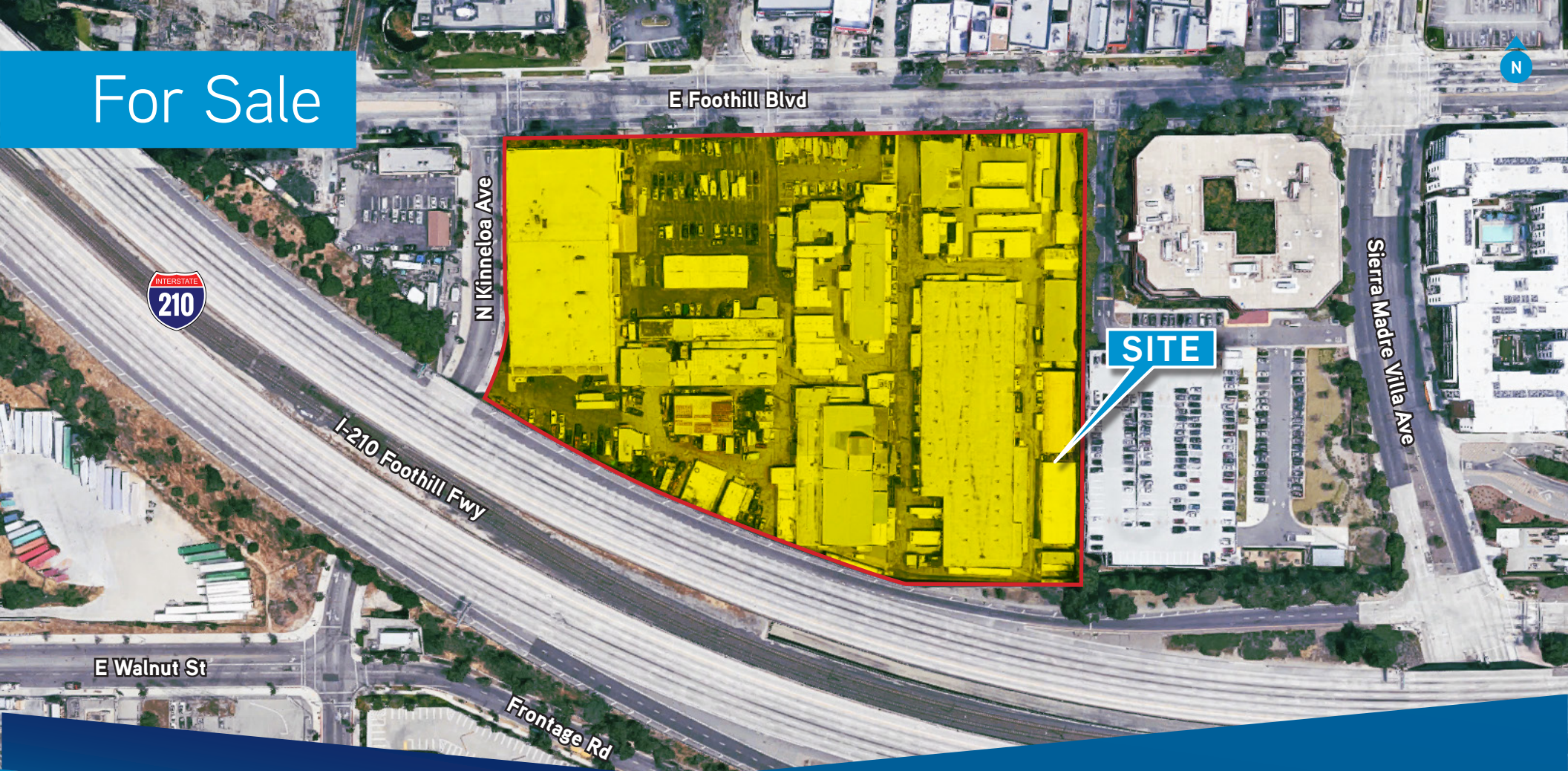


For Sale



PRIME PASADENA, CALIFORNIA DEVELOPMENT SITE

FEE SIMPLE ±9.27 ACRES (±403,787 SQUARE FOOT)

3202 East Foothill Boulevard | Pasadena CA 91107-3109

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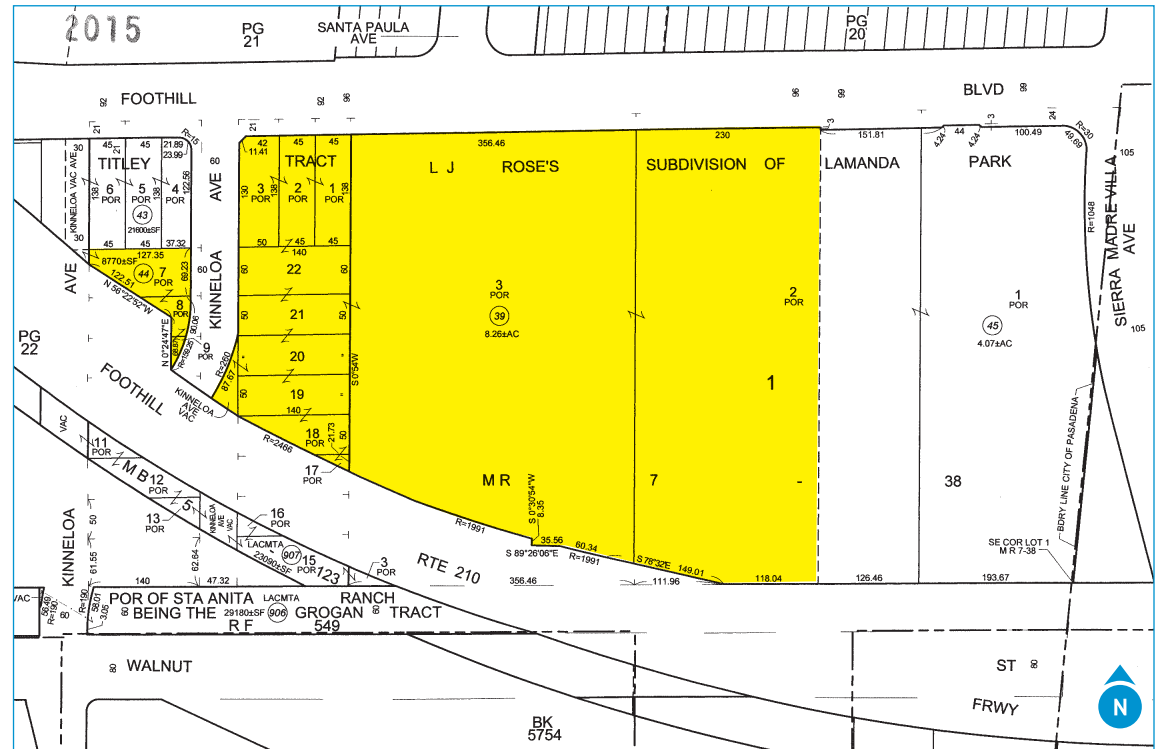
Site Plan

3202 East Foothill Boulevard | Pasadena CA 91107-3109

Property Description:

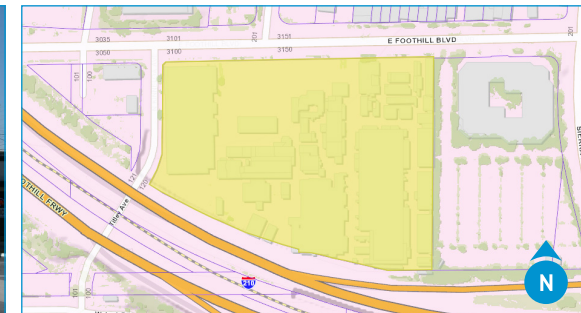
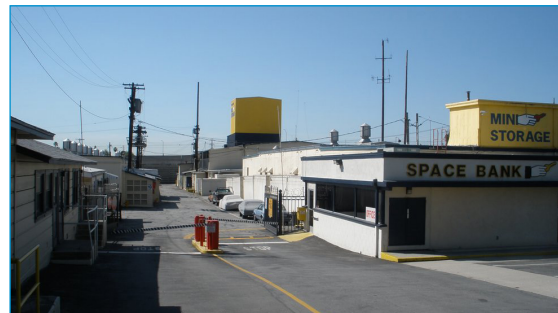
APN:5752-023-039
Address:3202 E Foothill Blvd., Pasadena, Ca 91107
Property Type:Commercial / Industrial
Year Built:Bldg 1 | 1925 (Renovated 1945) | ±209,000
Year Built:Bldg 2 | 1973 (Renovated 1978) | ±67,218
Approximate Site Area:403,787 Sf = 9.27 Acres
Future Floor Area Ratio (FAR):1.2 (Approx. 484,544 Sf Of New Offi Ce Space)
Zoning:Commercial Offi Ce (Esp-d2-Ig-B-4)
Interrim Floor Area Ration (FAR):0.77 (310,915 Sf)*
Current Buildings:Mostly Self Storage And Offi Ce Buildings
Overall Height Limitations:60 Feet**
Maximum Limited Development (FAR):1.2 (484,544 Sf)
General Plan Designation:East Pasadena Specifi C Plan
Comments:This prime approximately 9.27 acres of Fee Simple land site has about 700 square feet of frontage on East Foothill Boulevard. The Northeast Pasadena location is ideal for large corporations, government, banks, insurance Companies and college or university campuses. Easy short walk (less than 500 yards) to the Metro Gold Line Station at Sierra Madre Villa and 210 Foothill Freeway, which travels in about 32 minutes to Union Station in Downtown Los Angeles, with six stations in Pasadena, one in South Pasadena plus others in Los Angeles including Chinatown.

* Maximum amount of development allowed on the site until completion of Kinneloa and Walnut Street Extensions.
 ** Zoning, FAR and height limits plus separate step back requirement on East Foothill Boulevard should be verified by City of Pasadena Zoning Department, Call Leon White, at 626-744-4660. Approximately 400 SF of the property may be taken by the City of Pasadena adjacent to Titley Avenue, for the Kinneloa Extensions.



Building Summary:

Owner:Space Bank Limited
Existing Tenants:Approximately 1,600 Tenants
On Month To Month Leases
Current Income From Mostly Self Storage Facilities:Approximately \$127,000 Per Month Net Operating Income And \$183,000 Gross Monthly Income.



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Property Photos

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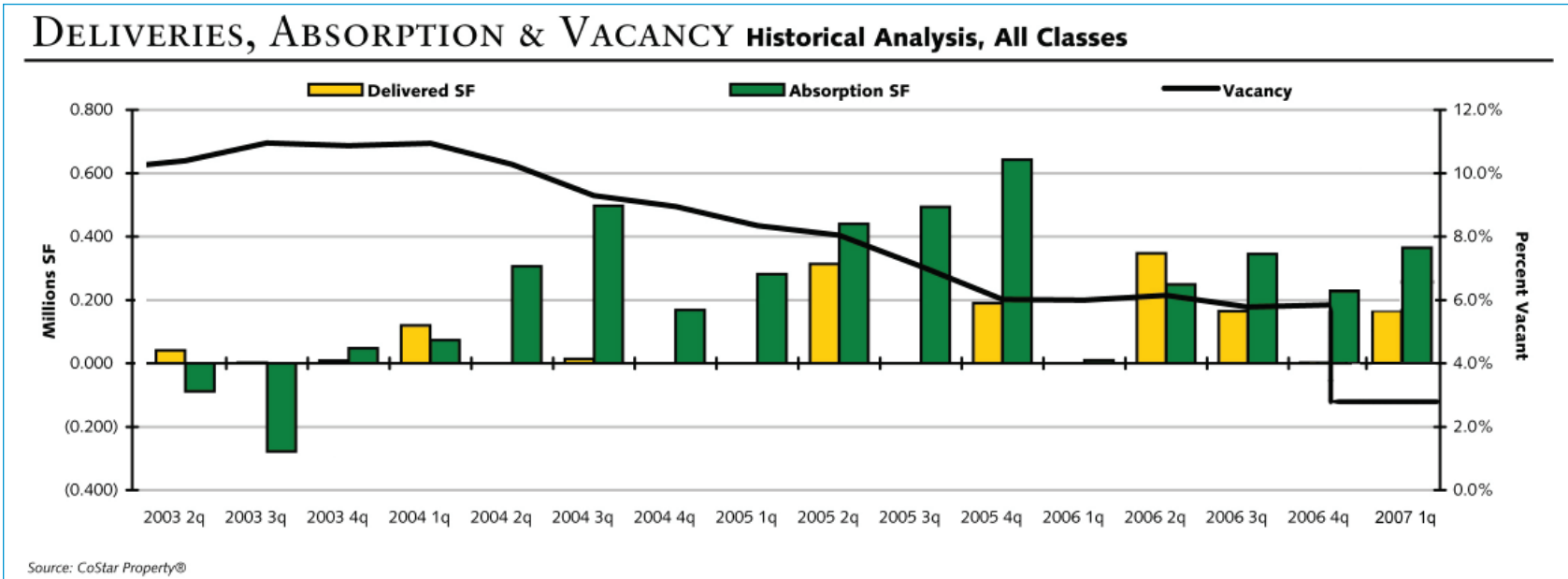
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This is the perfect time to develop a new 484,544 square foot office park in Pasadena because there is a record low office vacancy rate of 2.73% from a base of about 8.3 million square feet, as of 1st Quarter 2007. Most Class A Office Buildings are asking between \$3.25 to \$4.10 per square foot per month plus \$85 to \$100 per space monthly for unreserved parking and rents are escalating rapidly. There has been 10 consecutive quarters of positive office space absorption in Pasadena and few new office buildings are planned in the near future. Pasadena is the home to many major corporate headquarters such as: Avery International, IndyMac Bank, Jacobs Engineering, Kaiser and Parsons plus the world famous California Institute of Technology, Jet Propulsion Laboratory and Huntington Hospital. This 9.27 acre property is located adjacent to the 210 Foothill Freeway at the Madre ramp and has tremendous visibility. You can walk less than 500 yards to the Sierra Madre Villa Gold Line Station and numerous retail amenities.

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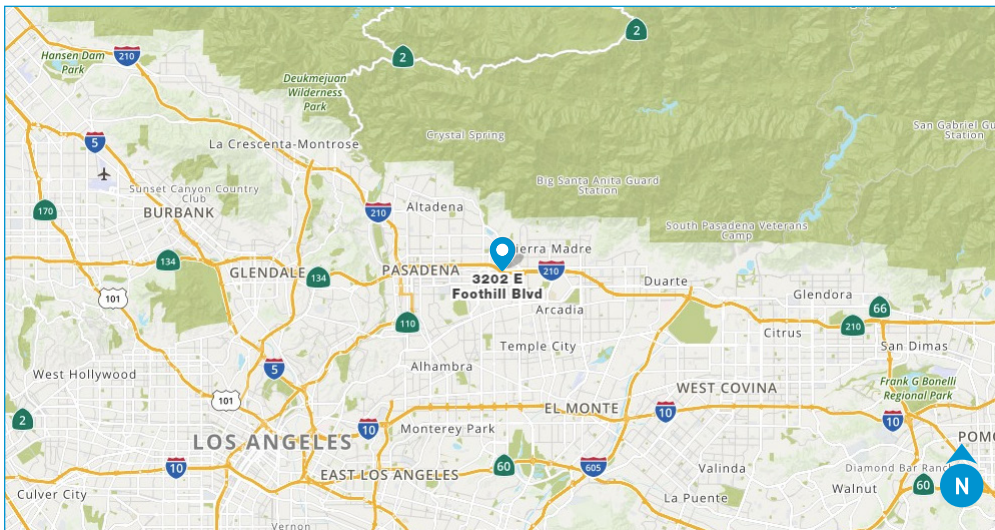
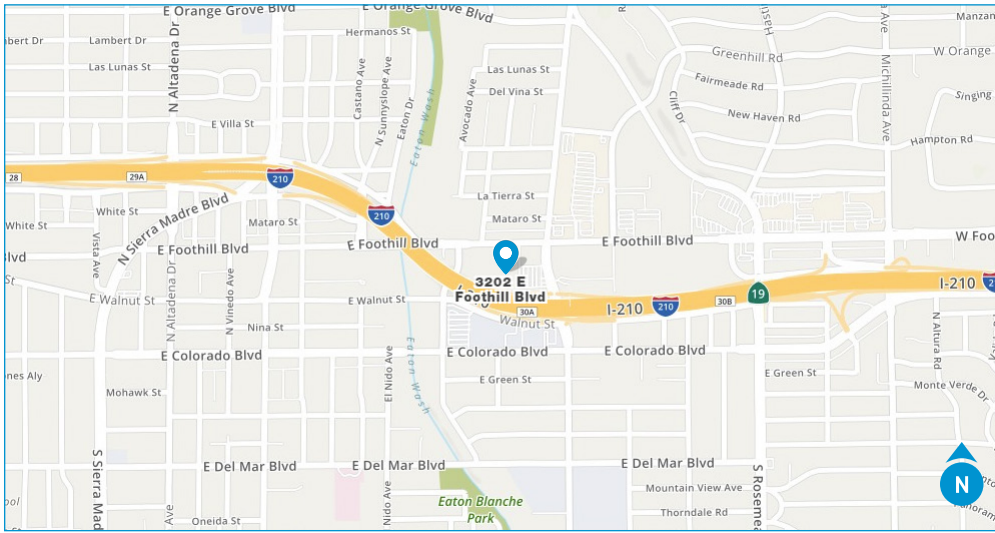


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Vicinity Map

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TRAFFIC COUNTS

Street	Cross Street	Year	Volume
I-210 Fwy	Sierra Madre Villa Ave	2011	309,879
E Foothill Blvd	N Halstead St	2017	20,590
Sierra Madre Villa Ave	Frontage Rd	2017	21,949
E Foothill Blvd	Titley Ave	2017	8,783
E Foothill Blvd	Sierra Madre Villa Ave	2017	17,813

Data from CoStar.

DEMOGRAPHIC REPORT

POPULATION	1 MILE	3 MILE	5 MILE
2023 Projection	15,134	162,648	460,655
2018 Estimate	14,900	159,869	452,799
2010 Census	14,532	154,525	437,772
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 Projection	5,768	62,368	168,713
2018 Estimate	5,692	61,366	165,918
2010 Census	5,625	59,706	160,966
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2018 Avg Household Income	\$115,513	\$118,045	\$106,040
2018 Med Household Income	\$90,255	\$90,351	\$78,938
2018 Households by HH Income	5,963	61,364	165,918
HOME VALUE	1 MILE	3 MILE	5 MILE
2018 Median Home Value	\$785,394	\$860,506	\$802,915
2018 Average Household Size	2.60	2.50	2.70

Data from CoStar.

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