

# FOR SALE

## RESIDENTIAL DEVELOPMENT LAND



**PRIME HIGH IDENTITY LOCATION**  
**LARGE LAND LOT**  
**2905 NEW YORK DR, PASADENA, CA 91107**

**TOTAL LOT SIZE: +/- 1.44 AC**  
**APN #5860-040-012**

**PRICE ADJUSTMENT ALERT!!** OLD PRICE: ~~\$518,910.00~~ **NEW PRICE: \$495,000.00**

OFFERING MEMORANDUM

 **COLDWELL BANKER  
COMMERCIAL** REALTY

# FOR SALE

## PRIME HIGH IDENTITY LOCATION

**2905 NEW YORK DRIVE**

Pasadena, CA 91107



### PROPERTY DESCRIPTION:

FOR SALE - RESIDENTIAL DEVELOPMENT LAND  
PRIME HIGH-IDENTITY LOCATION IN PASADENA, CA

Property Address: 2905 New York Drive, Pasadena, CA 91107

APN: 5860-040-012

Lot Size: ±1.44 Acres

Asking Price: \$495,000.00

Unlock the potential of this rare residential development opportunity located in a highly visible and sought-after area of northeast Pasadena. Spanning approximately 1.44 acres, this expansive parcel offers developers, investors, or end-users the chance to build in one of the San Gabriel Valley's most desirable neighborhoods.

### OFFERING SUMMARY

|                |                           |
|----------------|---------------------------|
| SALE PRICE:    | \$495,000.00              |
| LOT SIZE:      | +/- 1.44 AC               |
| APN:           | 5860-040-012              |
| ZONING:        | R-1-40000*                |
| 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 |

### Key Features:

- Prime location with excellent visibility and access
- Situated in a well-established residential area with nearby schools, parks, and shopping
- Gently sloping lot ideal for custom home development or small-lot subdivision (buyer to verify with City of Pasadena)
- Easy access to the 210 Freeway, just minutes from Downtown Pasadena and Sierra Madre
- Surrounded by mature trees and scenic foothill views

This is a rare chance to acquire a large parcel of residential land in a thriving, high-identity corridor with strong demand for quality housing.

\*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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CalDRE #02067397

**Bill Ukropina, CRE**  
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CalDRE #00820557



# FOR SALE

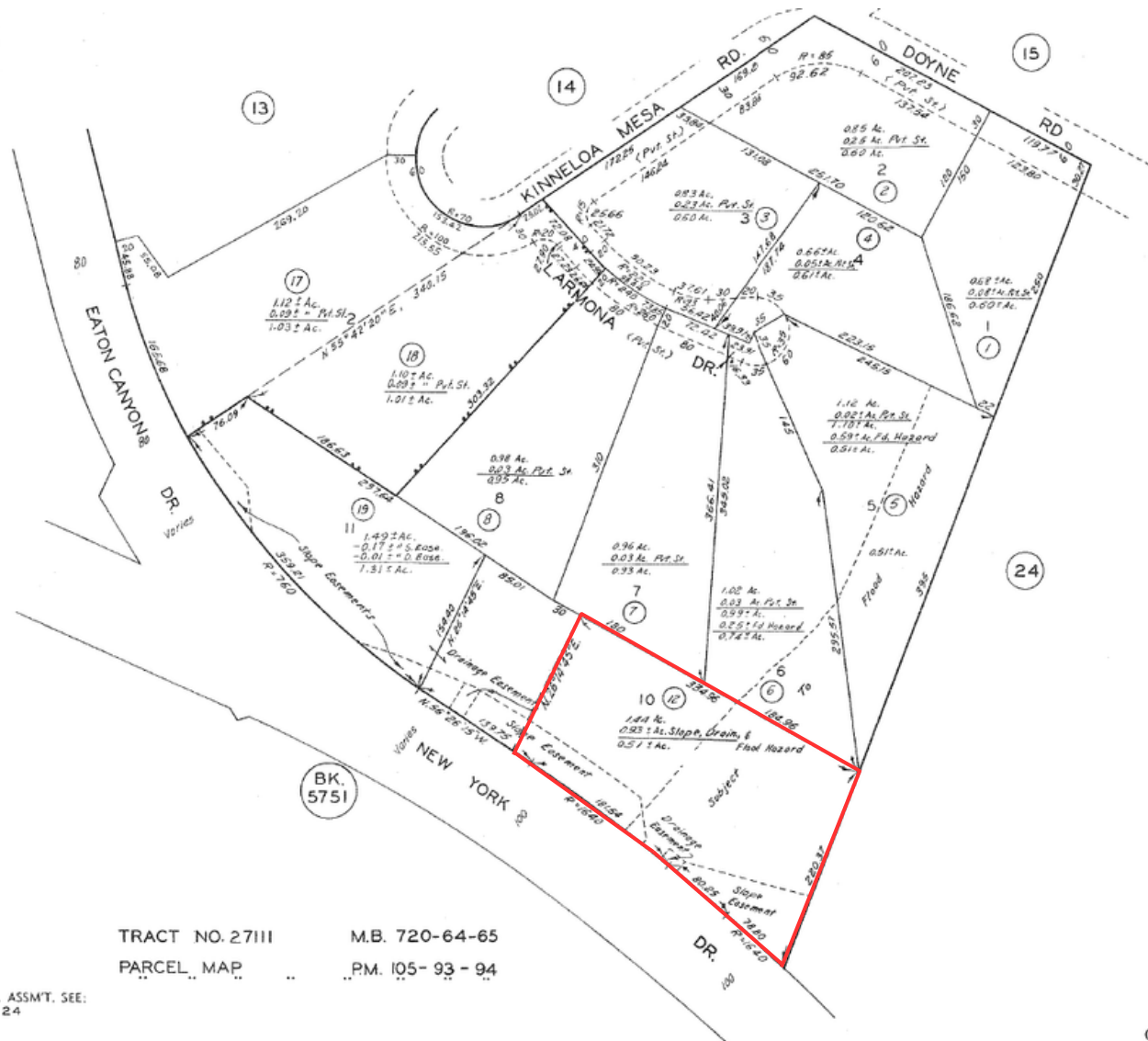
## PRIME HIGH IDENTITY LOCATION

2905 NEW YORK DRIVE

Pasadena, CA 91107

5860 40  
SCALE 1" = 100'

1993



REVISED  
4-10-66 694217  
920831/001/001-05 78022601  
77425301  
66119686-87

CODE  
7666

TRACT NO. 27111 M.B. 720-64-65  
PARCEL MAP .. PM. 105-93-94

FOR PREV. ASSMT. SEE:  
5860-13&24

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

  
COLDWELL BANKER  
COMMERCIAL  
REALTY

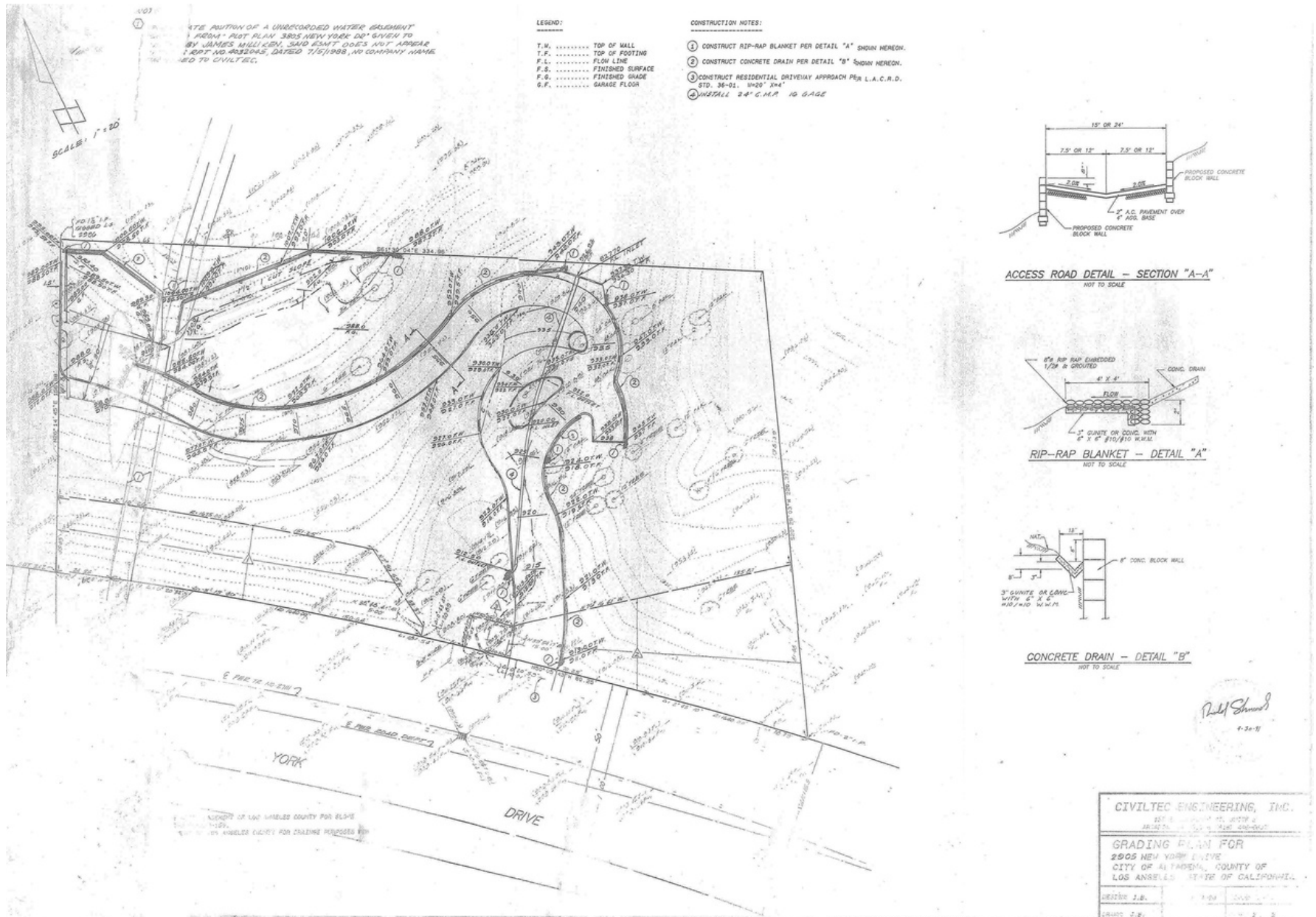
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### GRADING PLAN



# FOR SALE

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## PRIME HIGH IDENTITY LOCATION

**2905 NEW YORK DRIVE**

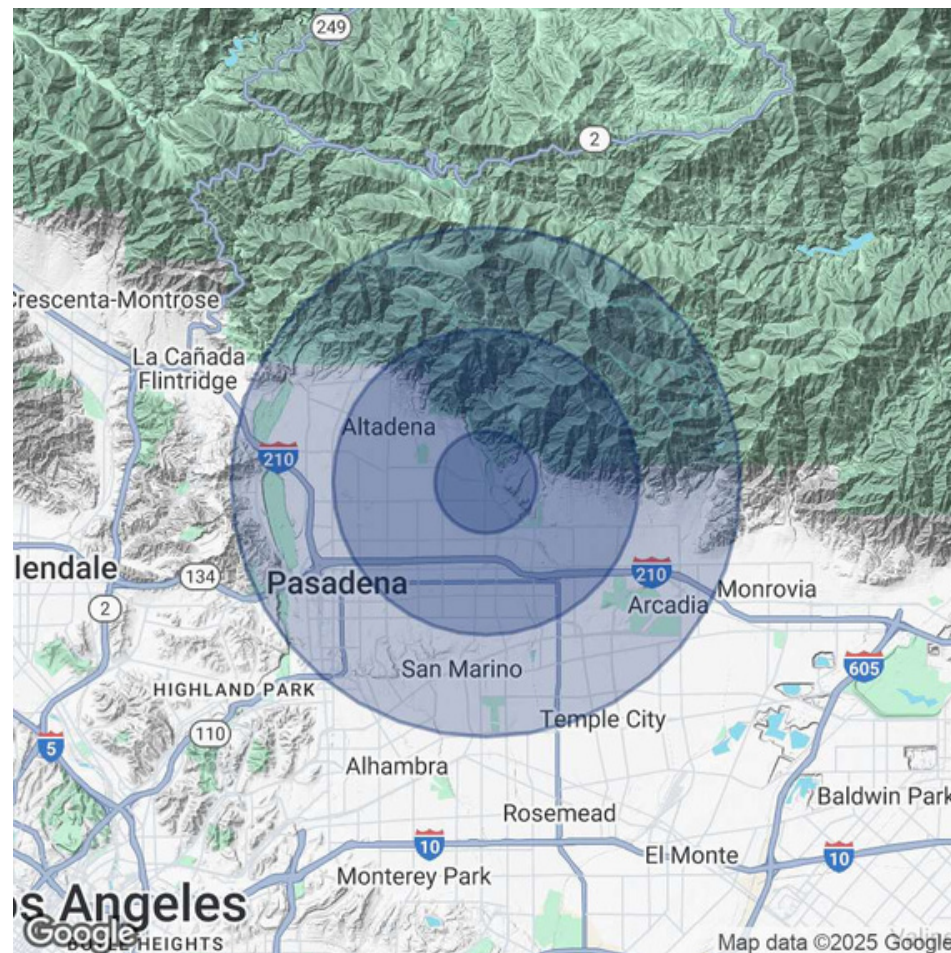
Pasadena, CA 91107

### 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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# 2905 NEW YORK DRIVE, PASADENA, CA 91107

## RESIDENTIAL DEVELOPMENT LAND

*Exclusively Marketed by:*



**KATHI CONSTANZO, CCIM, SIOR**

EXECUTIVE VICE PRESIDENT

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