

EXCLUSIVE LISTING - Multi-tenant Retail For Sale

2487-89 E. Washington Blvd., Pasadena, CA



Executive Summary

The Growth Investment Group is proud to offer an upgraded, TURN KEY retail property in Pasadena, California. The property sits in a great location near downtown Pasadena and this sale presents a great opportunity for an investor to own a retail property with a lot of potential.

This unique property offers a rare mix of retail and residential space on the same lot. This would be a great space for an investor. The property has a unit mix that consists of an updated restaurant with a new kitchen, appealing patio seating, three office spaces, and a beautiful single family home. The home is zoned for commercial use and can be rented out as either a single-family home or developed into another commercial rental.

The property sits in a highly convenient location on the Pasadena/Altadena border while still being close to downtown Pasadena. This property also sits near the busy intersection of Washington Blvd and Altadena Drive. At this intersection there is a 7-Eleven, McDonalds, Phoenix Pharmacy, and Mini Leaf Indian Restaurant. With many upgrades, this property is ready for any investor looking for great commercial property in Pasadena.

Property Overview

Asking Price	\$ 2,188,000	Unit Mix	2 x Retail
Price per SQFT	\$ 438		1 x Office
APN	5853-021-027		1 x Restaurant (3 spaces)
Building Area	4,993 SF		1 x House 3B + 2B
Lot Size	11,363 SF		C3
Units:	7 Units	Zoning	
Year Built:	1946 (Recently Renovated)	Parking	15 spaces (9 commercial + 6 house parking)

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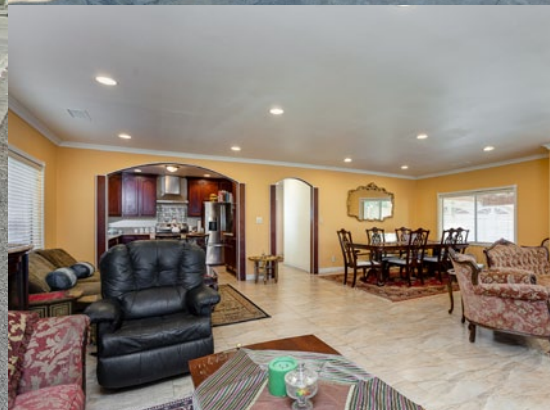
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Investment Highlights

- Upgraded Turn Key Multi tenant retail property.
- Anchored by BAJA CALI Fish & Taco which is small successful healthy Mexican Franchise
- Fronts Washington Blvd, a busy Pasadena corridor ideal for the existing anchor and future tenants. Altadena Dr 19,500 and Washington over +13,000
- Excellent Demographic and density with average \$140,000 household income. In A beautiful area with views of the San Gabriel Mountains.
- 3 short term leases with long term tenants. Rent and property have increased substantially, potential to add more rental income.
- C3 Zoning with +100 feet front on Washington Blvd with easements in front and back for potential redevelopment site.

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