

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

**477-483 South Hudson Avenue, Pasadena, CA 91101**  
**495-495 1/2 South Hudson Avenue, Pasadena, CA 91101**



## **477-483 SOUTH HUDSON AVENUE:**

**BUILDING SIZE: +/- 5,764 SF**

**LOT SIZE: +/- 10,737 SF**

**NO. OF UNITS: 4 UNITS**

## **495-495 1/2 SOUTH HUDSON AVENUE:**

**BUILDING SIZE: +/- 2,460 SF**

**LOT SIZE: +/- 10,729 SF**

**NO. OF UNITS: 2 UNITS**

**\$4,200,000 FOR TWO PROPERTIES**

### **BILL UKROPINA, CRE**

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**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# FOR SALE

## 477-483 & 495 S HUDSON AVENUE

Pasadena, CA 91101

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### OFFERING SUMMARY

|                 |                                                                 |
|-----------------|-----------------------------------------------------------------|
| ADDRESS         | 477-483 & 495-495 1/2 South Hudson Ave, Pasadena, CA 91101      |
| BUILDING SIZE   | 477-483 S. Hudson: +/- 5,764 SF   495 S. Hudson: +/- 2,460 SF   |
| LOT SIZE        | 477-483 S. Hudson: +/- 10,737 SF   495 S. Hudson: +/- 10,729 SF |
| APNs:           | 477-483 S. Hudson: 5734-029-013   495 S. Hudson: 5734-029-012   |
| YEAR BUILT      | 1925   1940                                                     |
| NUMBER OF UNITS | 4 Units   2 Units                                               |
| SALE PRICE      | \$4,200,000 FOR TWO PROPERTIES                                  |

| 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

Very rare to find two contiguous residential income properties on 477-495 1/2 S. Hudson Ave., one short block west of Lake Avenue.

Properties could be developed in the future and a developer could build more than 30 units with entitlement.

Properties provide favorable income while developer is obtaining entitlements.

**Call Agents for Income and Expenses.**



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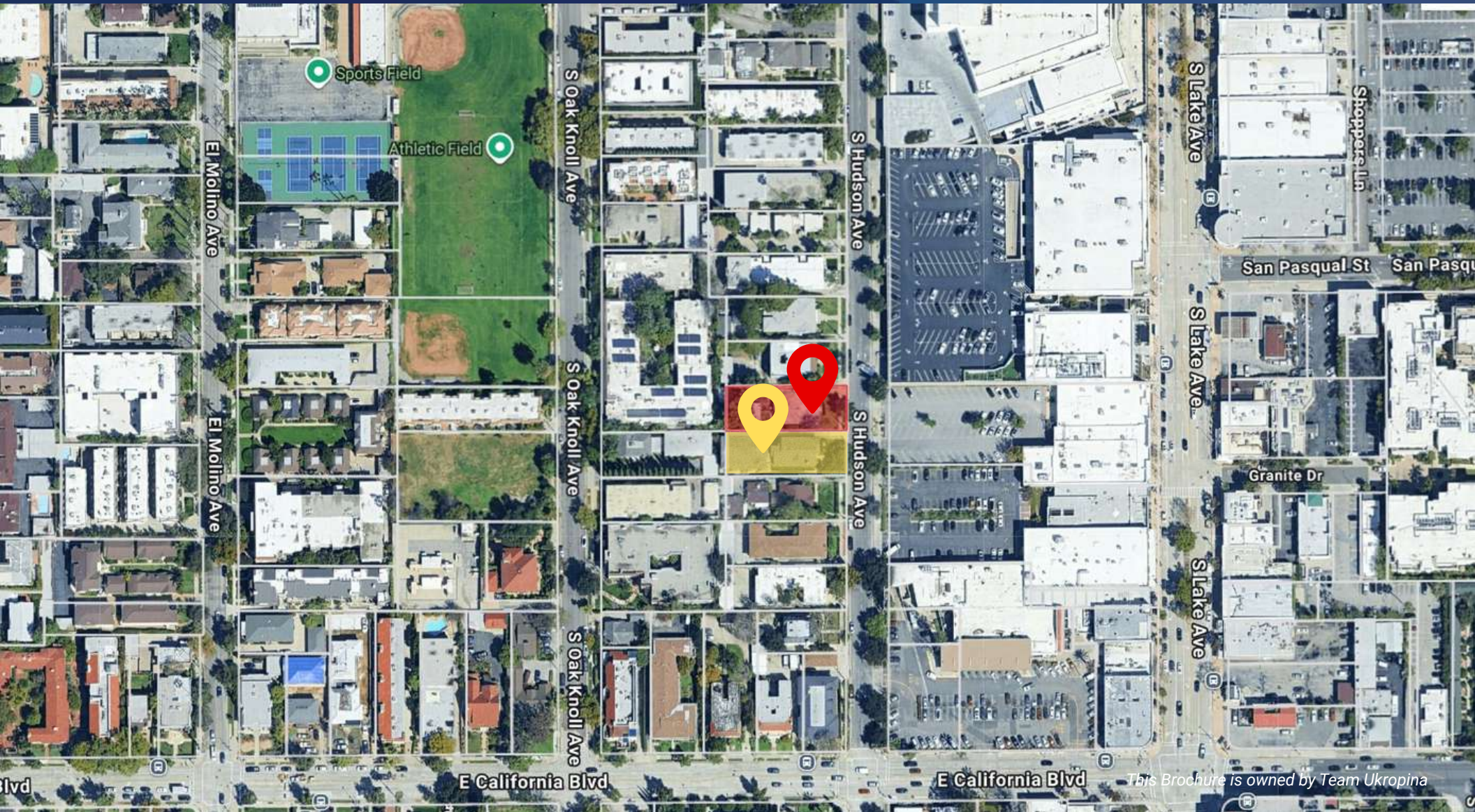
*This Brochure is owned by Team Ukropina*



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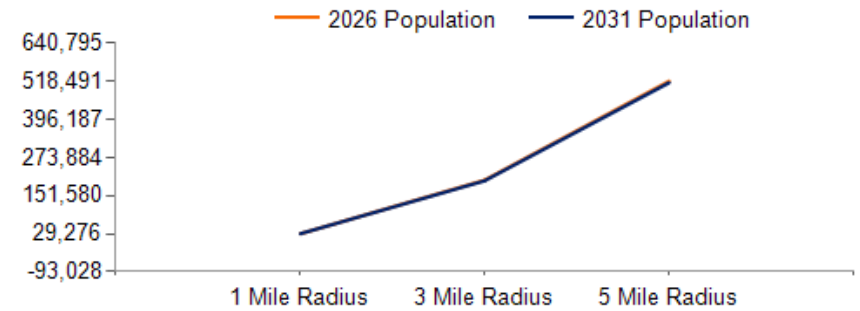
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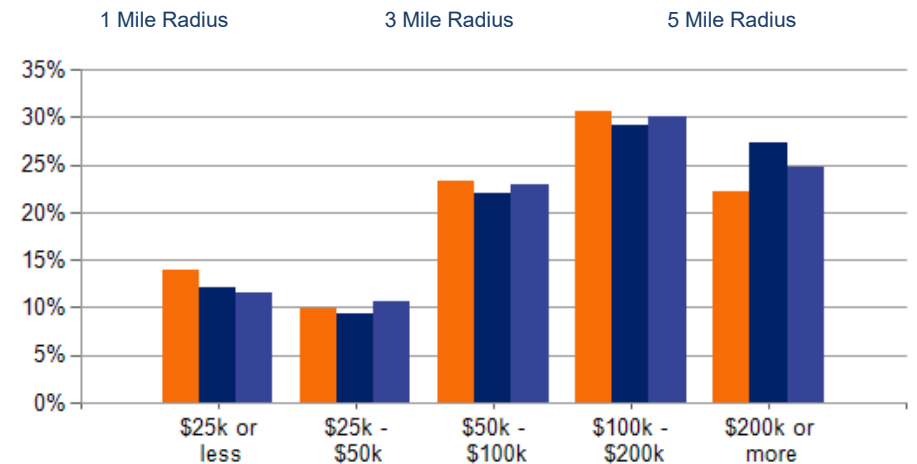


| POPULATION                         | 1 MILE | 3 MILE  | 5 MILE  |
|------------------------------------|--------|---------|---------|
| 2000 Population                    | 23,147 | 201,068 | 550,438 |
| 2010 Population                    | 27,502 | 205,250 | 553,729 |
| 2026 Population                    | 29,276 | 201,303 | 518,491 |
| 2031 Population                    | 29,356 | 199,145 | 513,627 |
| 2026 African American              | 1,623  | 11,221  | 20,714  |
| 2026 American Indian               | 185    | 2,453   | 6,571   |
| 2026 Asian                         | 8,553  | 53,455  | 175,912 |
| 2026 Hispanic                      | 5,345  | 63,541  | 183,754 |
| 2026 Other Race                    | 2,034  | 29,859  | 93,544  |
| 2026 White                         | 13,192 | 73,265  | 147,497 |
| 2026 Multiracial                   | 3,644  | 30,825  | 73,711  |
| 2026-2031: Population: Growth Rate | 0.25%  | -1.10%  | -0.95%  |

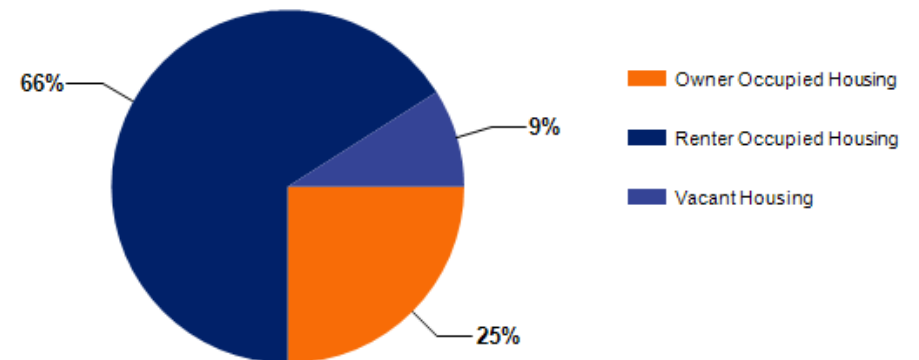
| 2026 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000    | 1,692     | 7,042     | 14,550    |
| \$15,000-\$24,999     | 478       | 3,283     | 8,469     |
| \$25,000-\$34,999     | 571       | 3,186     | 8,387     |
| \$35,000-\$49,999     | 984       | 4,810     | 12,682    |
| \$50,000-\$74,999     | 1,789     | 9,719     | 24,156    |
| \$75,000-\$99,999     | 1,849     | 8,995     | 21,460    |
| \$100,000-\$149,999   | 2,663     | 14,057    | 35,211    |
| \$150,000-\$199,999   | 2,127     | 10,815    | 24,658    |
| \$200,000 or greater  | 3,464     | 23,254    | 49,235    |
| Median HH Income      | \$106,419 | \$115,673 | \$110,481 |
| Average HH Income     | \$159,442 | \$171,686 | \$161,029 |



## 2026 Household Income



## 2026 Own vs. Rent - 1 Mile Radius

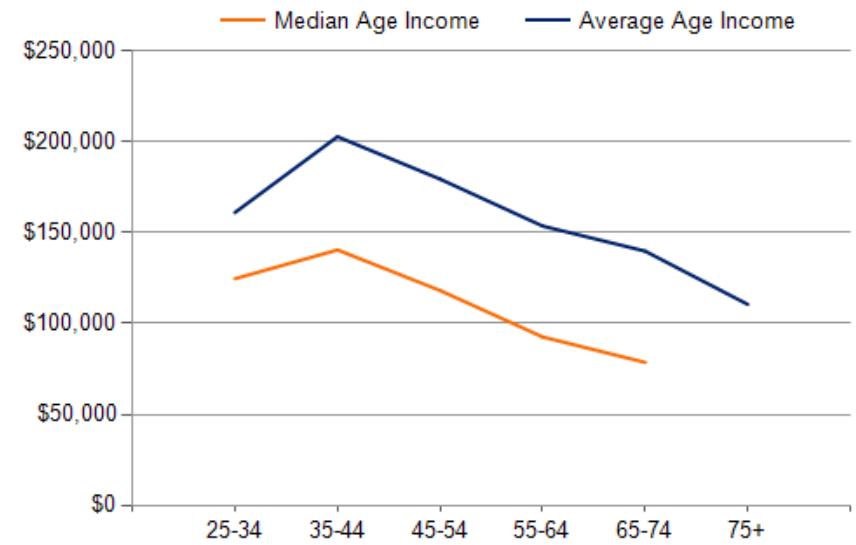
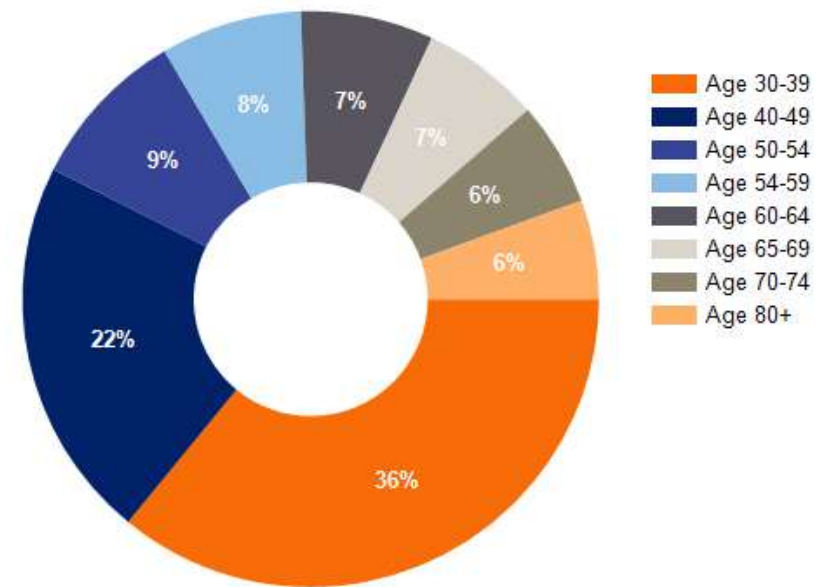


Source: esri

| 2026 POPULATION BY AGE    | 1 MILE | 3 MILE  | 5 MILE  |
|---------------------------|--------|---------|---------|
| 2026 Population Age 30-34 | 3,628  | 16,254  | 40,366  |
| 2026 Population Age 35-39 | 3,201  | 16,071  | 40,686  |
| 2026 Population Age 40-44 | 2,442  | 15,108  | 37,697  |
| 2026 Population Age 45-49 | 1,649  | 13,297  | 34,088  |
| 2026 Population Age 50-54 | 1,728  | 13,786  | 35,771  |
| 2026 Population Age 55-59 | 1,507  | 12,705  | 33,520  |
| 2026 Population Age 60-64 | 1,415  | 12,010  | 31,725  |
| 2026 Population Age 65-69 | 1,268  | 10,682  | 28,279  |
| 2026 Population Age 70-74 | 1,116  | 9,410   | 25,341  |
| 2026 Population Age 75-79 | 1,057  | 7,968   | 20,413  |
| 2026 Population Age 80-84 | 673    | 5,256   | 12,838  |
| 2026 Population Age 85+   | 724    | 5,067   | 13,406  |
| 2026 Population Age 18+   | 26,085 | 167,744 | 430,073 |
| 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 | \$119,680 | \$110,509 |
| Average Household Income 25-34 | \$161,125 | \$159,623 | \$150,337 |
| Median Household Income 35-44  | \$140,565 | \$139,679 | \$134,498 |
| Average Household Income 35-44 | \$202,876 | \$203,122 | \$190,277 |
| Median Household Income 45-54  | \$118,213 | \$146,812 | \$138,868 |
| Average Household Income 45-54 | \$179,571 | \$196,055 | \$184,948 |
| Median Household Income 55-64  | \$92,643  | \$115,091 | \$112,827 |
| Average Household Income 55-64 | \$153,710 | \$174,941 | \$164,180 |
| Median Household Income 65-74  | \$78,613  | \$102,419 | \$97,048  |
| Average Household Income 65-74 | \$139,862 | \$164,870 | \$155,405 |
| Average Household Income 75+   | \$110,529 | \$133,354 | \$114,263 |

Population By Age



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PASADENA, CA 91101**

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## ***Exclusively Marketed by:***

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