

**±832 SF BUILDING ON AN  
OVERSIZED ±8,876 SF MXD-ZONED PARCEL**

## **PRIME EAST PASADENA DEVELOPMENT & OWNER-USER OPPORTUNITY**



**ADJACENT 470 S ROSEMEAD BLVD ALSO AVAILABLE | COMBINE FOR A ±19,500 SF ASSEMBLAGE**

**480 S Rosemead Blvd  
Pasadena, CA 91107**

**MAURICIO OLAIZ**

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FOR SALE  
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**PROPERTY INFORMATION**



|                   |                |
|-------------------|----------------|
| ASKING PRICE      | \$1,495,000.00 |
| TOTAL BUILDING SF | ±832           |
| LOT SF            | ±8,876         |
| YEAR BUILT        | 1924           |
| PARKING RATIO     | 10.7/1,000     |
| ZONING            | MXD            |
| APN               | 5378-015-008   |

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**PROPERTY HIGHLIGHTS**

- Rare development and owner-user opportunity along the Rosemead Boulevard corridor
- Flexible existing configuration suitable for medical office, professional office or retail use
- Offered vacant for immediate occupancy, renovation or redevelopment
- MXD zoning supports the property's long-term mixed-use development potential
- Highly visible Rosemead Boulevard frontage
- Generous on-site parking for a building of this size
- Convenient ingress and egress from Rosemead Boulevard
- Opportunity to separately acquire adjacent 470 S. Rosemead Boulevard
- Combined acquisition creates approximately 19,500 SF of contiguous land
- Assemblage may provide additional scale for mixed-use, multifamily or commercial redevelopment
- Existing building offers potential interim occupancy or income while future plans are evaluated





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**PROPERTY PHOTOS | EXTERIOR**



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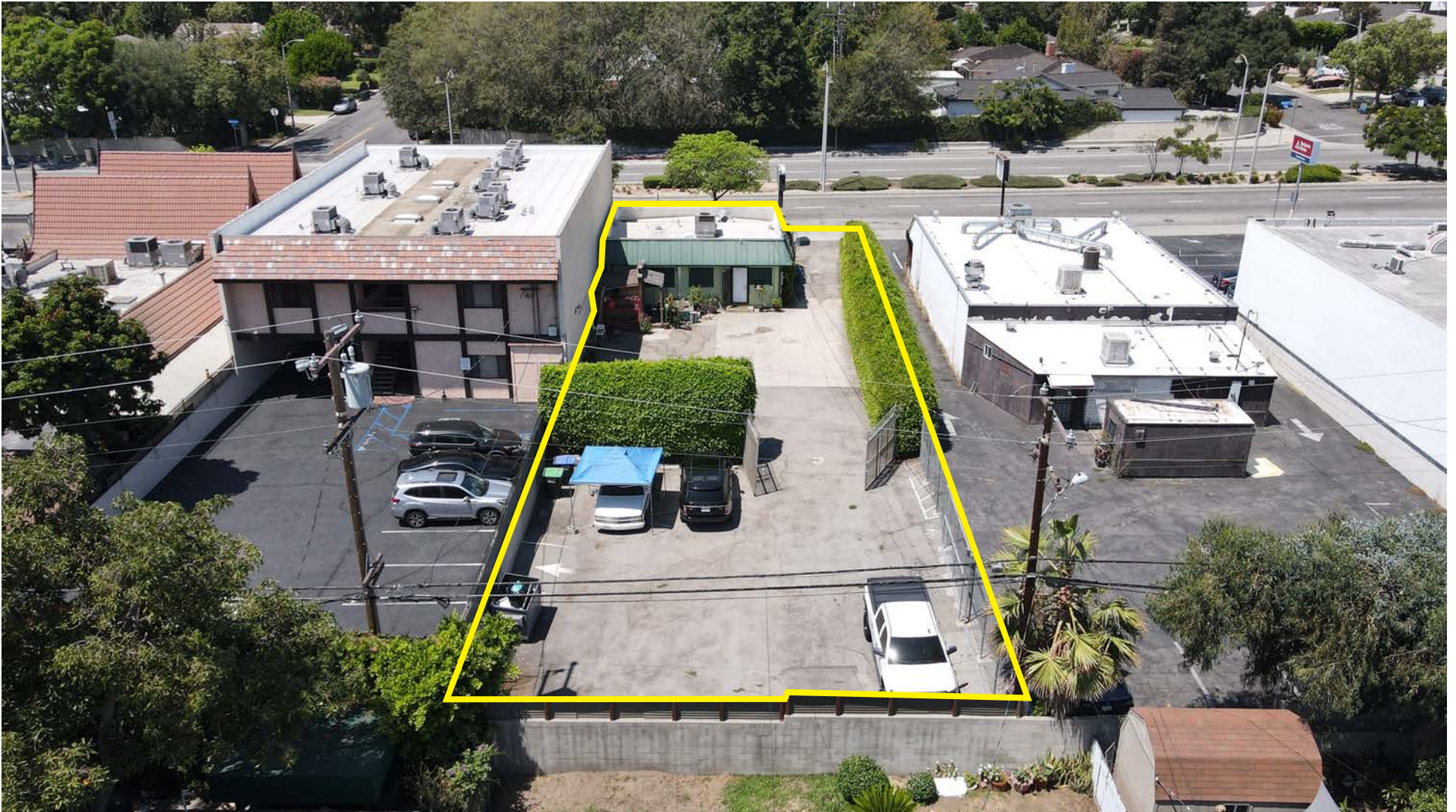




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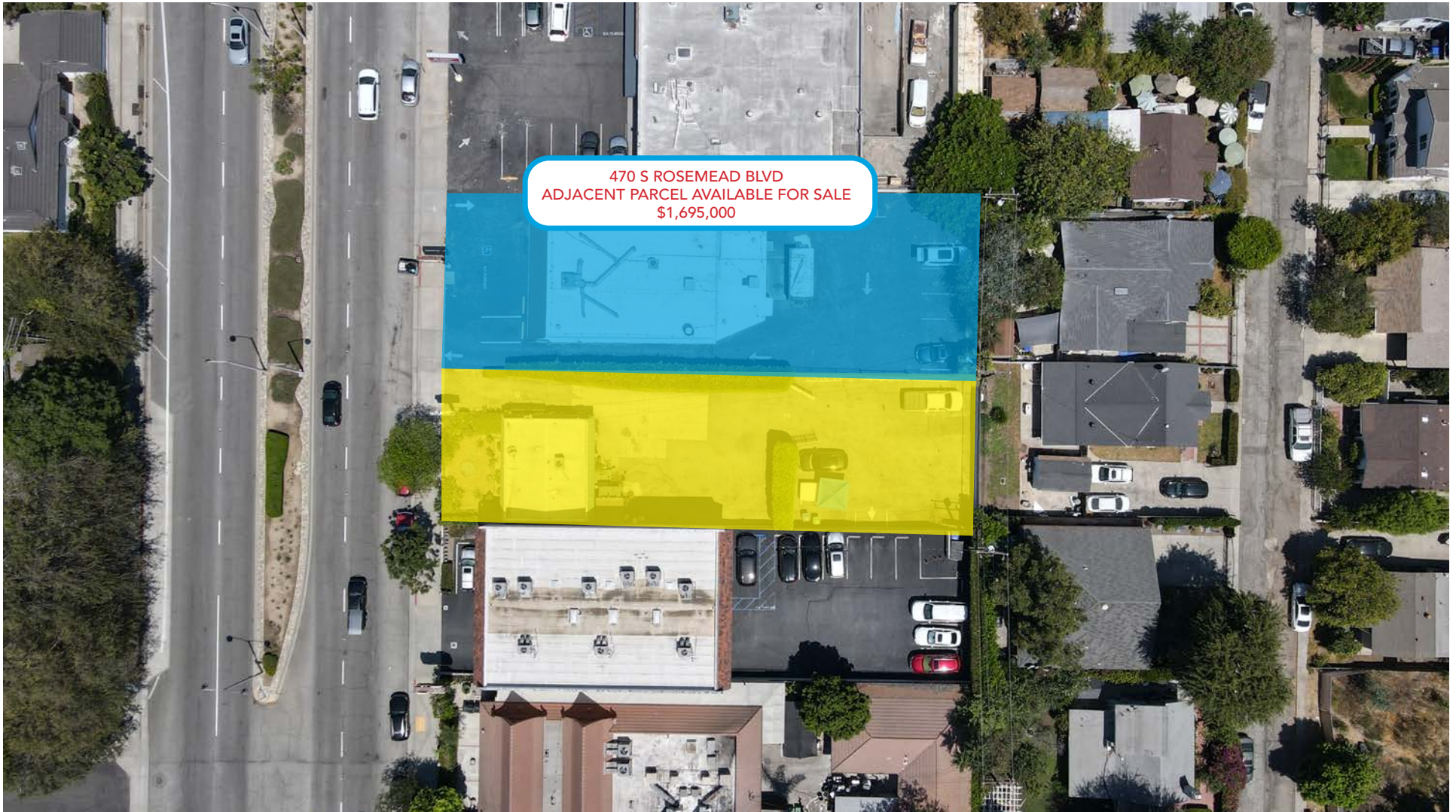




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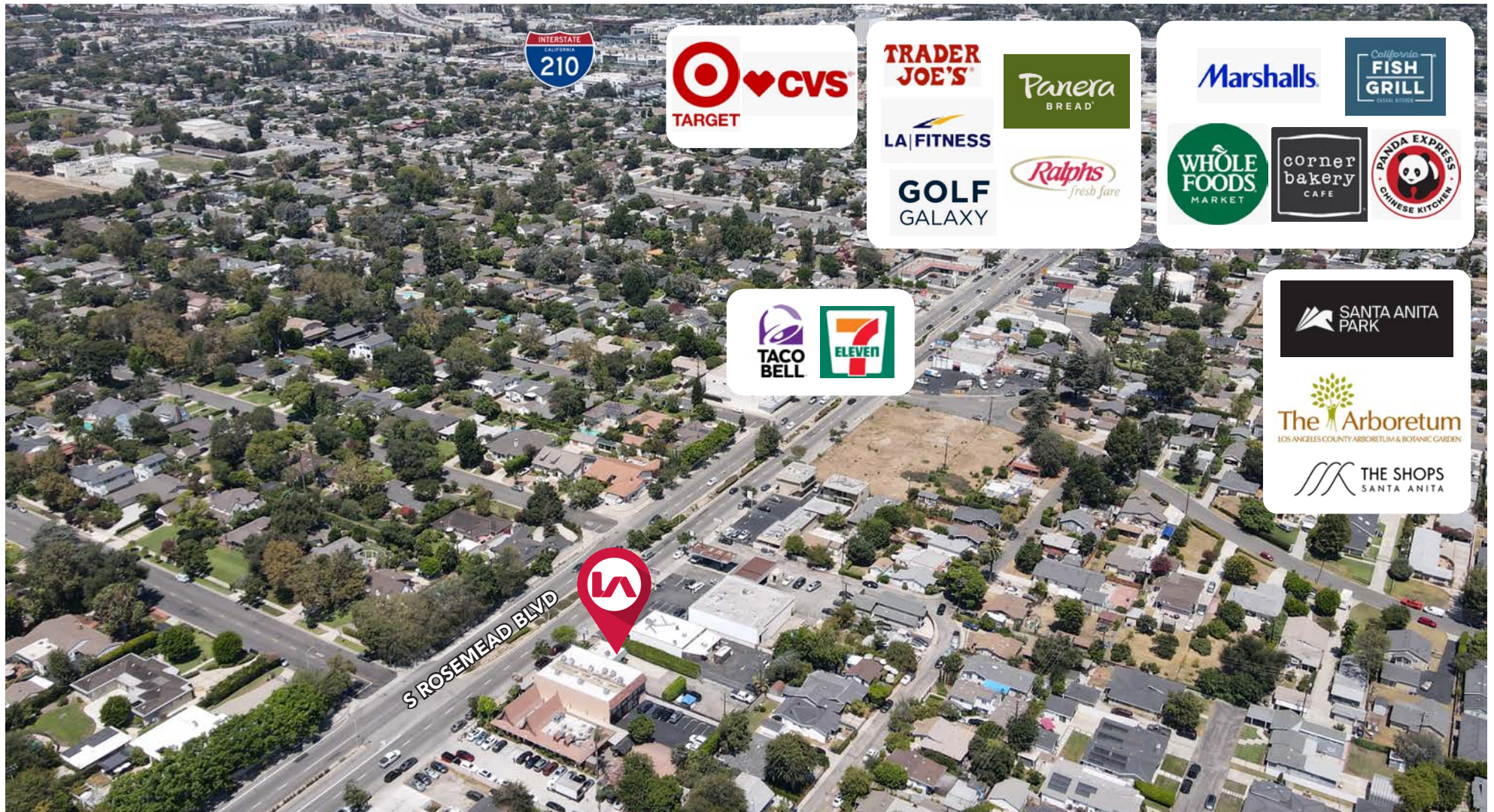




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**AREA OVERVIEW**



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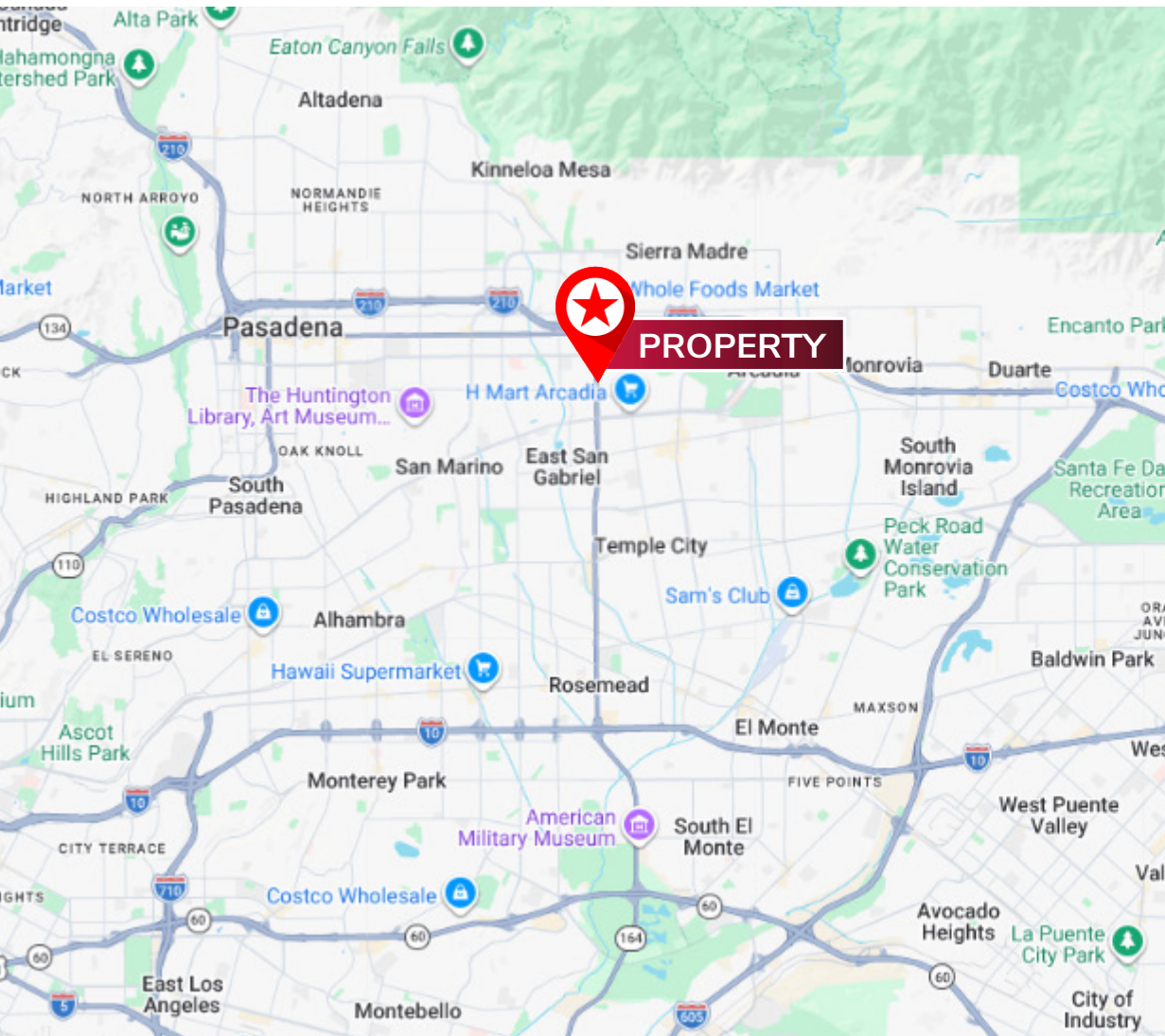




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## OVERVIEW MAP



## LOCATION HIGHLIGHTS

- Strategically positioned along an evolving mixed-use corridor in unincorporated East Pasadena
- Located near the borders of Pasadena, Arcadia, San Marino, Sierra Madre and Temple City
- Immediately south of a planned seven-story, 169-unit residential development at 380 S. Rosemead Boulevard
- The nearby project demonstrates institutional development interest and the corridor's transition toward higher-density residential and mixed-use development
- Convenient access to Huntington Drive, Colorado Boulevard, Foothill Boulevard and the I-210 Freeway
- Minutes from the Metro A Line's Sierra Madre Villa Station
- Surrounded by established residential neighborhoods and strong household demographics
- Near major East Pasadena retail centers, including Hastings Ranch Plaza and Foothill & Rosemead Marketplace
- Nearby retailers include Trader Joe's, Whole Foods Market, Ralphs, Sprouts Farmers Market, Target, CVS, Marshalls and Golf Galaxy
- Close to Kaiser Permanente Pasadena Medical Offices and other healthcare providers
- Strong location for medical, professional service, retail and neighborhood-serving use

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# EXPANSION & ASSEMBLAGE OPPORTUNITY

Acquire 470 S. Rosemead independently or combine it with adjacent 480 S Rosemead for a larger restaurant, parking or redevelopment opportunity.



| 480 S ROSEMEAD                 | 470 + 480 S ROSEMEAD                           |
|--------------------------------|------------------------------------------------|
| ±8,876 SF development parcel   | ±19,500 SF contiguous site                     |
| ±832 SF office/retail building | Expanded Rosemead Boulevard presence           |
| Immediate owner-user potential | Greater development scale and flexibility      |
| Generous on-site parking       | Mixed-use, multifamily or commercial potential |

470 S. Rosemead Boulevard is offered separately and is not included in the purchase of 480 S. Rosemead Boulevard. Buyers should independently verify all development potential, permitted uses, parking requirements and the ability to combine the properties.



# ASSEMBLAGE RENDERING





# 480

## S ROSEMEAD BLVD

### PASADENA, CA 91107

Lee & Associates hereby advises all prospective purchasers of Investment property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.