

RETAIL PROPERTY  
FOR SALE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

# 2435-2439 EAST COLORADO BOULEVARD

PASADENA, CA 91107

**KRIS HONS**

CHIEF OPERATING OFFICER  
O: 818.956.7001 X127 C: 626.826.2431  
KHONS@STEVENSONREALESTATE.COM  
CALDRE #01807261

**RANDY STEVENSON**

PRESIDENT  
O: 818.956.7001 X155 C: 818.634.3281  
RANDYS@STEVENSONREALESTATE.COM  
CALDRE #01228475

1111 NORTH BRAND BOULEVARD  
SUITE 200  
GLENDALE, CA 91202  
STEVENSONREALESTATE.COM  
CALDRE #00983560

## 2435-2439 EAST COLORADO BOULEVARD

PASADENA, CA 91107

**OFFERING SUMMARY**

|                |                |
|----------------|----------------|
| Sales Price:   | \$1,495,000    |
| Building Size: | 3,198 SF       |
| Lot Size:      | 8,129 SF       |
| Zoning:        | ECSP-CG-5-AD-2 |
| Price/SF:      | \$467.48       |
| APN:           | 5746-002-042   |

**PROPERTY OVERVIEW**

This is a great investment opportunity located just east of Sierra Madre Boulevard in the City of Pasadena. The current tenant has a lease until May 31, 2023 with no options to extend.

**DISCLAIMER:** All information provided herein together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct independent investigation and verification of all information including but not limited to condition of the property, compliance or lack of compliance with applicable governmental requirements, development potential or suitability, financial performance of the property, projected financial performance of the property, any party's intended use or any and all other matters.

**KRIS HONS**

O: 818.956.7001 X127  
C: 626.826.2431  
KHONS@STEVENSONREALESTATE.COM

**RANDY STEVENSON**

O: 818.956.7001 X155  
C: 818.634.3281  
RANDYS@STEVENSONREALESTATE.COM

1111 NORTH BRAND BOULEVARD  
SUITE 200  
GLENDALE, CA 91202  
STEVENSONREALESTATE.COM  
CALDRE #00983560

# 2435-2439 EAST COLORADO BOULEVARD

PASADENA, CA 91107



**KRIS HONS**

O: 818.956.7001 X127  
C: 626.826.2431  
KHONS@STEVENSONREALESTATE.COM

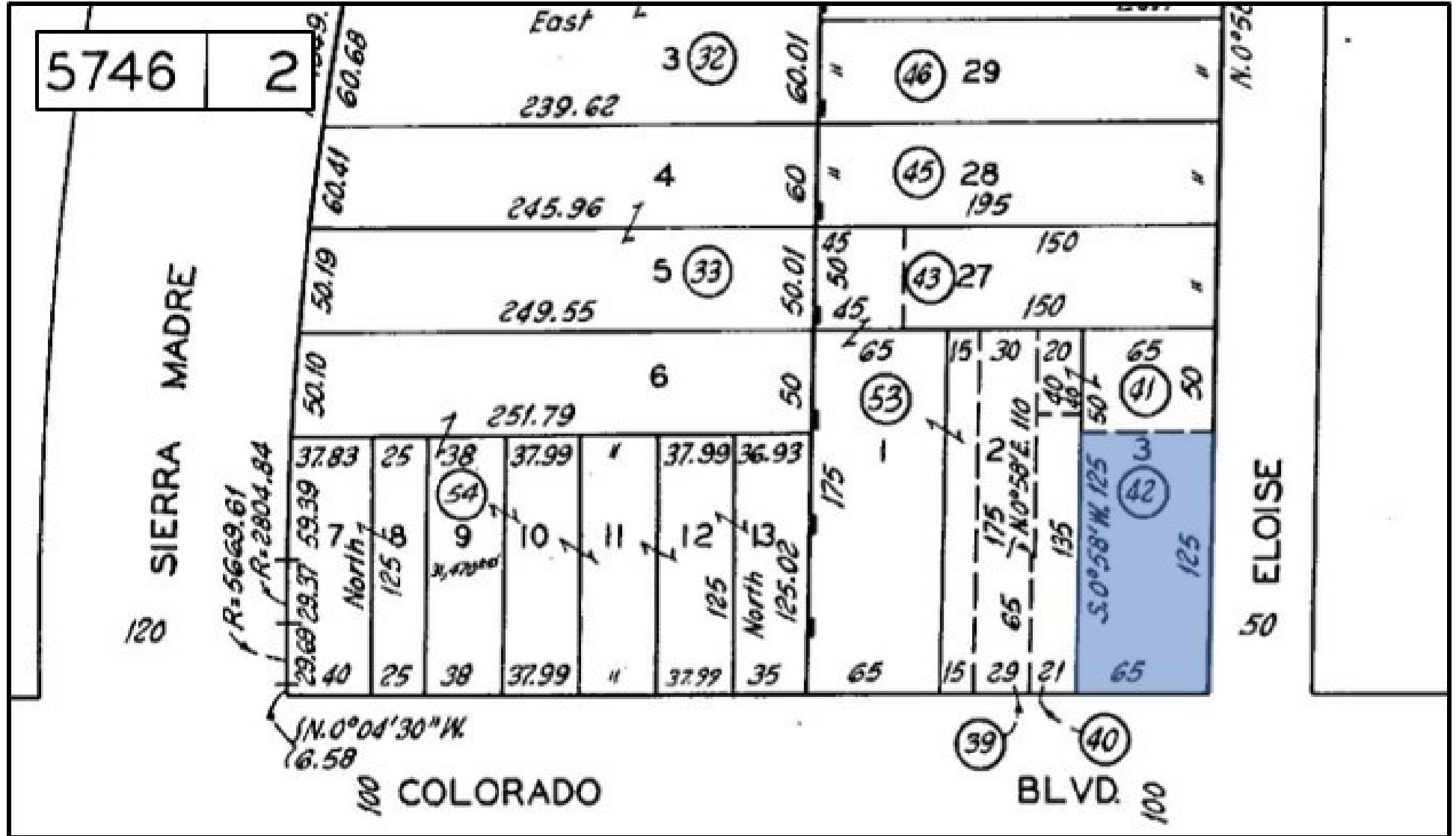
**RANDY STEVENSON**

O: 818.956.7001 X155  
C: 818.634.3281  
RANDYS@STEVENSONREALESTATE.COM

1111 NORTH BRAND BOULEVARD  
SUITE 200  
GLENDALE, CA 91202  
STEVENSONREALESTATE.COM  
CALDRE #00983560

# 2435-2439 EAST COLORADO BOULEVARD

PASADENA, CA 91107



KRIS HONS

O: 818.956.7001 X127

C: 626.826.2431

KHONS@STEVENSONREALESTATE.COM

RANDY STEVENSON

O: 818.956.7001 X155

C: 818.634.3281

RANDYS@STEVENSONREALESTATE.COM

1111 NORTH BRAND BOULEVARD

SUITE 200

GLENDAL, CA 91202

STEVENSONREALESTATE.COM

CALDRE #00983560

# 2435-2439 EAST COLORADO BOULEVARD

PASADENA, CA 91107



**KRIS HONS**

O: 818.956.7001 X127  
C: 626.826.2431  
KHONS@STEVENSONREALESTATE.COM

**RANDY STEVENSON**

O: 818.956.7001 X155  
C: 818.634.3281  
RANDYS@STEVENSONREALESTATE.COM

1111 NORTH BRAND BOULEVARD  
SUITE 200  
GLENDALE, CA 91202  
STEVENSONREALESTATE.COM  
CALDRE #00983560

# 2435-2439 EAST COLORADO BOULEVARD

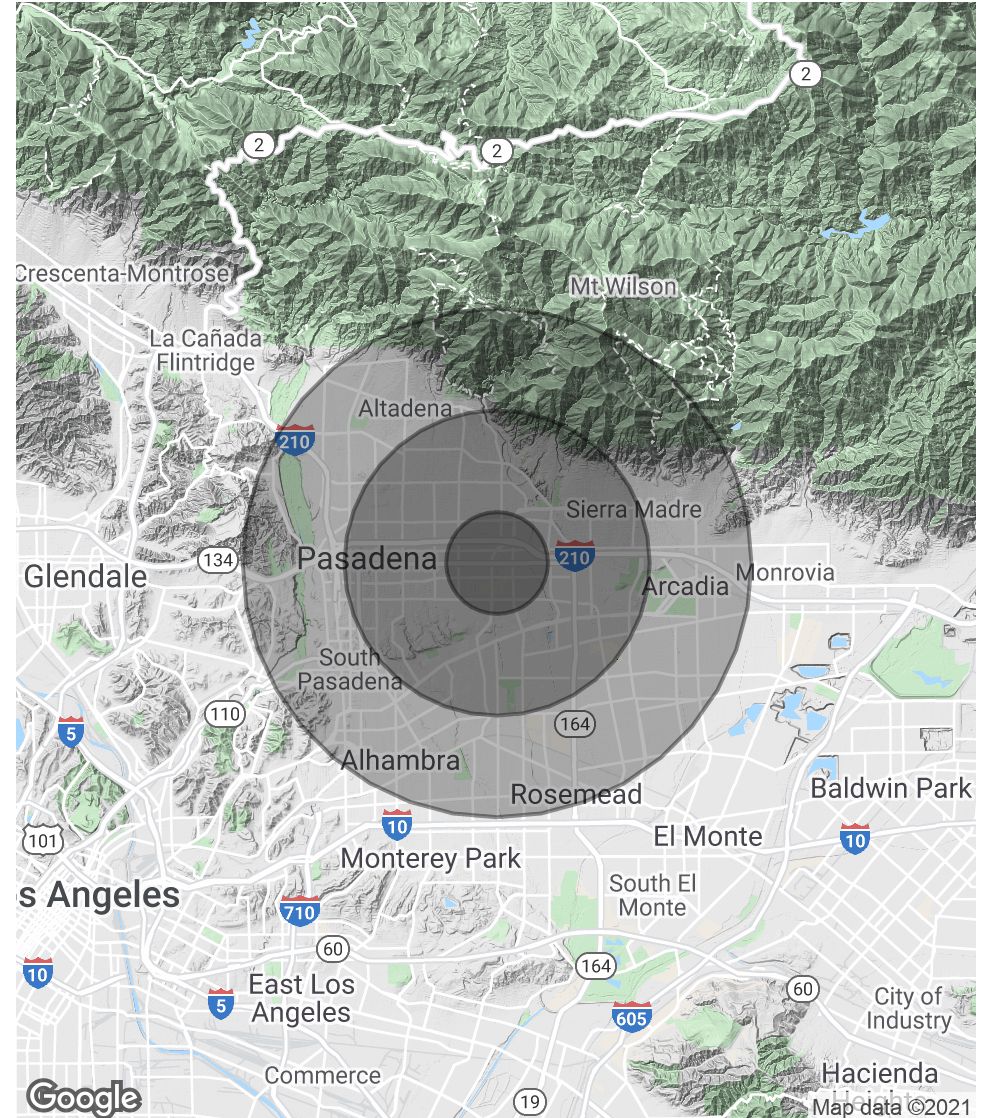
PASADENA, CA 91107

| <b>POPULATION</b>    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 18,401        | 172,001        | 464,243        |
| Average age          | 39.1          | 39.4           | 39.5           |
| Average age (Male)   | 38.3          | 38.7           | 38.1           |
| Average age (Female) | 40.1          | 40.1           | 40.7           |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total households               | 7,442         | 67,085         | 167,911        |
| # of persons per HH            | 2.5           | 2.6            | 2.8            |
| Average HH income              | \$98,868      | \$103,145      | \$94,542       |
| Average house value            | \$740,184     | \$684,329      | \$685,585      |

\* Demographic data derived from 2010 US Census



**KRIS HONS**

O: 818.956.7001 X127  
 C: 626.826.2431  
 KHONS@STEVENSONREALESTATE.COM

**RANDY STEVENSON**

O: 818.956.7001 X155  
 C: 818.634.3281  
 RANDYS@STEVENSONREALESTATE.COM

1111 NORTH BRAND BOULEVARD  
 SUITE 200  
 GLENDALE, CA 91202  
 STEVENSONREALESTATE.COM  
 CALDRE #00983560