of residents between the ages of 25 to 34 years old. Renowned institutions such as Caltech and JPL, convenient access to the expanded Gold Line Rail System, Old Town Pasadena and South Lake Avenue restaurants and amenities add to Pasadena's attraction to regional tenants and investors.

Pasadena attracts \$1.9 billion in federal R&D funds annually, \$25 billion since 2001. That's over \$14,000 per capita more than any other innovation hub in the U.S. Nearly 1 in 6 jobs in Pasadena are in professional or creative fields, beating out Seattle, San Jose, Austin, and Portland. Between Caltech/JPL and IdeaLab, more than 400 new companies have been created, leading to 45 successful IPOs and acquisitions. Pasadena sits in the heart of a region that files the most patents in the U.S. outside of the Silicon Valley.



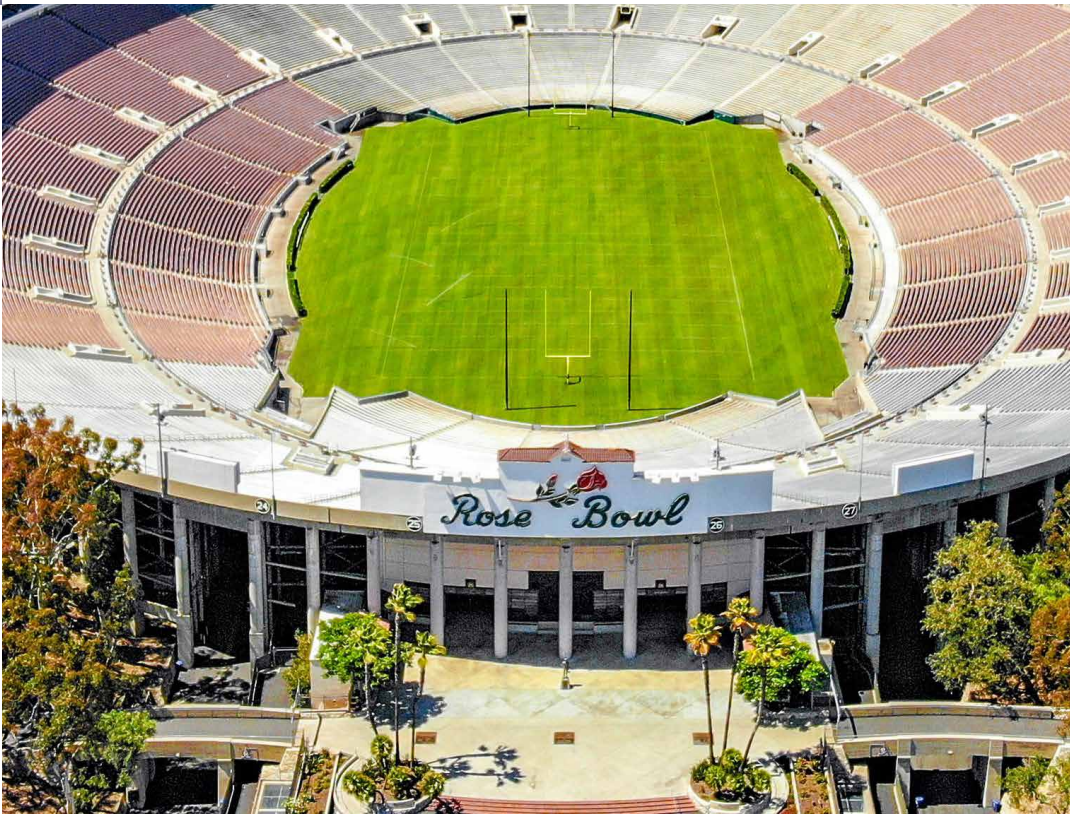


Local Highlights

Old Town Pasadena is nationally recognized for its vibrant main street revitalization and preserved historic charm. The historic streets and alleyways, rustic brick facades and architectural accents of Pasadena’s original business district have come to create a unique and lively entertainment focal point for both residence and tourists. Home of the world-famous Rose Parade, Old Town Pasadena is situated along the main thoroughfare of Colorado Blvd with access to over 120 restaurants, shops and entertainment venues, 35 specialty retail stores, hotels and several other leading attractions.

Rose Bowl

One of the most famous stadiums in American sporting history, the Rose Bowl is best known as an American football venue, specifically as the host of the annual Rose Bowl Game for which it is named. The Rose Bowl has hosted the Pasadena “Americafest” Independence Day celebration annually since 1927. The annual fireworks show is considered one of the top fireworks shows in the nation. Another local event is the Rose Bowl Flea Market held the second Sunday of each month, on the stadium parking lots. It claims to be the largest Flea market on the West Coast.





DOWNTOWN

HIGHLAND PARK

SOUTH PASADENA

W SUNSET BLVD

710

134

OLD TOWN PASADENA

PASADENA CITY HALL

N LOS ROBLES AVE

THE WESTIN PASADENA

PASADENA

SITE

E WALNUT ST

Demographics

Item	Pasadena	5-Mile Radius	LA County
Total Population			
2020 Population	141,342	489,646	10.05M
Forecasted 2025 Population	139,809	483,456	9.92M
Total Households			
2020 Households	59,760	185,371	3.47M
Forecasted 2025 Households	61,730	191,196	3.58M
Forecasted Annual Growth, 2020-2025	0.7%	0.6%	0.6%
Avg. Household Size	2.3	2.6	2.8
Educational Attainment			
Any College (Some College or Higher)	74.1%	69.8%	59.3%
College Degree + (Bachelor's Degree or Higher)	52.1%	46.6%	33.8%
Bachelor's Degree Only	28.5%	27.6%	22.3%
Graduate Degree	23.6%	19.0%	11.5%
Businesses & Daytime Population			
Total Businesses	11,131	24,340	466,088
Total Employees	101,955	189,444	4.27M
Company Headquarter Businesses	409	798	16,805
Daytime Population (Age 16+)	157,778	383,794	8.18M
Labor Force			
% White Collar Workers	70.2%	67.6%	59.0%
% Blue Collar Workers	29.8%	32.4%	41.0%
Income Levels			
Median Household Income, All Ages	\$88,323	\$94,018	\$75,112
Forecasted 2025 Median Household Income	\$103,420	\$109,985	\$87,924
Forecasted Annual Growth, 2020-2025	3.4%	3.4%	3.4%
% of Total Household Incomes 100K+	43.7%	43.0%	36.7%
% of Total Household Incomes 200K+	17.5%	16.9%	12.2%
Per Capita Income	\$52,004	\$47,277	\$36,988
Est. Avg. Households Networth	\$1.44M	\$1.4M	\$1.12M
Housing Values			
Median Housing Value	\$722,094	\$837,535	\$601,395



Densely populated area with nearly 500 thousand residents within the 5-mile radius



Daytime population of over 383K within a five-mile radius



Income levels within a five-mile radius are 25% higher than Los Angeles County



The median home value in a five-mile radius exceeds \$800K and is 39% higher than the LA County average

AMENITIES MAP

WALK SCORE
95



ROSE BOWL STADIUM

PACIFIC OAKS COLLEGE
SMART AND FINAL

FARMER'S MARKET AT VILLA PARK

EL PASEO
IL FORNAIO
SUSHI ROKU
PASADENA LANGUAGE CENTER
EDWIN MILLS

PASADENA POLICE DEPT
PASADENA CITY HALL

PASADENA

THE GAMBLE HOUSE

SITE

M LAKE STATION

M ALLEN STATION

NORTON SIMON MUSEUM

M MEMORIAL PARK STATION

W WALNUT ST

TARGET
VROMAN'S BOOKSTORE

RALPHS

BOSTON COURT PASADENA
PASADENA CHAMBER OF COMMERCE
RITE AID

VILLAS AND TERRACES
AT THE AMBASSADOR GARDENS

BARNEY'S BEANERY
DOG HAUS BIERGARTEN

S MARENGO AVE

E COLORADO BLVD

E GREEN ST

JACK IN THE BOX
MCDONALD'S

M DEL MAR STATION

THE PASADENA PLAYHOUSE

HILTON PASADENA

CELESTINO RISTORANTE & BAR
GREEN STREET RESTAURANT

PASADENA CITY COLLEGE

PASADENA HUMANE

PASADENA CIVIC AUDITORIUM
PASEO COLORADO
RUTH CHRIS STEAK HOUSE
PASADENA ANTIQUE MALL

THE SHOPS ON LAKE AVENUE

N HILL AVE

S ALLEN AVE

MIJARES MEXICAN RESTAURANT
ORANGWOOD CENTER
THE UPS STORE

M FILMORE STATION

S LOS ROBLES AVE

ROSS
PAVILLIONS

CALIFORNIA INSTITUTE OF TECHNOLOGY

BURGER KING

HUNTINGTON HOSPITAL

WHOLE FOODS
TRADER JOE'S

SAN MARINO

THE HUNTINGTON LIBRARY

About NAI Capital



NAI Capital Commercial offers a full range of commercial real estate brokerage services to meet the needs of real estate owners, occupants and investors.

With coverage throughout the world, NAI Capital brokerage professionals provide local market knowledge whether you are looking to lease, acquire or dispose of a single property or a portfolio.

Our professionals do more than simply facilitate a transaction. They work closely with clients to assess the ways in which real estate issues relate to—and can contribute to—an organization's strategic business objectives. To achieve each client's goals, we tap the experience of our local offices and specialty groups as well as our world-class market research. The unparalleled combination of NAI Capital's detailed analysis, specialty expertise, extensive properties database and local market knowledge allow our professionals to provide customized solutions that support business and real estate objectives.

At NAI Capital, our goal is to provide clients with the information you need to make informed decisions, seize market opportunities and execute real estate strategies that make sense today as well as long-term. Our professionals are specialists, focusing on one or more of the following property types: office, industrial, retail, investment, multi-housing and land. Buyers and sellers look to us for a comprehensive approach to transactions. In addition to site selection and sale negotiations, we also provide:

- Comprehensive analysis of real estate needs
- Interpretations of market trends relevant to your initiatives
- Occupancy projections and budgeting
- Assist in identifying debt and/or equity sources

Owners and landlords rely on NAI Capital for value-added brokerage services, including:

- Prospects Qualification
- Recommendations on pricing and positioning for long-term value
- Analysis of the competition and their affect on your business objectives
- Maximization of occupancy levels
- Demand-based project leasing



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