FOR SALE

RESIDENTIAL DEVELOPMENT LAND FOR 26 DETACHED CONDOS



PRIME HIGH IDENTITY LOCATION
NEW YORK DRIVE, PASADENA, CA 91107

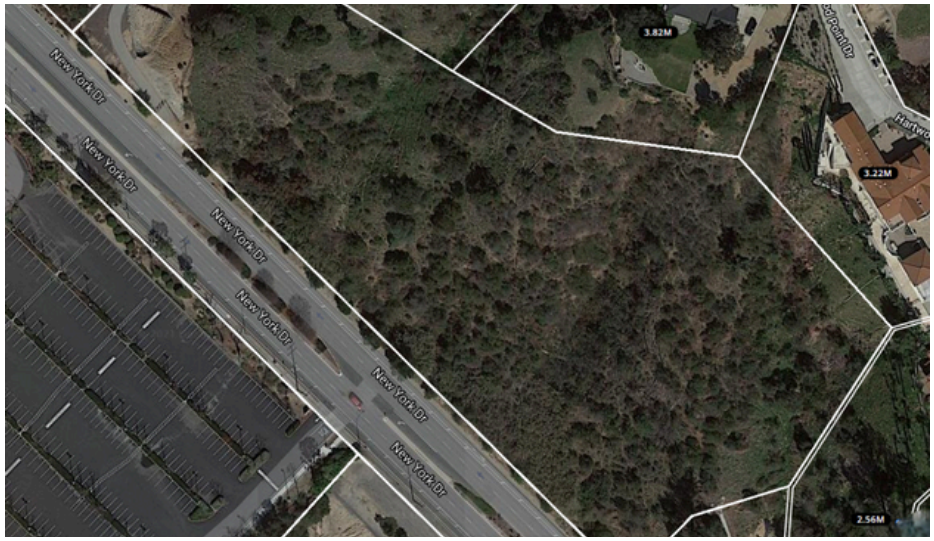
TOTAL LOT SIZE: +/- 4.67 AC
SALE PRICE: $3,890,000
APN #5860-026-014

OFFERING MEMORANDUM

COLDWELL BANKER COMMERCIAL | REALTY

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Pasadena, CA 91107



OFFERING SUMMARY

SALE PRICE:	$3,890,000
LOT SIZE:	+/- 4.67 AC
APN:	5860-026-014
ZONING:	LCR120000*
PROPERTY TYPE:	Residential - Vacant Land

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,067	48,376	120,618
Total Population	12,960	119,900	309,705
Average HH Income	$184,206	$152,486	$154,333

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Bill Ukropina, CRE
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PROPERTY DESCRIPTION:

A conceptual site plan with 26 condominium units was submitted to the County for a one-stop review. Regional Planning, Fire, Parks and Recreation, Public Health and Public Works provided their comments, almost all of which were positive and straightforward to address.

Listing Price: $3,890,000
Lot Size: Approximately 4.67 acres
Buildable Area: Approximately 2 acres (due to slope)
APN: 5860-026-014

An excellent development opportunity! This 4.67-acre land lot allows for the development of 26 detached condominiums. The gently sloping terrain provides about 2 acres of buildable space, ideal for a residential community that can take advantage of the site's natural topography.

Key Features:
- Prime development potential with existing preliminary plans
- Suitable for detached condominium community projects
- Close proximity to key amenities
- No physical address currently assigned; identified by APN #5860-026-014

Affordable housing requirement of 15% of total units, calculates to 4 units. Average affordability of 135% of AMI. No option to pay in-lieu fees. The project is eligible for affordable density bonus.

This property has a Pasadena address but a part of Los Angeles County. Utilities in the public right of way are under jurisdiction of the City of Pasadena and will require additional coordination. All utility design and approval will be required through the subdivision application and tentative/final map approval process.

*The Buyer is solely responsible for verifying all zoning and other requirements.
**The Seller makes no representations or warranties regarding the zoning status of the Property

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Note: Contour Interval = 5.00'

Note: Sewer Connection to be made to proposed sewer line to be brought northward through the spreading basins. (Exact location unknown at this time)

Note: Area to be annexed to the city of Pasadena upon approval of this map.

Proposed Zone - R-1 - 40,000

Proposed Main Line sewer to be either in the 10' parkway or within 25' of R. Parallel to NY Drive.

Note: Exist SoCal Gas Line (4' Main) located 5.00' South of N R of NY Dr. stops at City of Pasadena boundary SE LY of this project.

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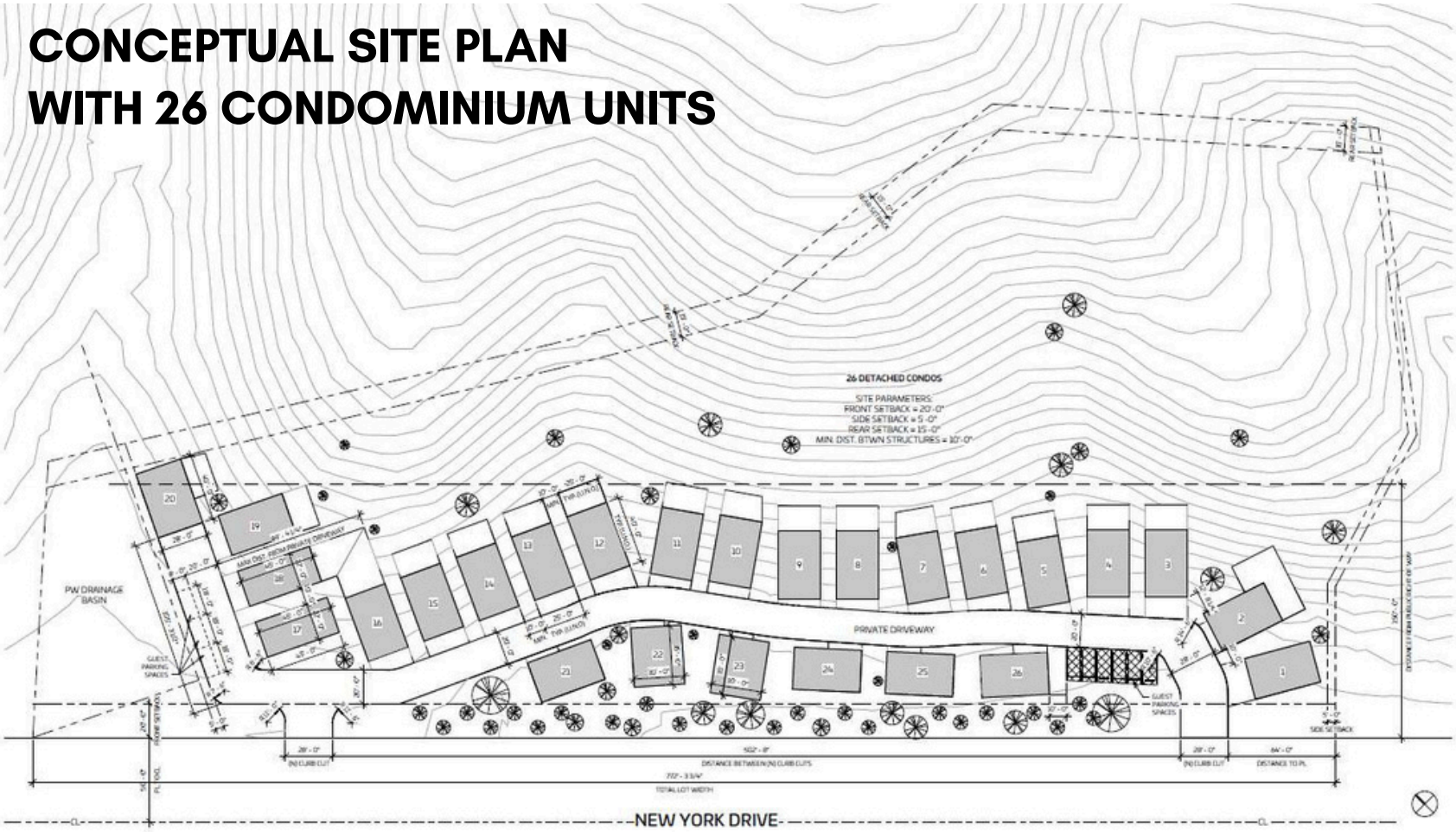
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*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

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CONCEPTUAL SITE PLAN
WITH 26 CONDOMINIUM UNITS



DETACHED CONDOS SUMMARY	
CONDO	FLOOR AREA
CONDO 01	2513 SF
CONDO 02	2100 SF
CONDO 03	2110 SF
CONDO 04	2110 SF
CONDO 05	2100 SF
CONDO 06	2110 SF
CONDO 07	2110 SF
CONDO 08	2110 SF
CONDO 09	2110 SF
CONDO 10	2110 SF
CONDO 11	2110 SF
CONDO 12	2110 SF
CONDO 13	2110 SF

DETACHED CONDOS SUMMARY	
CONDO	FLOOR AREA
CONDO 14	2110 SF
CONDO 15	2100 SF
CONDO 16	2110 SF
CONDO 17	2160 SF
CONDO 18	2160 SF
CONDO 19	2110 SF
CONDO 20	2350 SF
CONDO 21	2375 SF
CONDO 22	2210 SF
CONDO 23	2160 SF
CONDO 24	2388 SF
CONDO 25	2388 SF
CONDO 26	2388 SF
TOTAL AREA	56820 SF

SITE PLAN NOTES

- ALL CONDOS TO PROVIDE MINIMUM (2) COVERED PARKING SPACES TO BE LOCATED OFF OF PRIVATE DRIVEWAY
- NEW PRIVATE DRIVEWAY TO BE PROVIDED WITH (2) NEW CURB CUTS ALONG NEW YORK DRIVE. ALL ON SITE ACCESS ROADS SHALL BE LABELED AS "PRIVATE DRIVEWAY" ON THE SITE PLAN, ALONG WITH THE WIDTHS CLEARLY DEPICTED.
- NEW FIRE HYDRANTS TO BE ADDED AS REQUIRED BY LOS ANGELES COUNTY FIRE DEPARTMENT
- EXISTING LANDSCAPE TO REMAIN (AS FEASIBLE) AND NEW LANDSCAPING TO BE PROVIDED AS REQUIRED

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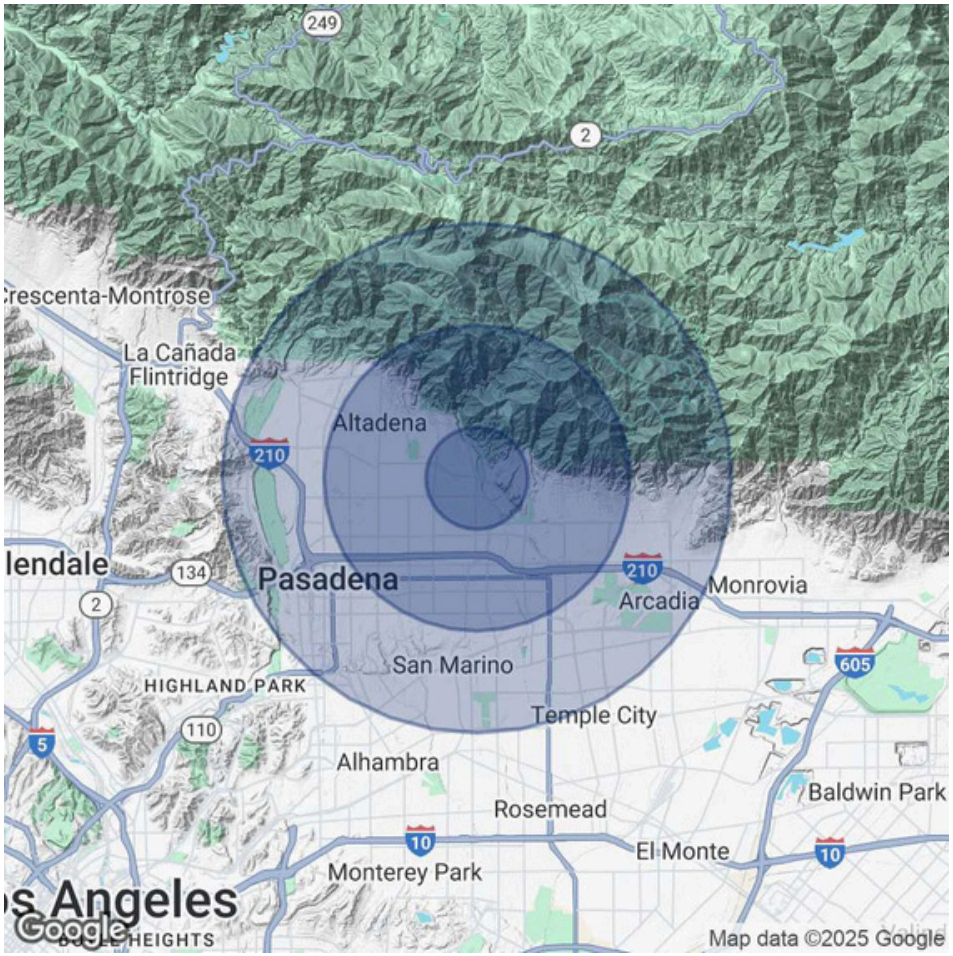
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,960	119,900	309,705
Average Age	46	44	43
Average Age (Male)	44	42	42
Average Age (Female)	47	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,067	48,376	120,618
# of Persons per HH	2.6	2.5	2.6
Average HH Income	$184,206	$152,486	$154,333
Average House Value	$1,303,793	$1,252,064	$1,294,786

Demographics data derived from AlphaMap



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Exclusively Marketed by:



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