FOR SALE

100% LEASED COMMERCIAL CORNER BUILDING

2610 & 2620 E. FOOTHILL BLVD.
PASADENA, CA 91107

NEAR 210 FREEWAY AT SAN GABRIEL BOULEVARD ON/OFF RAMP

SALE PRICE: $3,200,000



OWNER-USER OPPORTUNITY ON E. FOOTHILL BLVD IN PASADENA

OFFICE

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OFFICE, INDUSTRIAL AND FLEX SPACES

SALE

PROPERTY DESCRIPTION

A rare opportunity to acquire a 100% leased commercial corner property on E. Foothill Boulevard in Pasadena. The offering comprises two adjoining parcels totaling ±11,462 SF of land, improved with ±7,586 SF of mixed-use and flex buildings. The property combines office, industrial, and flex space, offering stable in-place income along with owner-user potential. Its location near the San Gabriel Boulevard on/off ramp provides immediate access to the 210 Freeway and the greater San Gabriel Valley.

Investment Highlights:

- **100% Leased/Owner-User Opportunity:** 100% Leased, However various spaces are becoming available in a reasonable amount of time. **An owner/user could occupy +/-2,700 to +/-4,292 square feet in the next year with notice to tenant and +/-6,192 square feet can be occupied within two years. Most tenants are on month to month leases.**
- **Corner Location:** High visibility on E. Foothill Blvd. with excellent signage and street exposure.
- **Freeway Access and Altadena Drive/Sierra Madre Boulevard on/off ramps:** Minutes from the 210 Freeway at the San Gabriel Blvd. on/off ramp.
- **Flexible Space Mix:** Office, Industrial, and Flex space appeals to a broad tenant and user base.
- **Prime Pasadena Location:** Established Foothill Boulevard corridor with strong surrounding demographics and daytime population.

OFFERING SUMMARY

ASKING PRICE:	**$3,200,000**
ZONING:	**CG1, Pasadena**
USE CODE:	**Warehouse / Office**
APNS:	**5748-003-001 & 5748-003-002**

PROPERTY PROFILE

Address	APN	Land SF	Bldg SF
2620 E. Foothill Blvd.	5748-003-001	±5,955	Flex ±3,257
2610 E. Foothill Blvd.	5748-003-002	±5,507	Mixed Use ±2,776

Call for Income and Expenses

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RENT ROLL

TENANT	RENT INCOME	UNIT SIZE
China Bowl Delight	$2,678.00	+/- 911 SF
China Bowl	$1,000.00	+/- 560 SF
Michael Olivarti	$4,575.00	+/- 2,700 SF
Chris Olivarti	$1,580.00	+/- 600 SF
Alane Maraquio	$475.00	+/- 392 SF
Blue Sky Massage	$1,800.00	+/- 600 SF
Virgin Plumbing	$4,068.00	+/- 1,900 SF
TOTAL MONTHLY RENT	**$16,176.00**	**+/- 7,663 SF**

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LOADING DOOR



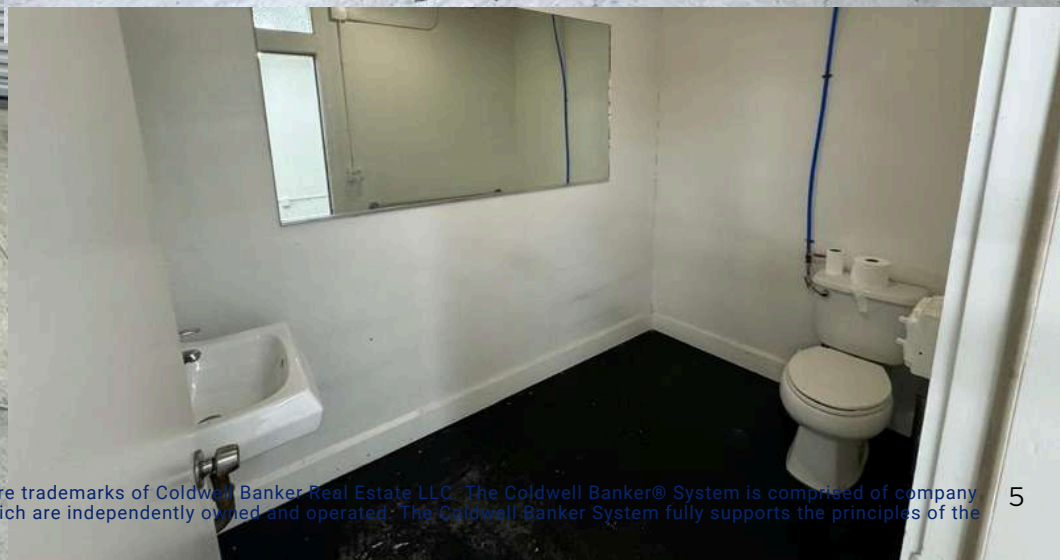


LOADING DOOR

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UPSTAIRS MEZZANINE

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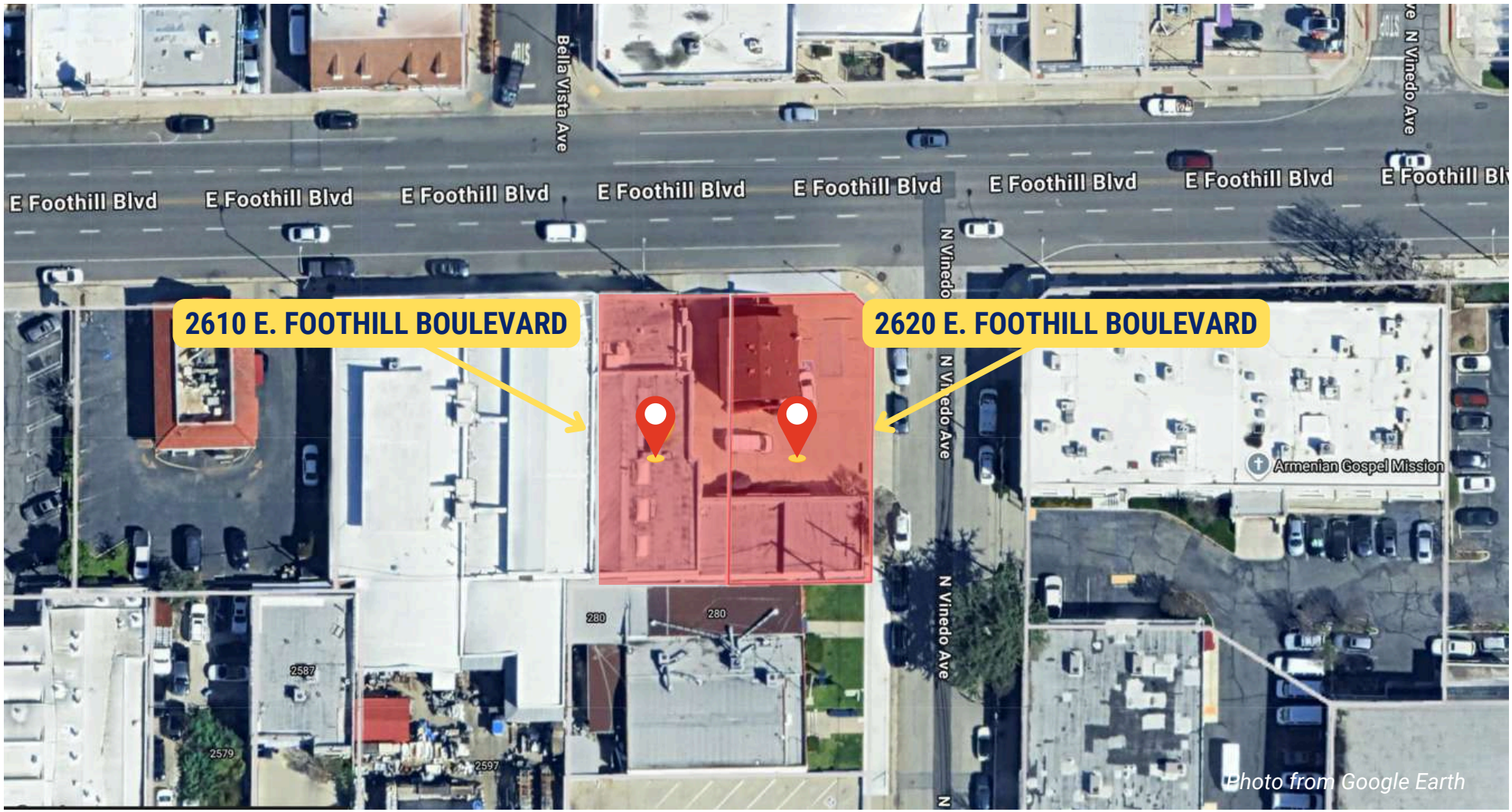
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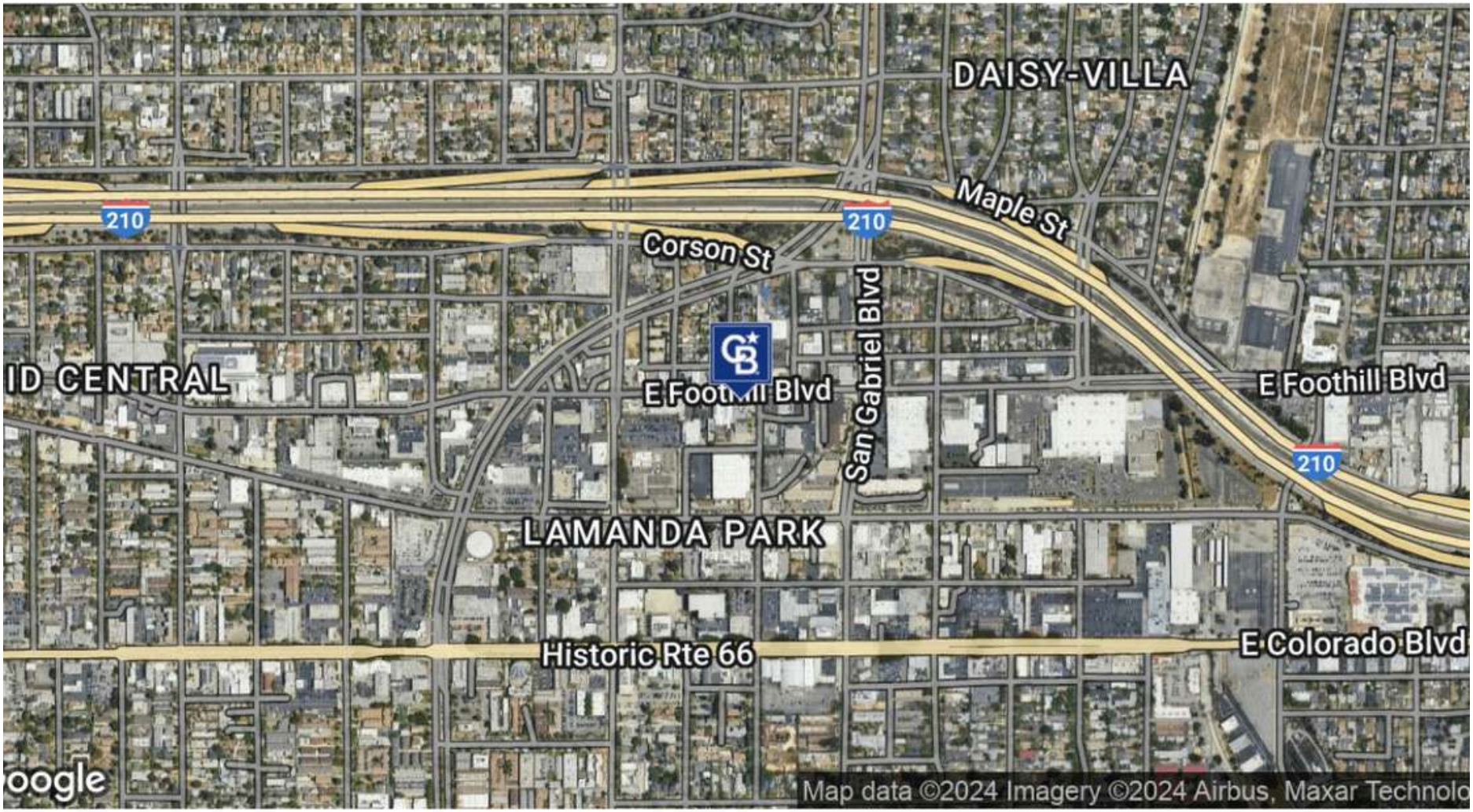
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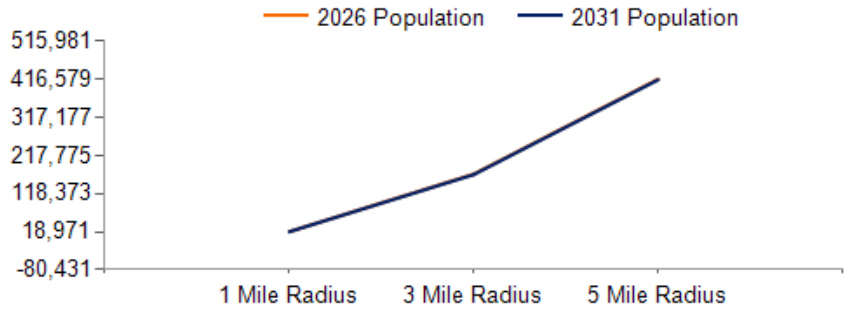
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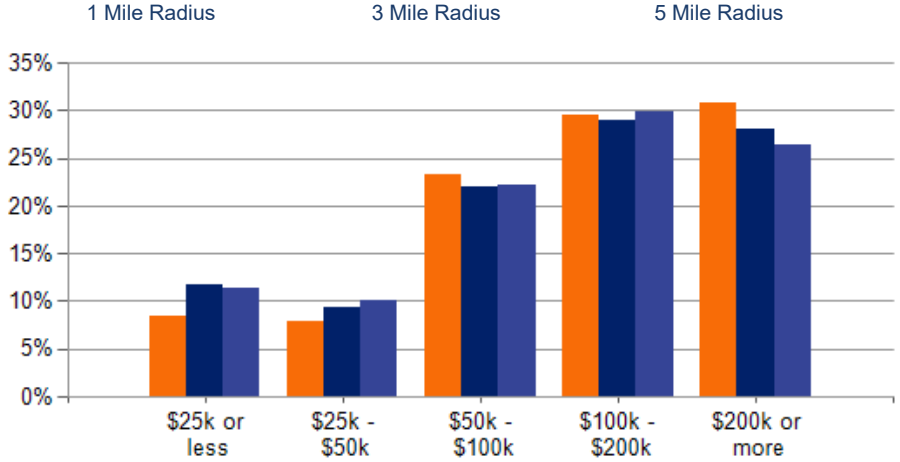
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,086	168,637	429,414
2010 Population	19,134	174,150	440,365
2026 Population	19,155	169,164	416,579
2031 Population	18,971	167,918	414,973
2026 African American	1,000	7,739	18,371
2026 American Indian	182	1,692	4,168
2026 Asian	4,533	52,571	164,967
2026 Hispanic	5,578	43,887	114,823
2026 Other Race	2,308	19,450	54,680
2026 White	8,002	64,369	121,163
2026 Multiracial	3,122	23,140	52,833
2026-2031: Population: Growth Rate	-0.95%	-0.75%	-0.40%

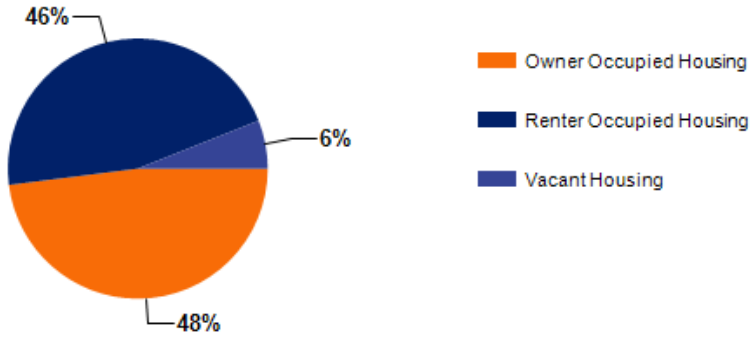
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	431	5,726	11,993
$15,000-$24,999	266	2,571	6,463
$25,000-$34,999	233	2,629	6,384
$35,000-$49,999	415	3,986	9,930
$50,000-$74,999	1,131	8,358	19,156
$75,000-$99,999	784	7,247	16,885
$100,000-$149,999	1,379	11,381	28,003
$150,000-$199,999	1,050	9,160	20,428
$200,000 or greater	2,524	19,865	42,875
Median HH Income	$127,106	$118,105	$114,167
Average HH Income	$181,818	$175,418	$168,403



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



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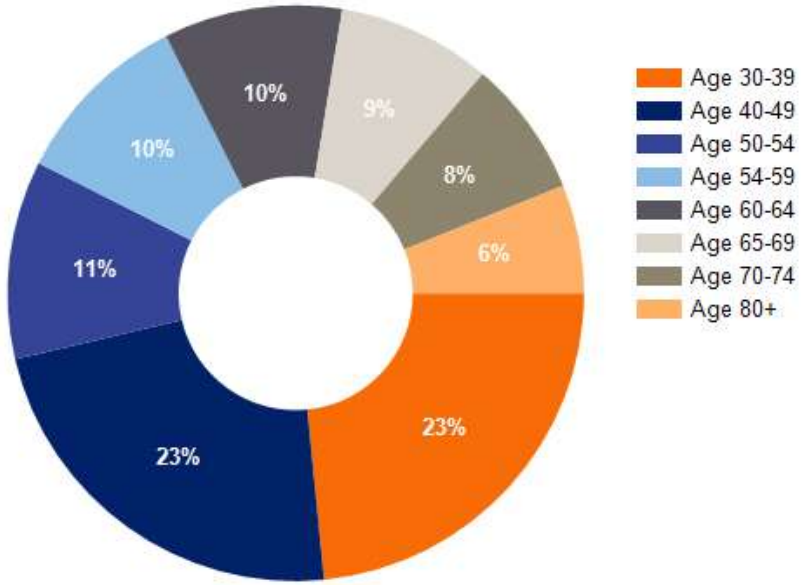
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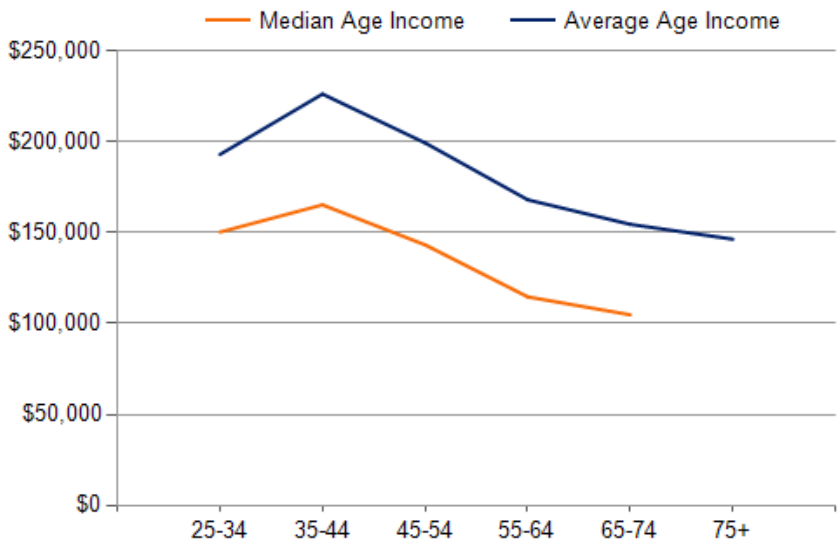
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,399	13,308	31,223
2026 Population Age 35-39	1,510	12,826	30,763
2026 Population Age 40-44	1,466	12,180	28,825
2026 Population Age 45-49	1,374	10,769	27,041
2026 Population Age 50-54	1,383	11,617	29,070
2026 Population Age 55-59	1,254	11,148	27,924
2026 Population Age 60-64	1,244	10,336	26,507
2026 Population Age 65-69	1,073	9,546	23,882
2026 Population Age 70-74	954	8,430	21,185
2026 Population Age 75-79	755	7,048	17,200
2026 Population Age 80-84	487	4,524	10,958
2026 Population Age 85+	474	4,774	11,483
2026 Population Age 18+	15,783	141,189	345,839
2026 Median Age	43	42	43
2031 Median Age	44	44	44

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$150,361	$116,842	$112,299
Average Household Income 25-34	$193,074	$163,207	$154,069
Median Household Income 35-44	$165,367	$148,547	$137,623
Average Household Income 35-44	$226,396	$206,128	$194,609
Median Household Income 45-54	$143,357	$152,924	$147,425
Average Household Income 45-54	$199,520	$202,018	$194,764
Median Household Income 55-64	$114,718	$129,461	$117,487
Average Household Income 55-64	$168,164	$185,761	$173,776
Median Household Income 65-74	$104,815	$101,857	$104,067
Average Household Income 65-74	$154,647	$171,398	$168,482
Average Household Income 75+	$146,457	$125,486	$121,637

Population By Age





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OFFERING MEMORANDUM

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Exclusively Marketed by:



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