

# PRIME DOWNTOWN PASADENA LOCATION, ONE VERY SHORT BLOCK WEST OF SOUTH LAKE AVENUE AND MANY RETAIL AMENITIES

469-475 S HUDSON AVE, PASADENA, CA 91101



**PROPERTY CAN BE COMBINED WITH TWO PARCELS ADJACENT TO THE SOUTH WHICH WILL GIVE ON OWNER  
ABOUT 31,000 SQUARE FEET OF LAND AND 48+ RESIDENTIAL UNITS COULD BE DEVELOPED, WITH ENTITLEMENTS**

**BUILDING SIZE:** +/- 4,842 SF  
**LOT SIZE:** +/-10,582 SF

**NUMBER OF UNITS:** 4 UNITS  
**ASKING PRICE:** \$2,200,000

*This Brochure is owned by Team Ukropina*

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# FOR SALE

## 469-475 S HUDSON AVENUE

Pasadena, CA 91101

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### OFFERING SUMMARY

|                 |                                          |
|-----------------|------------------------------------------|
| ADDRESS         | 469-475 S Hudson Ave, Pasadena, CA 91101 |
| BUILDING SIZE   | +/- 4,842 SF                             |
| LOT SIZE        | +/-10,582 SF                             |
| APN             | 5734-029-014                             |
| YEAR BUILT      | 1916                                     |
| NUMBER OF UNITS | 4                                        |
| SALE PRICE      | \$2,200,000                              |

| DEMOGRAPHICS           | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------------|-----------|-----------|-----------|
| 2026 Population        | 29,276    | 201,564   | 517,955   |
| 2026 Median HH Income  | \$106,419 | \$115,743 | \$110,487 |
| 2026 Average HH Income | \$159,442 | \$171,862 | \$161,062 |

### PROPERTY HIGHLIGHTS

Well-located multifamily asset in the heart of Pasadena, walk one short block east to Southlake Avenue, and many retail amenities.

Rare Assemblage Opportunity: Purchase alongside 477-483 S Hudson Ave and 495-495½ S Hudson Ave for \$6,600,000 – a contiguous 3-property site with potential to develop up to 48 condominium units\*, subject to entitlements.

A unique chance to acquire and reposition 3 Hudson Avenue properties in one of Pasadena's most sought-after infill locations. **Call Agents for Income and Expenses.**

\*Buyer to independently verify development potential and entitlements with the City of Pasadena.

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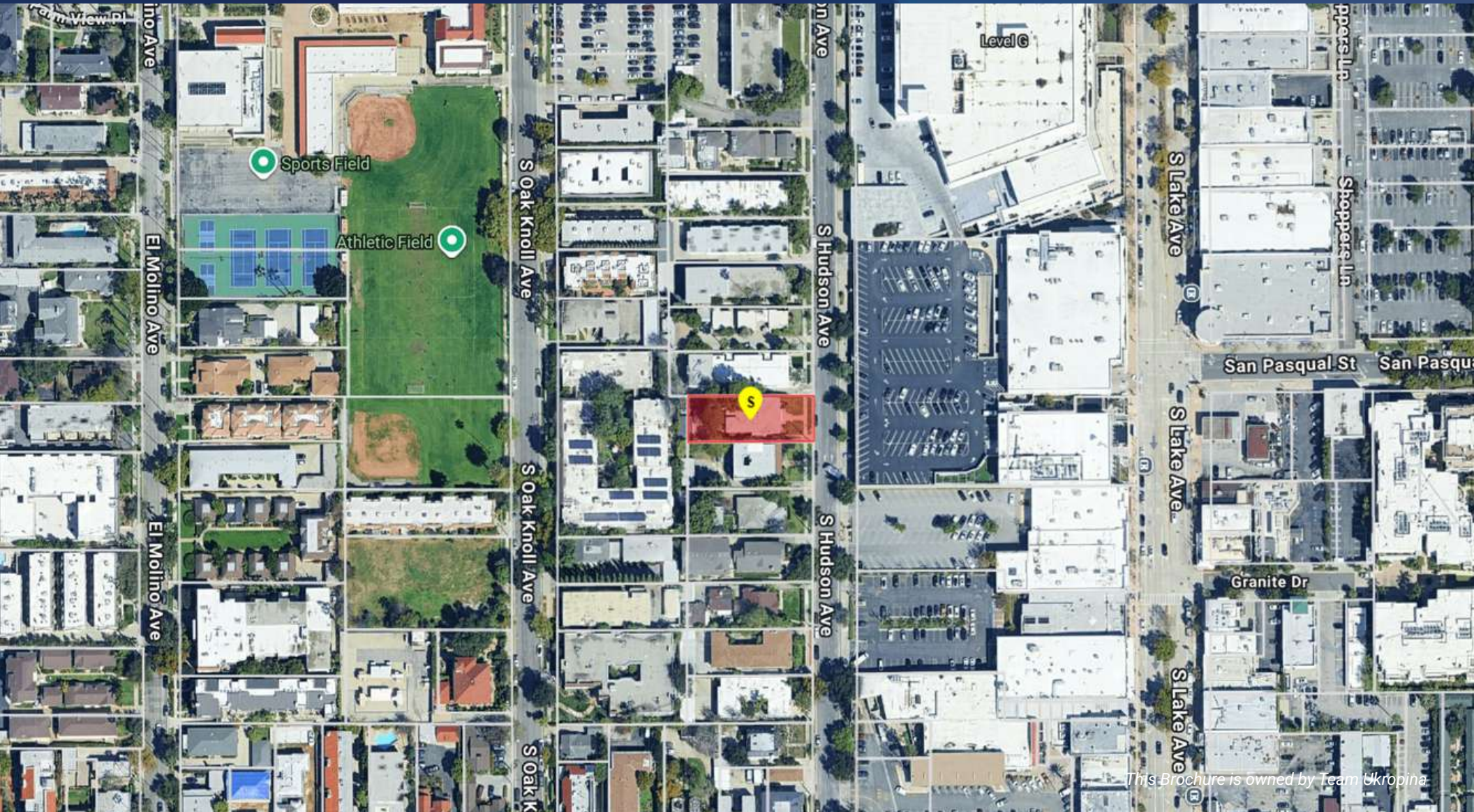




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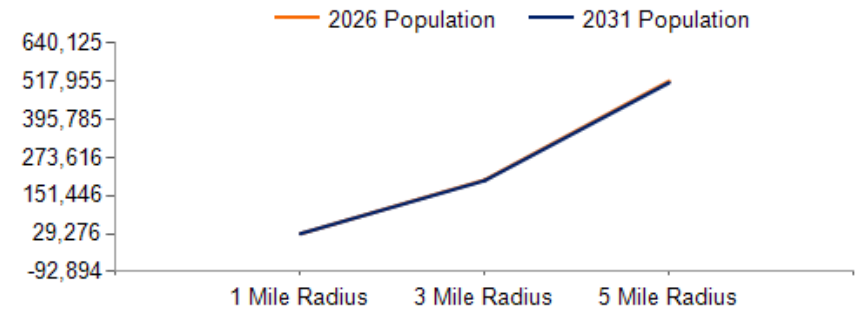
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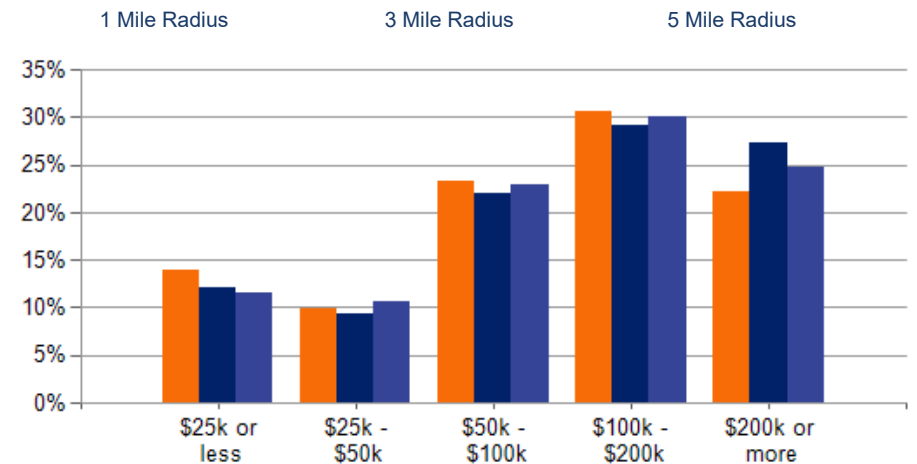


| POPULATION                         | 1 MILE | 3 MILE  | 5 MILE  |
|------------------------------------|--------|---------|---------|
| 2000 Population                    | 23,154 | 201,553 | 549,847 |
| 2010 Population                    | 27,508 | 205,768 | 553,150 |
| 2026 Population                    | 29,276 | 201,564 | 517,955 |
| 2031 Population                    | 29,356 | 199,400 | 513,098 |
| 2026 African American              | 1,623  | 11,299  | 20,710  |
| 2026 American Indian               | 185    | 2,463   | 6,559   |
| 2026 Asian                         | 8,553  | 53,257  | 175,567 |
| 2026 Hispanic                      | 5,345  | 63,734  | 183,489 |
| 2026 Other Race                    | 2,034  | 29,971  | 93,405  |
| 2026 White                         | 13,192 | 73,451  | 147,536 |
| 2026 Multiracial                   | 3,644  | 30,897  | 73,638  |
| 2026-2031: Population: Growth Rate | 0.25%  | -1.10%  | -0.95%  |

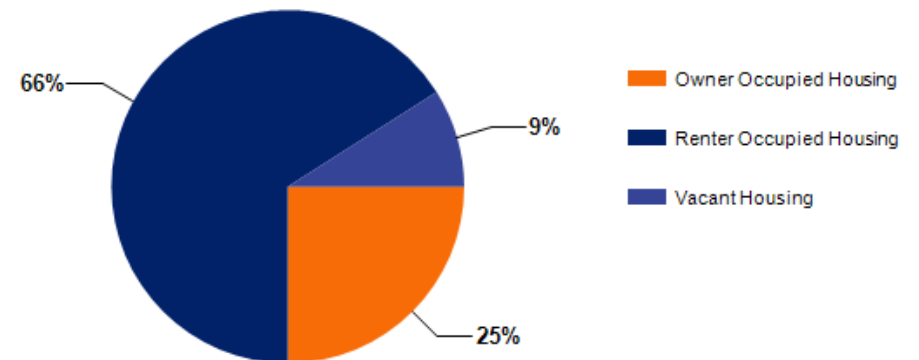
| 2026 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000    | 1,692     | 7,048     | 14,538    |
| \$15,000-\$24,999     | 478       | 3,289     | 8,458     |
| \$25,000-\$34,999     | 571       | 3,161     | 8,382     |
| \$35,000-\$49,999     | 984       | 4,792     | 12,650    |
| \$50,000-\$74,999     | 1,789     | 9,720     | 24,140    |
| \$75,000-\$99,999     | 1,849     | 9,000     | 21,453    |
| \$100,000-\$149,999   | 2,663     | 14,030    | 35,173    |
| \$150,000-\$199,999   | 2,127     | 10,828    | 24,629    |
| \$200,000 or greater  | 3,464     | 23,288    | 49,203    |
| Median HH Income      | \$106,419 | \$115,743 | \$110,487 |
| Average HH Income     | \$159,442 | \$171,862 | \$161,062 |



## 2026 Household Income



## 2026 Own vs. Rent - 1 Mile Radius

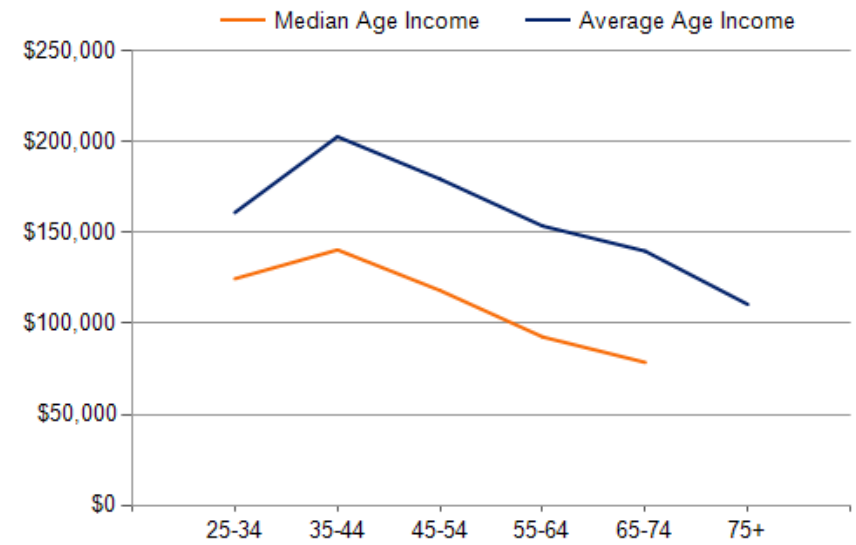
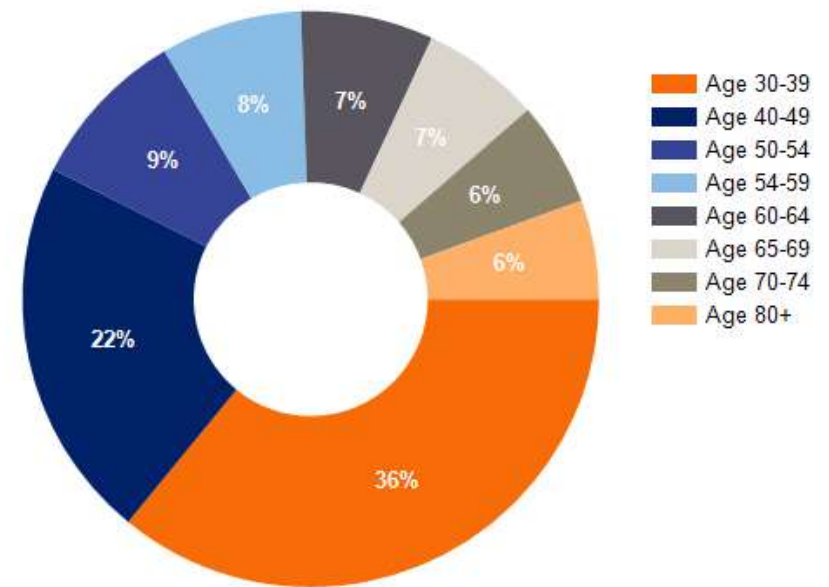


Source: esri

| 2026 POPULATION BY AGE    | 1 MILE | 3 MILE  | 5 MILE  |
|---------------------------|--------|---------|---------|
| 2026 Population Age 30-34 | 3,628  | 16,239  | 40,316  |
| 2026 Population Age 35-39 | 3,201  | 16,068  | 40,639  |
| 2026 Population Age 40-44 | 2,442  | 15,127  | 37,660  |
| 2026 Population Age 45-49 | 1,649  | 13,328  | 34,058  |
| 2026 Population Age 50-54 | 1,728  | 13,808  | 35,737  |
| 2026 Population Age 55-59 | 1,507  | 12,731  | 33,484  |
| 2026 Population Age 60-64 | 1,415  | 12,030  | 31,687  |
| 2026 Population Age 65-69 | 1,268  | 10,717  | 28,248  |
| 2026 Population Age 70-74 | 1,116  | 9,441   | 25,319  |
| 2026 Population Age 75-79 | 1,057  | 7,982   | 20,387  |
| 2026 Population Age 80-84 | 673    | 5,263   | 12,823  |
| 2026 Population Age 85+   | 724    | 5,077   | 13,389  |
| 2026 Population Age 18+   | 26,085 | 167,943 | 429,621 |
| 2026 Median Age           | 38     | 42      | 42      |
| 2031 Median Age           | 40     | 43      | 43      |

| 2026 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$124,674 | \$119,716 | \$110,496 |
| Average Household Income 25-34 | \$161,125 | \$159,853 | \$150,335 |
| Median Household Income 35-44  | \$140,565 | \$139,863 | \$134,497 |
| Average Household Income 35-44 | \$202,876 | \$203,329 | \$190,312 |
| Median Household Income 45-54  | \$118,213 | \$147,119 | \$138,863 |
| Average Household Income 45-54 | \$179,571 | \$196,289 | \$184,951 |
| Median Household Income 55-64  | \$92,643  | \$115,422 | \$112,849 |
| Average Household Income 55-64 | \$153,710 | \$175,223 | \$164,228 |
| Median Household Income 65-74  | \$78,613  | \$102,271 | \$97,085  |
| Average Household Income 65-74 | \$139,862 | \$164,812 | \$155,470 |
| Average Household Income 75+   | \$110,529 | \$133,390 | \$114,305 |

Population By Age



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## *Exclusively Marketed by:*

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