

INDUSTRIAL PROPERTY FOR SALE



REAL ESTATE SERVICES
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2094 EAST FOOTHILL BOULEVARD PASADENA, CA 91107

ANTE TRINIDAD, MRED

COMMERCIAL INVESTMENT BROKER
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SUITE 200
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**OFFERING SUMMARY**

Sales Price:	\$2,275,000
Lot Size:	10,300 SF
Building Size:	5,308 SF
Parking Spaces:	8
Year Built:	1957
Zoning:	CG Commercial, General
Power:	Three-phase; 400 amps (subject to verification)
Price/SF:	\$428.60
APN:	5746-012-038

PROPERTY OVERVIEW

Clear-span, 5,308 square foot warehouse with 12'-13' clear ceiling height with dock-high, building-front loading, and 3-4 parking spaces in the front, plus 4 more rear parking spaces via Walnut Street, in the works, on a street-to-street lot of 10,300 square feet.

Rear parking lot with Walnut Street access under plan submission and permit application with the City of Pasadena.

LOCATION OVERVIEW

Hard to find Pasadena location with great freeway accessibility; less than a mile from the 210 Freeway with quick transition access to the 2, 5, 110 and 605 Freeways

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.

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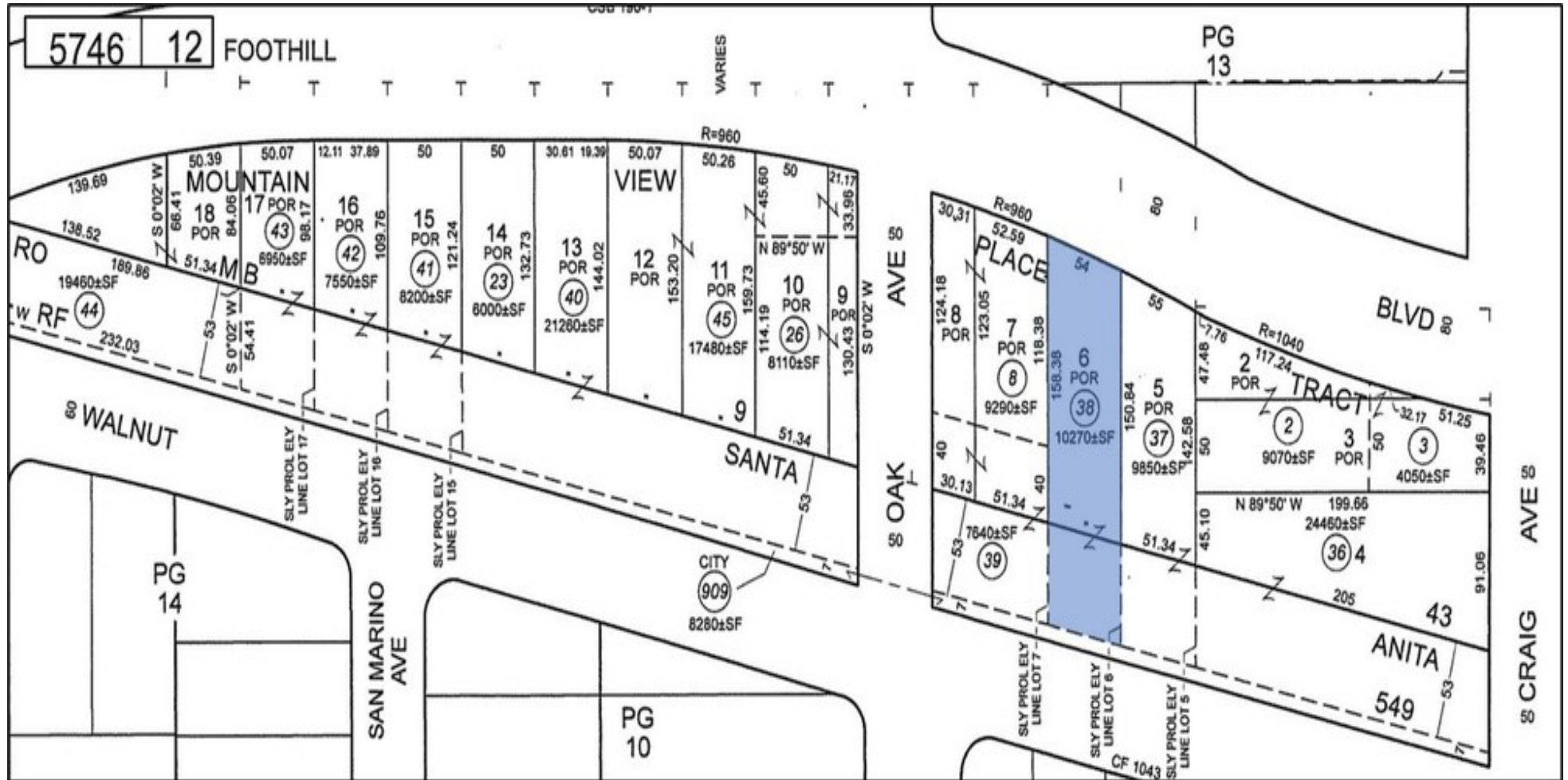
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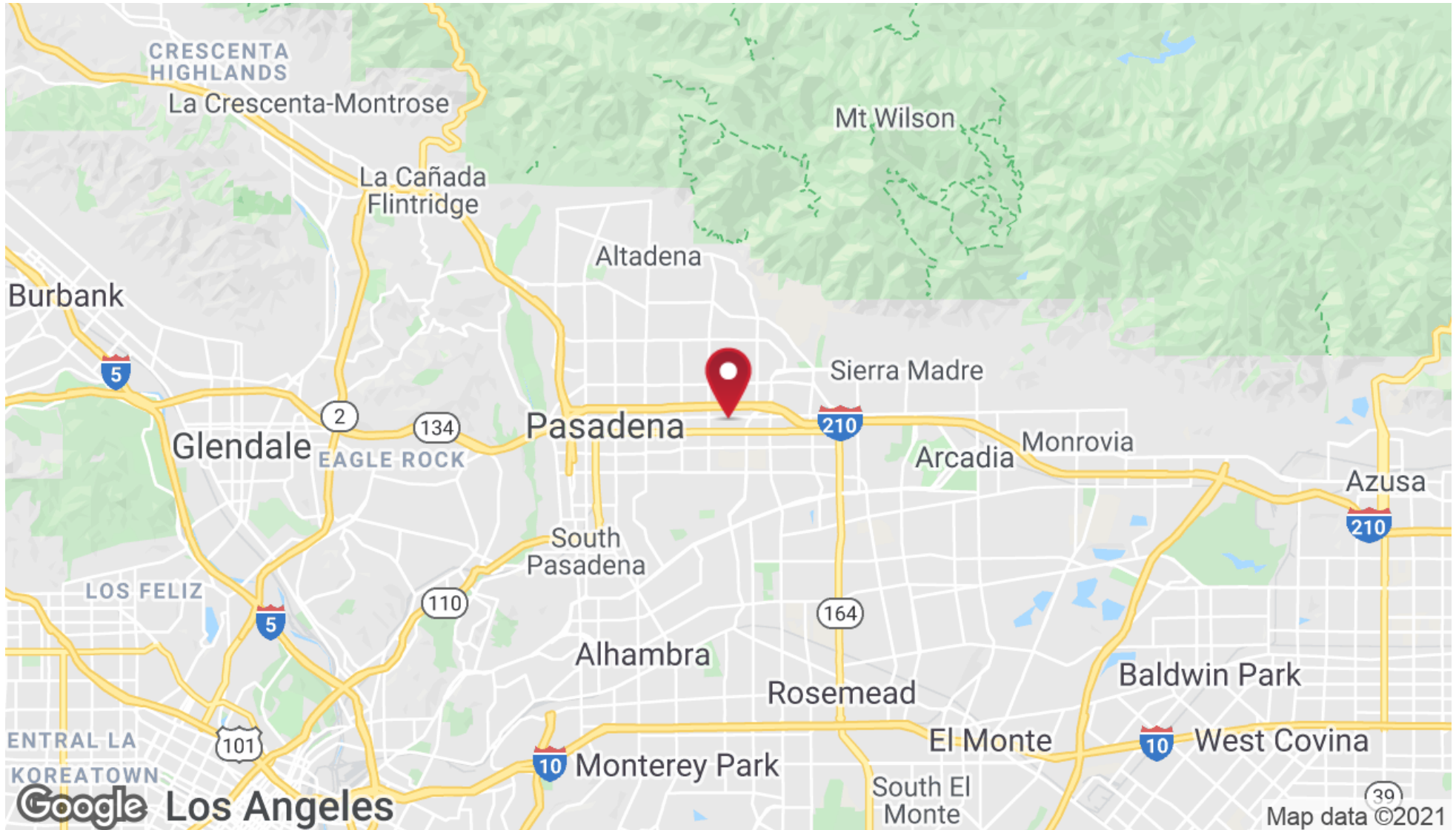
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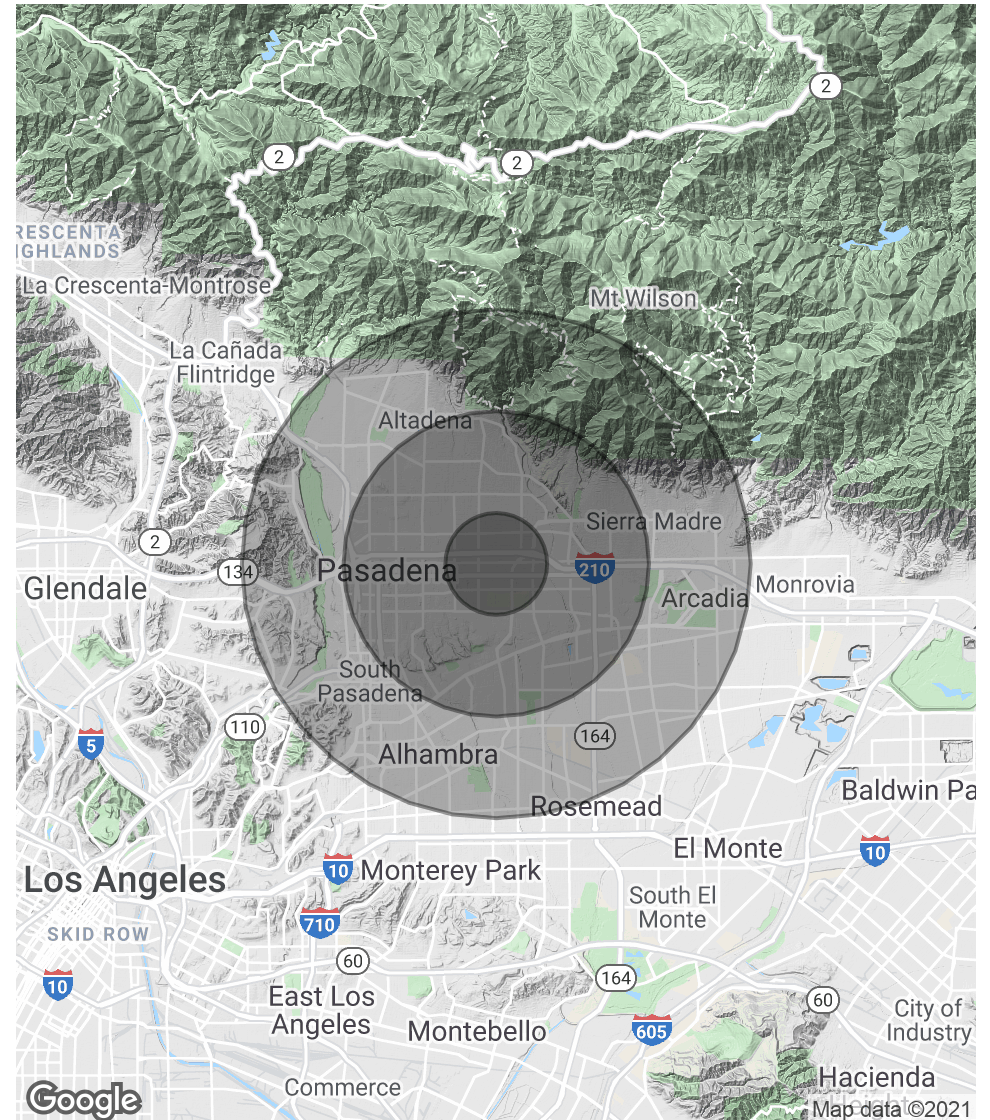
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,547	175,263	461,205
Average age	38.5	38.7	39.2
Average age (Male)	37.8	38.0	37.9
Average age (Female)	39.3	39.4	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,463	68,139	167,481
# of persons per HH	2.4	2.6	2.8
Average HH income	\$95,305	\$102,047	\$95,204
Average house value	\$768,029	\$691,427	\$690,343

* Demographic data derived from 2010 US Census



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