



PRIME CORNER OFFICE & RETAIL SPACE IN THE HEART OF OLD PASADENA

50 S DE LACEY AVENUE
PASADENA, CA 91105



COLDWELL BANKER
COMMERCIAL
REALTY

OFFERING SUMMARY

ADDRESS	50 S De Lacey Avenue Pasadena, CA 91105
BUILDING SF	24,544 SF
YEAR BUILT	1955
ZONING	PSC-
APN	5713-007-019

FINANCIAL SUMMARY

PRICE	\$11,000,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population 2024	29,391	187,829	497,985
Median HH Income 2024	\$101,061	\$108,778	\$105,205
Average HH Income	\$145,916	\$157,533	\$149,900



PROPERTY DESCRIPTION

An exceptional opportunity to own a high-visibility, mixed-use retail and office building in the heart of Old Pasadena, one of Southern California's most vibrant and walkable commercial districts. Whether it's a café, a service-based business, or a larger user that wants to combine suites, this building is flexible in use. This ±24,544 SF corner property offers strong in-place income from established tenants and multiple vacant suites ideal for lease-up or owner-user repositioning. Located just steps from premium restaurants, national retailers, and historic architecture, the property benefits from high foot traffic, robust demographics, and excellent freeway access. With zoning flexibility (PSC-) and value-add upside, this is a rare chance to invest in a generational location.

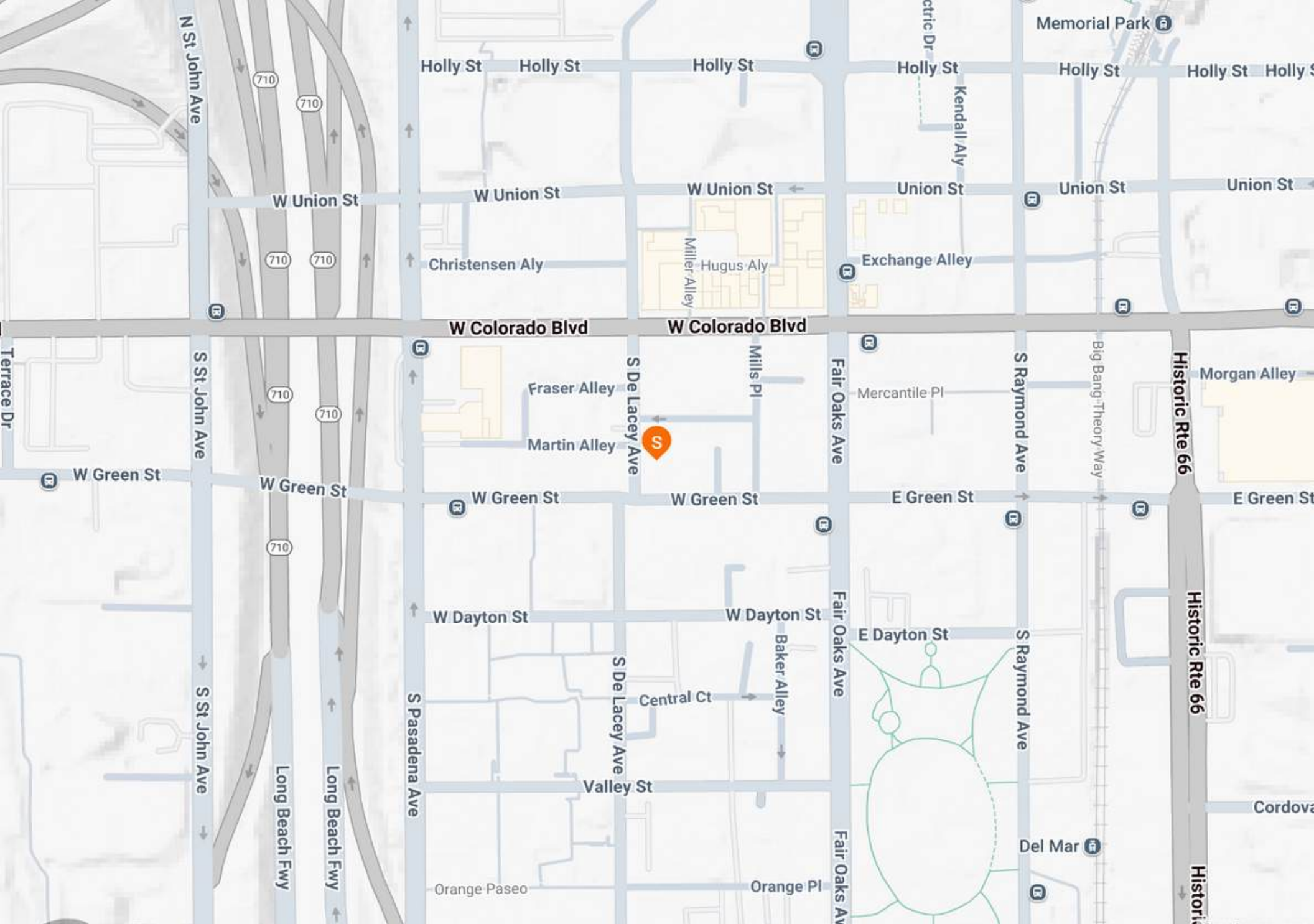
PROPERTY HIGHLIGHTS

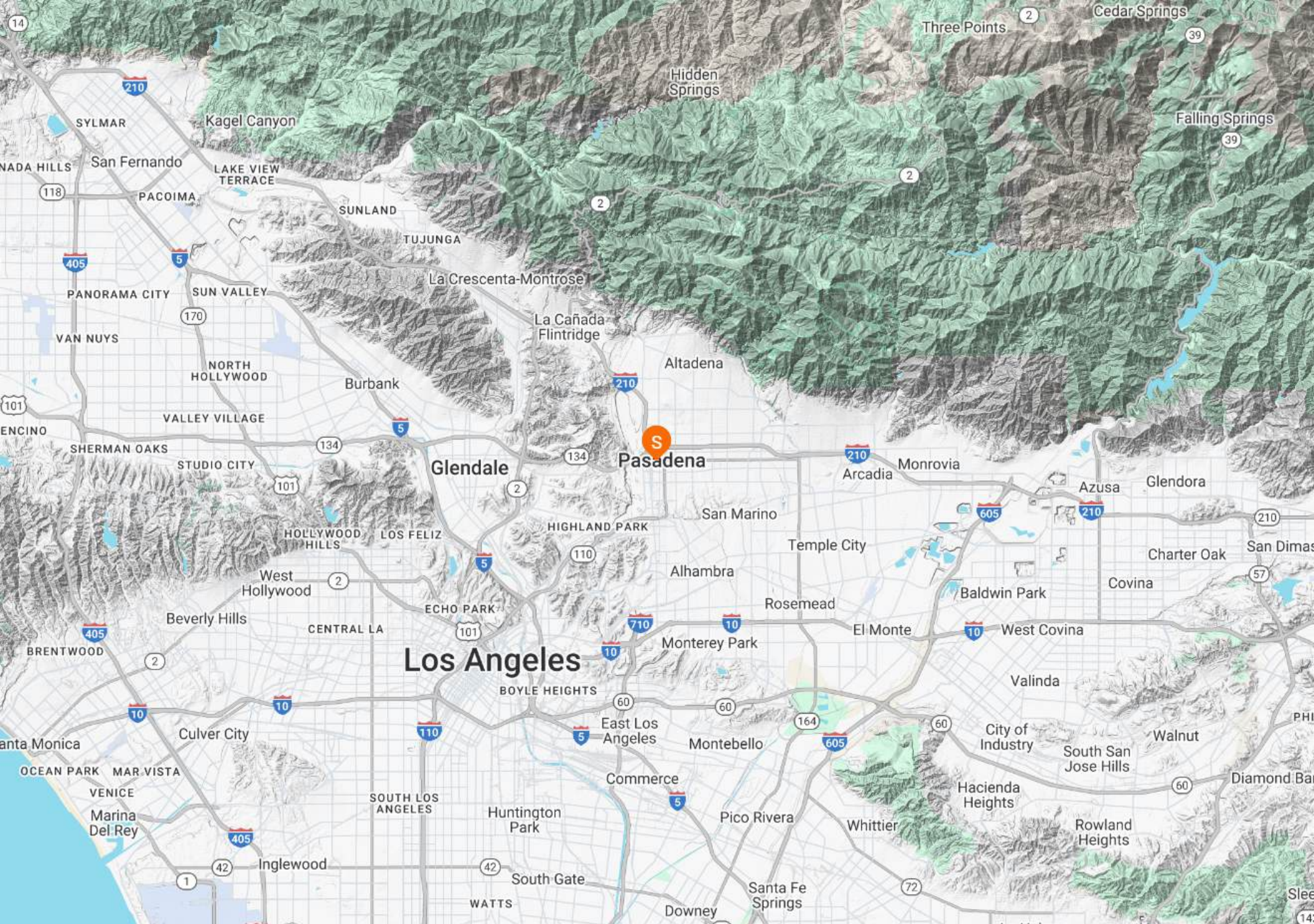
- Premier Corner Location in Old Pasadena
- ±24,544 SF Building on a Highly Visible Parcel
- Mixed-Use Configuration: Office & Retail
- Multiple Vacant Units – Value-Add Leasing Potential
- Lush Walkable Area Near Top Dining, Shops, & Entertainment
- Zoning: PSC- (Pasadena Specific Commercial)
- Year Built: 1955

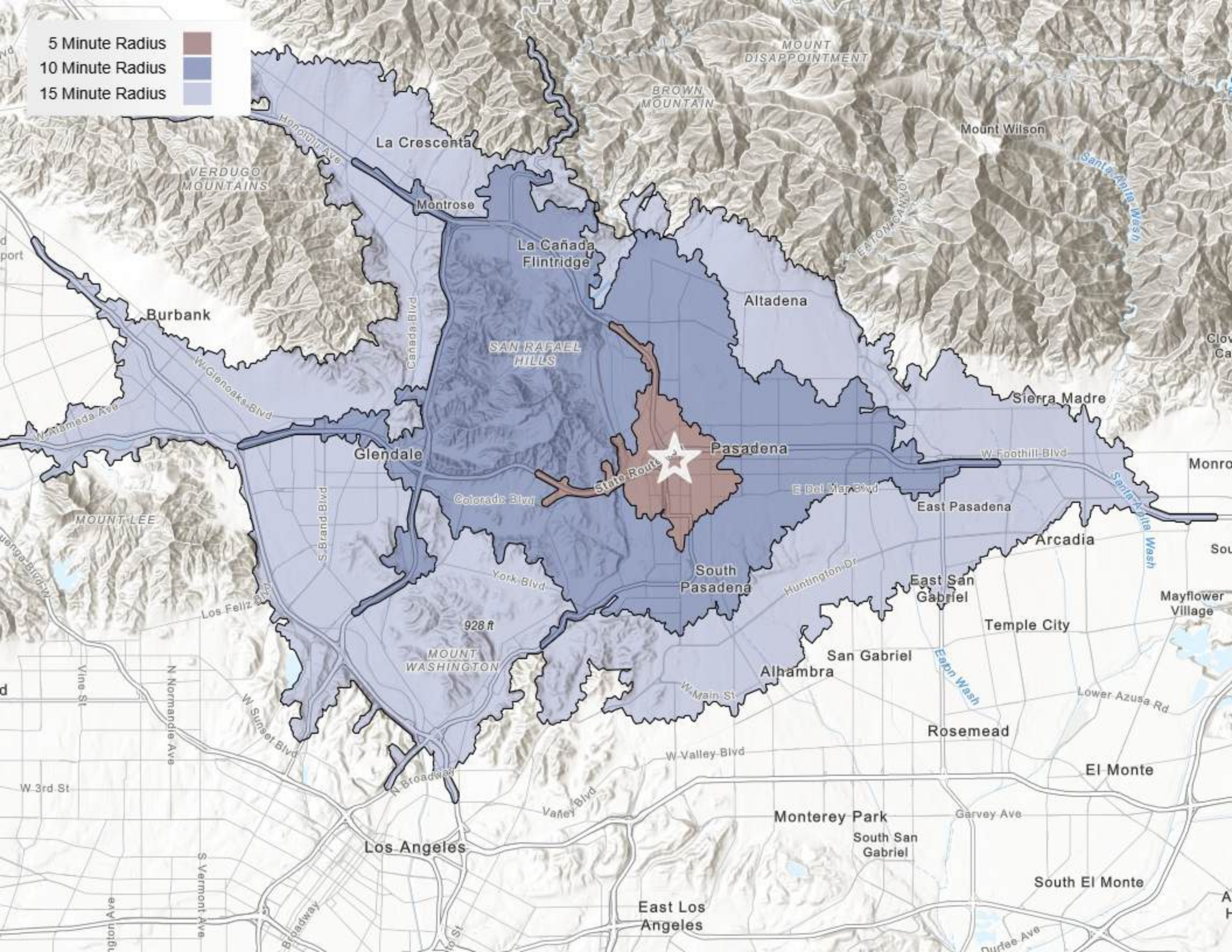
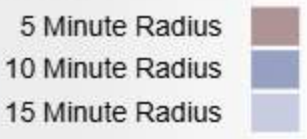


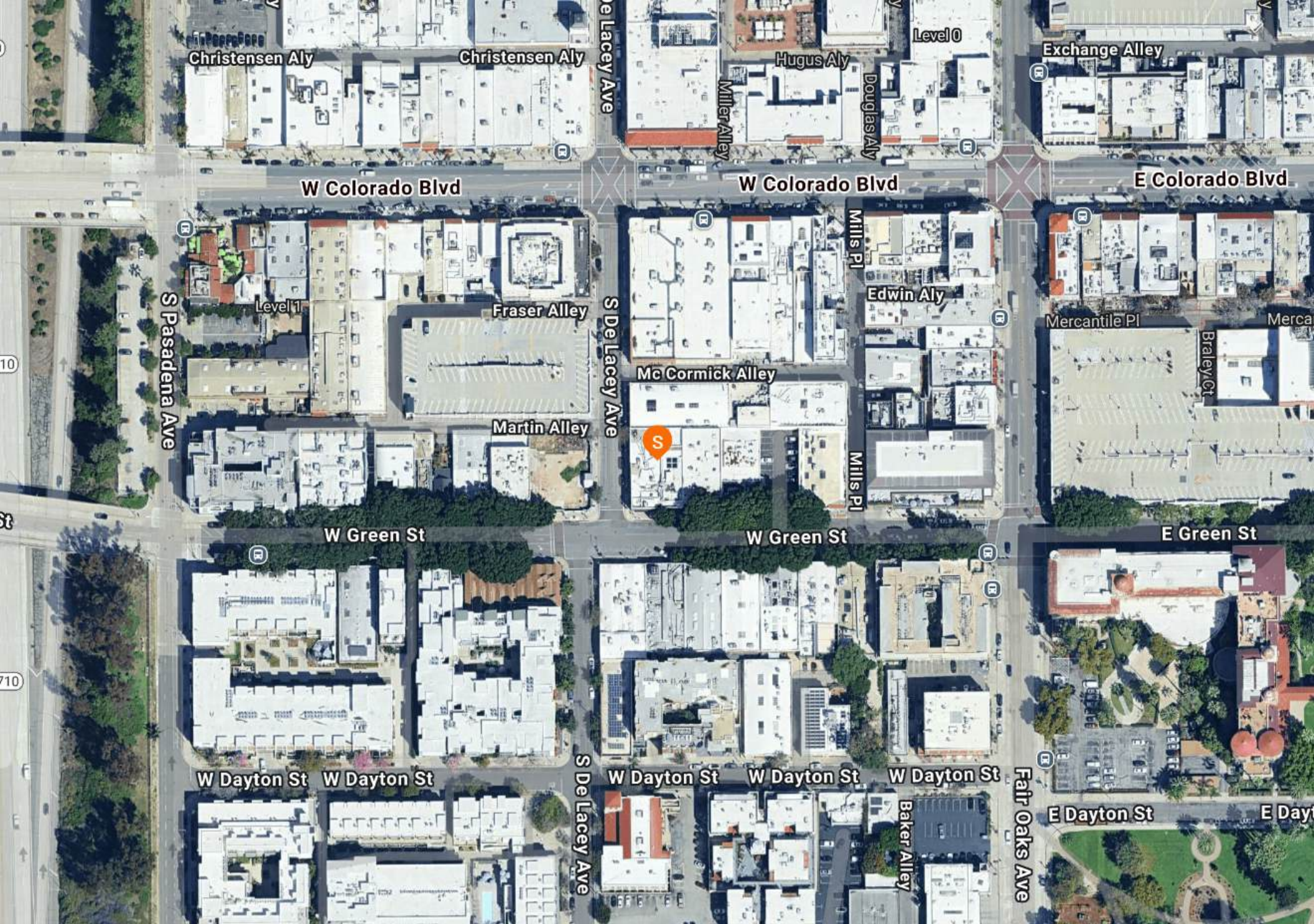
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			RENTAL RATES				LEASE TERM		
Suite	Tenant Name	Square Feet	Monthly Rent	Monthly Proforma	Annual Rent	Annual Proforma	Lease Start	Lease End	Comments
48 S. De Lacey	Royalty Salon Pasadena LLC	2,000	\$6,427	\$8,000	\$77,128	\$96,000	01/01/23	05/31/28	One 5 year option
50 S De Lacey #100	Vacant	2,270	-	\$4,540	-	\$54,480			
50 S De Lacey #200	Swing Theory	3,540	\$5,800	\$7,080	\$69,600	\$84,960	01/16/25	05/15/28	One 3 year option
50 S De Lacey #202	Cigar by Chivas Office	1,112	-	\$2,224	-	\$26,688	06/01/21	05/31/22	
50 S De Lacey #205	Vacant	1,150	-	\$2,300	-	\$27,600			
50 S De Lacey #208	Agnes Restaurant	894	\$800	\$1,788	\$9,600	\$21,456	Month to Month	Month to Month	
50 S De Lacey #209	Vacant	834	-	\$1,668	-	\$20,016			
50 S De Lacey #210	Peak Real Estate Management Inc	1,939	\$1,650	\$3,878	\$19,800	\$46,536	01/15/23		
50 S. De Lacey #211-212	Vacant	970	-	\$1,940	-	\$23,280			
54 S De Lacey	Royalty Salon Pasadena, LLC	1,200	\$3,500	\$3,600	\$42,000	\$43,200	01/01/25	02/29/28	One 3 year option
56 S De Lacey	Vacant	300	-	\$1,800	-	\$21,600			
58 S De Lacey	Cigar by Chivas	1,020	\$6,500	\$7,500	\$78,000	\$90,000	11/01/18	05/30/2026	
65 & 69 W Green	Vacant	3,052	-	\$12,208	-	\$146,496			-
		20,281	\$23,877	\$58,526	\$286,528	\$702,312			



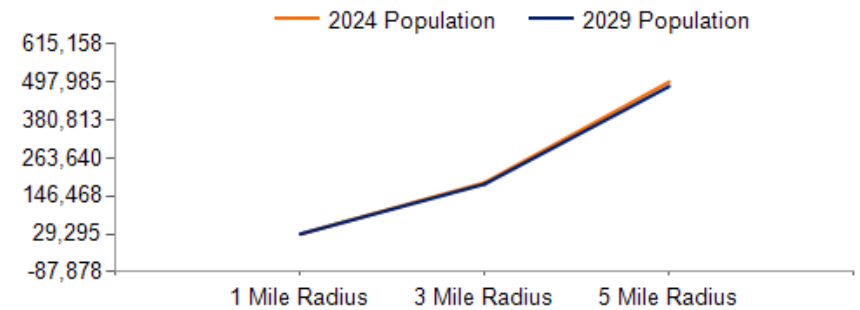




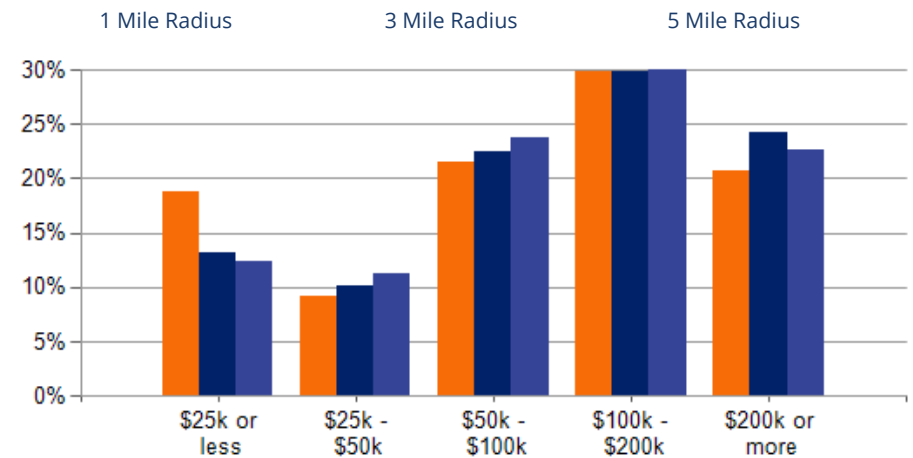
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,559	190,404	519,344
2010 Population	26,185	193,743	518,707
2024 Population	29,391	187,829	497,985
2029 Population	29,295	183,239	484,219
2024-2029: Population: Growth Rate	-0.35%	-2.45%	-2.80%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,129	6,823	14,408
\$15,000-\$24,999	700	3,503	9,372
\$25,000-\$34,999	564	3,434	8,970
\$35,000-\$49,999	798	4,481	12,612
\$50,000-\$74,999	1,444	8,795	23,406
\$75,000-\$99,999	1,788	8,772	22,308
\$100,000-\$149,999	2,564	13,340	34,434
\$150,000-\$199,999	1,909	9,921	23,219
\$200,000 or greater	3,112	18,946	43,685
Median HH Income	\$101,061	\$108,778	\$105,205
Average HH Income	\$145,916	\$157,533	\$149,900

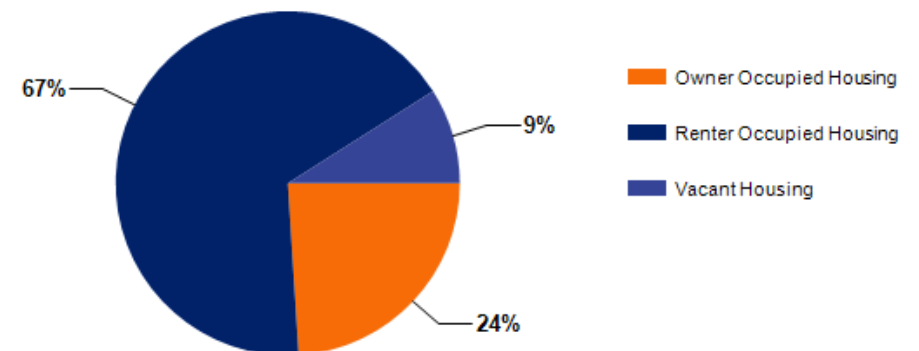
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	11,381	74,794	189,401
2010 Total Households	13,064	75,149	186,857
2024 Total Households	15,008	78,016	192,413
2029 Total Households	15,418	78,497	192,807
2024 Average Household Size	1.90	2.36	2.54
2024-2029: Households: Growth Rate	2.70%	0.60%	0.20%



2024 Household Income

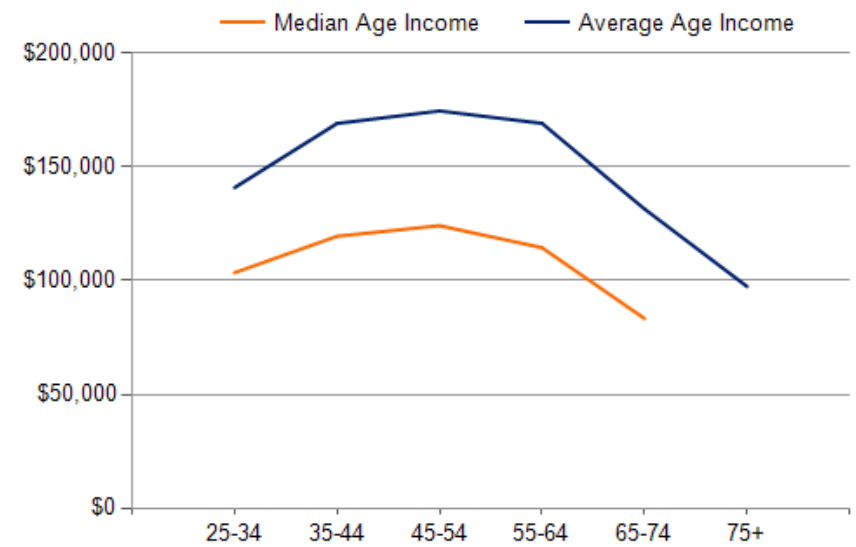
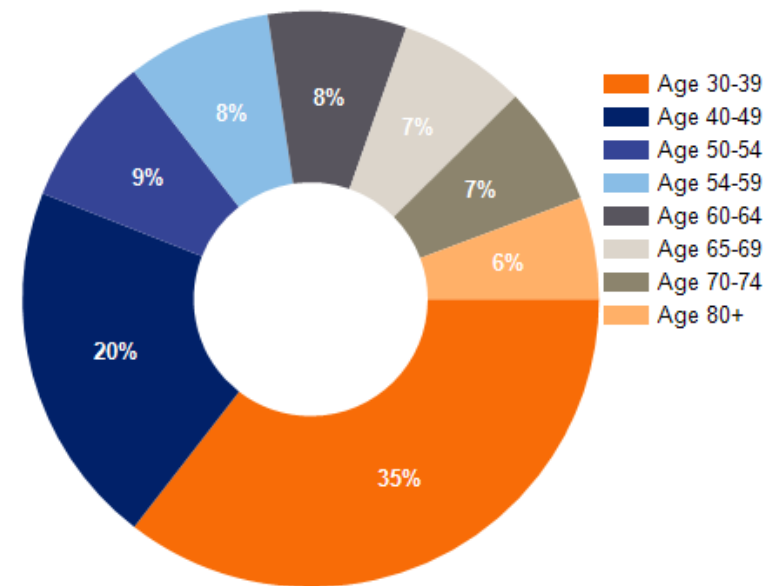


2024 Own vs. Rent - 1 Mile Radius



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	3,874	17,034	41,329
2024 Population Age 35-39	2,898	15,630	39,083
2024 Population Age 40-44	2,190	14,383	37,382
2024 Population Age 45-49	1,722	12,686	33,817
2024 Population Age 50-54	1,623	12,772	34,568
2024 Population Age 55-59	1,549	11,476	31,226
2024 Population Age 60-64	1,484	10,919	30,588
2024 Population Age 65-69	1,371	9,651	27,035
2024 Population Age 70-74	1,281	8,366	22,961
2024 Population Age 75-79	1,091	6,638	17,736
2024 Population Age 80-84	738	4,247	11,385
2024 Population Age 85+	807	4,489	12,869
2024 Population Age 18+	26,032	156,949	414,482
2024 Median Age 2029	39	41	41
Median Age	40	42	43

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,478	\$100,518	\$97,457
Average Household Income 25-34	\$140,888	\$138,655	\$132,837
Median Household Income 35-44	\$119,528	\$130,347	\$124,561
Average Household Income 35-44	\$169,127	\$175,908	\$167,543
Median Household Income 45-54	\$124,177	\$145,790	\$136,955
Average Household Income 45-54	\$174,627	\$192,885	\$182,573
Median Household Income 55-64	\$114,498	\$130,735	\$123,158
Average Household Income 55-64	\$169,184	\$182,546	\$172,013
Median Household Income 65-74	\$83,338	\$90,368	\$88,835
Average Household Income 65-74	\$131,502	\$141,632	\$133,981
Average Household Income 75+	\$97,417	\$103,603	\$95,326



50 S De Lacey Avenue

Pasadena, CA 91105

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