

# OFFERING MEMORANDUM



50 N Hill Ave  
Pasadena, CA 91106



## EXCLUSIVELY PRESENTED BY:

50 N HILL AVE  
PASADENA, CA 91106



**John Zhang**

Broker

626-203-2877

License #:01403183

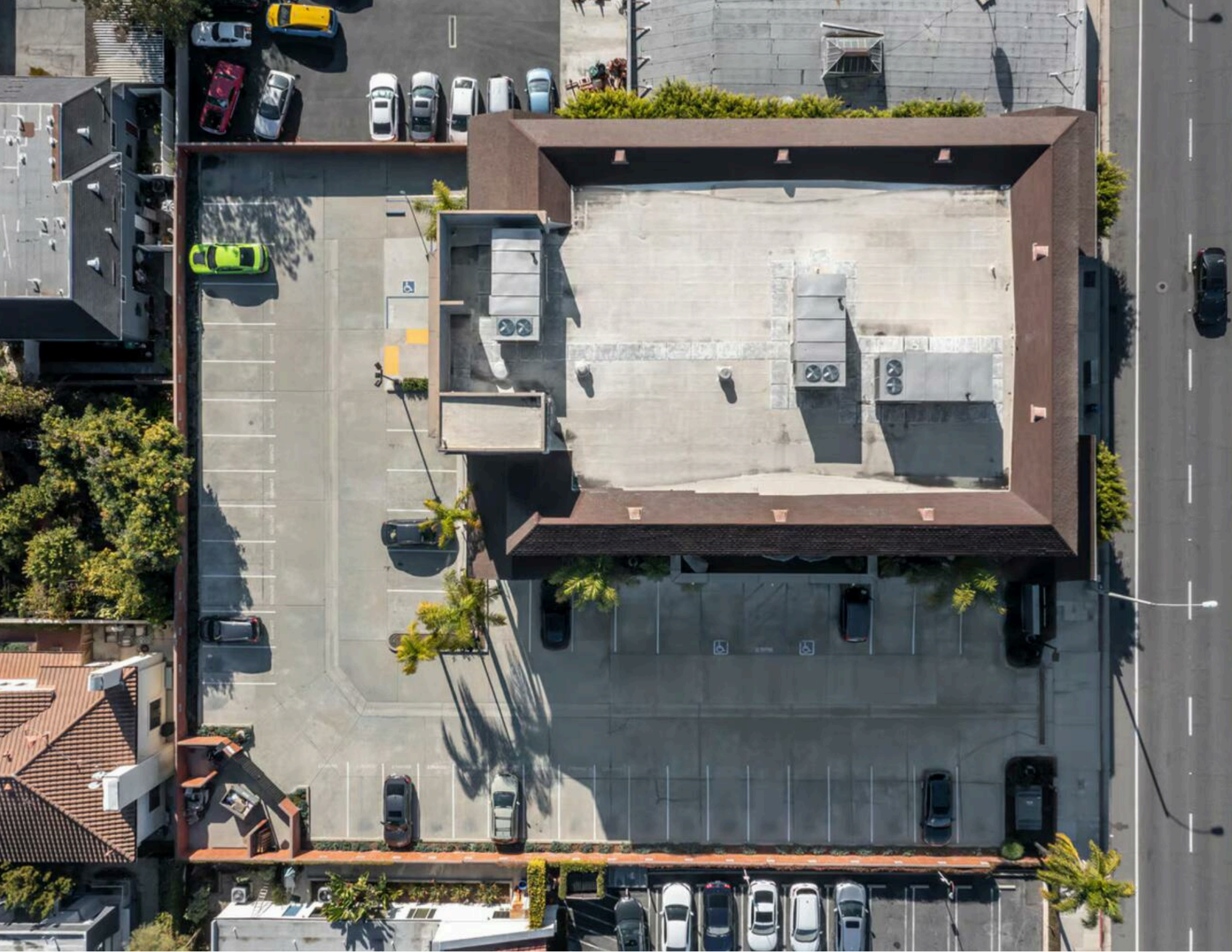


Harvest Realty Development

50 N Hill Ave #301  
Pasadena, CA 91106

Office: 310-985-9956

<https://www.jiazhouwu.com/commercial-listing>



# PROPERTY SUMMARY

Offering Price	\$9,980,000.00
Building SqFt	23,639 SqFt
Year Built	1984
Site Area	0.64 AC
Parcel ID	5737-001-028
Zoning Type	Commercial
County	Los Angeles
Coordinates	34.147053,-118.120922
Levels	3

# INVESTMENT SUMMARY

Located on a ±0.64-acre parcel on the east side of N. Hill Avenue, just ¼ mile south of the 210 Freeway, this property offers a prime office space in central Pasadena:

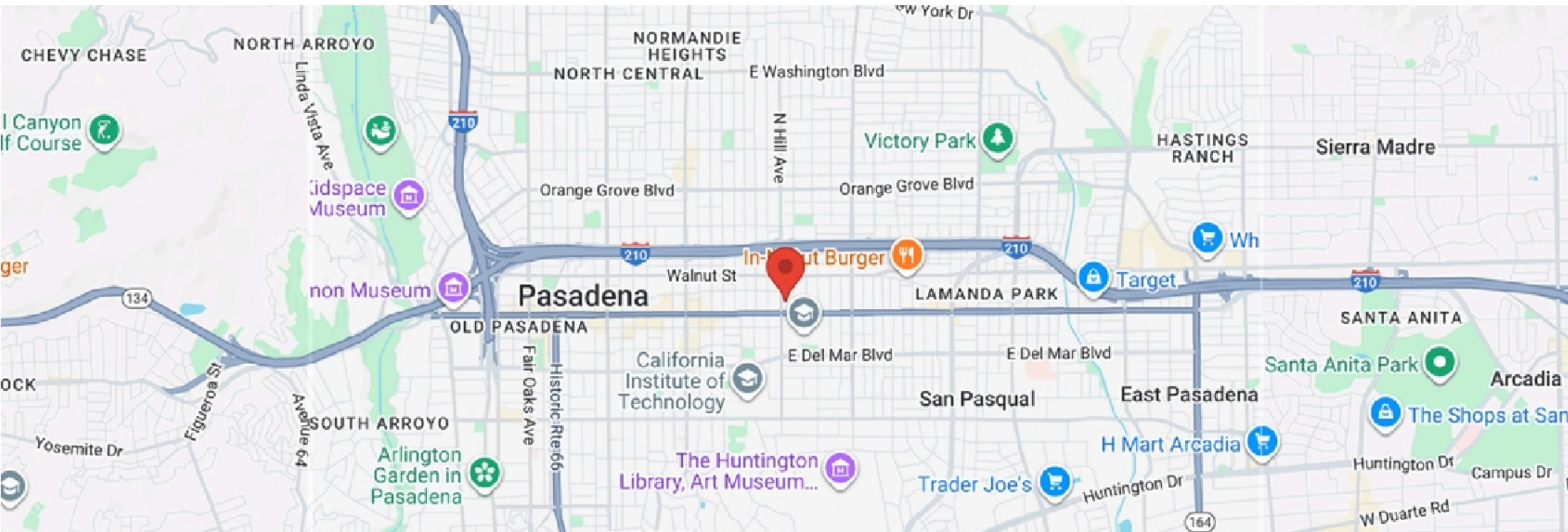
- Minutes from the Pasadena Freeway (I-210) with convenient transportation access.
- Close to Pasadena's city center, offering a professional and serene work environment with tree-lined streets and historic architecture. Surrounded by a variety of restaurants, cafes, and snack shops—perfect for business lunches and casual meetings.
- Near Pasadena's major shopping and entertainment hubs, including Paseo Colorado and Old Pasadena.
- Concrete-paved surface lot with 52 parking spaces, accessible via one ingress/egress point on N. Hill Avenue.



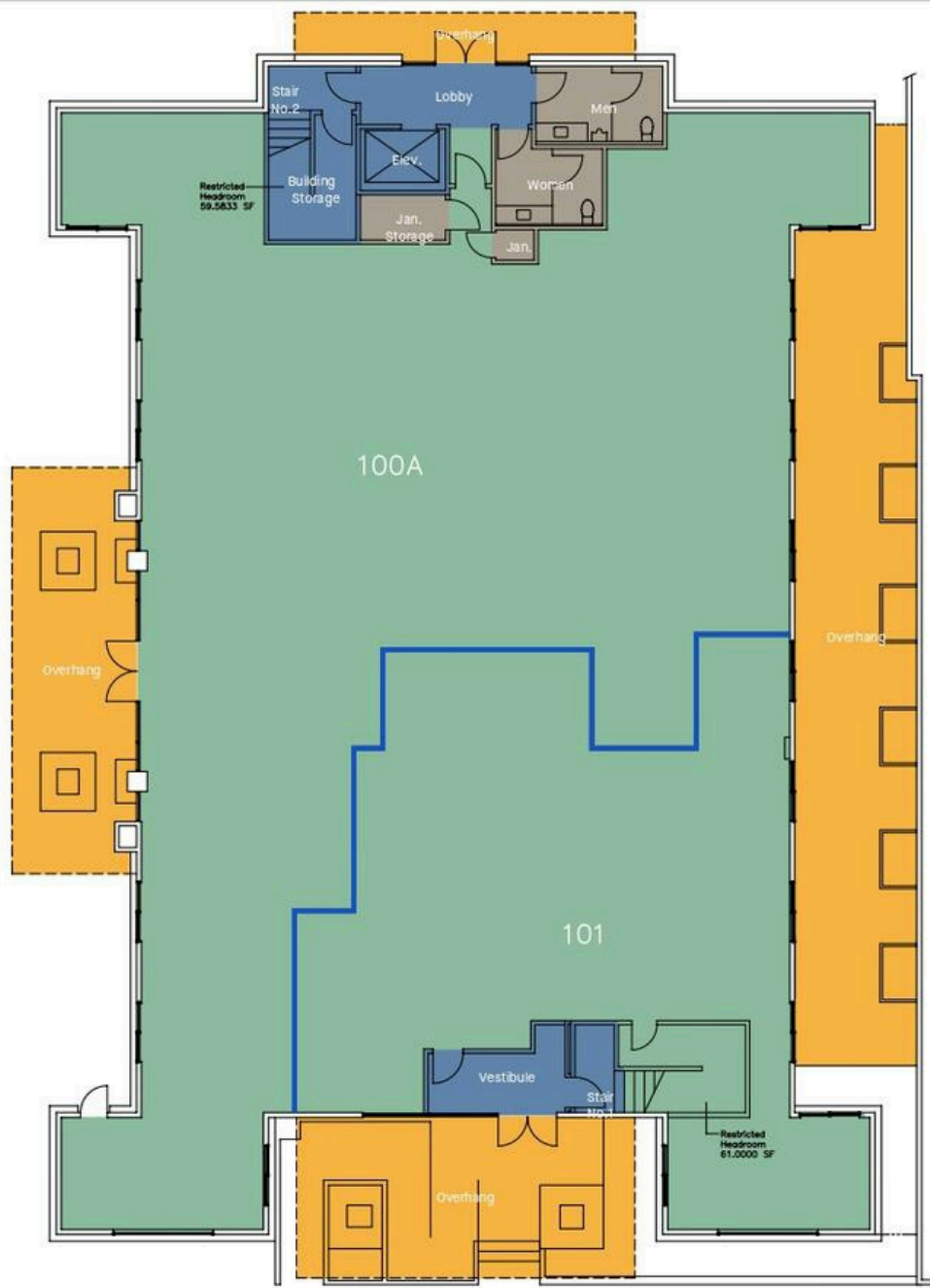
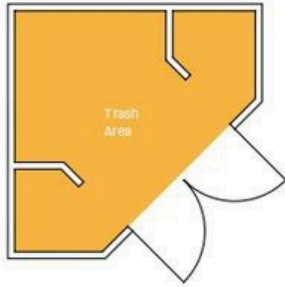


# RENT ROLL

UNIT	TENANT	SIZE (SF)	RENT / SF	ANNUAL BASE RENT	EXP. REIMB.	LEASE TYPE	LEASE START	LEASE END	NOTES
100A		5,332	\$18.35	\$97,843.20		FSG	04/26/2004	-	MTM
202		2,397	\$27.62	\$66,200.16		FSG	12/01/2023	11/30/2028	
203		4,945	\$35.29	\$174,525.72		FSG	01/01/2021	6/30/2026	
301		1,793	\$0.00	\$0.00				-	
302		1,064	\$28.50	\$30,323.28		NNN	10/15/2018	-	MTM
303		746	\$1.34	\$12,000.00		FSG	04/19/2024	-	MTM
305		776	\$26.24	\$20,369.28		FSG	08/11/2023	-	MTM
306		2,007	\$27.60	\$55,393.20		FSG	06/01/2023	06/30/2026	
101	Vacancy	2,524	\$0.00	\$0.00					
Total Occupied		19060		\$456,654.84					
TOTAL		21584		\$456,654.84	\$0.00				







SUITE	OCCUPANT	USF	RSF	CLSF	LED
100A	Easter Seals	4,456.38	5,332.14	4,160.00	05/31/22

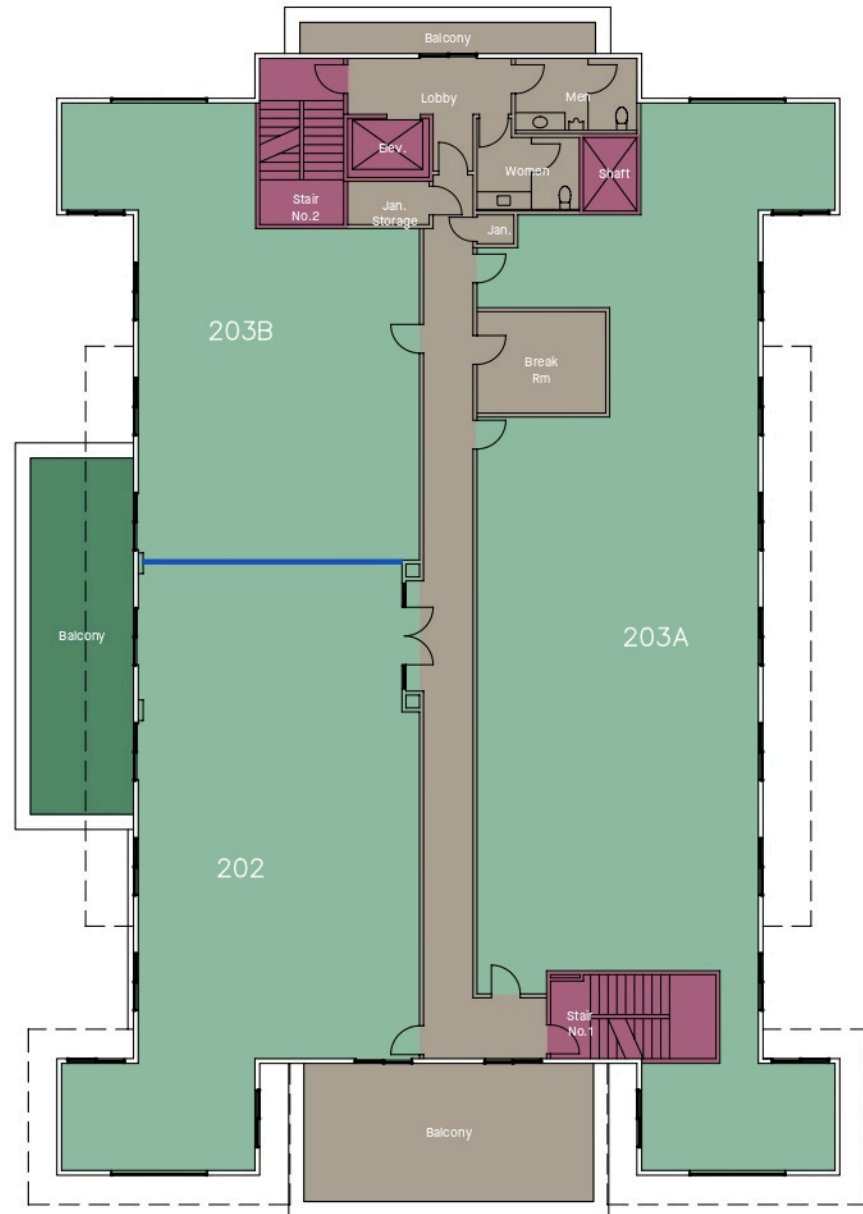
SUITE	OCCUPANT	USF	RSF	CLSF	LED
101	Vacant	2,109.45	2,523.99	2,200.00	



1.14.22	50 North Hill
Floor 1	50 North Hill Avenue Pasadena, CA 91106
	Report ID 3

Final Composite Drawing		
USF - Total Usable Area	RSF - Target Rentable Area	CLSF - Current Leased Area
LED - Lease Expiration Date		





SUITE	OCCUPANT	USF	RSF	CLSF	LED	SUITE	OCCUPANT	USF	RSF	CLSF	LED
202	Jonell Agnew	2,002.96	2,396.57	1,977.00	04/30/24	203A	Soultenders, Inc.	2,683.63	3,211.00	4,615.00	06/30/26
203B	Soultenders, Inc.	1,449.50	1,734.35	---	06/30/26						



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50 North Hill

Final Composite Drawing

Floor  
**2**

50 North Hill Avenue  
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Report ID **3**

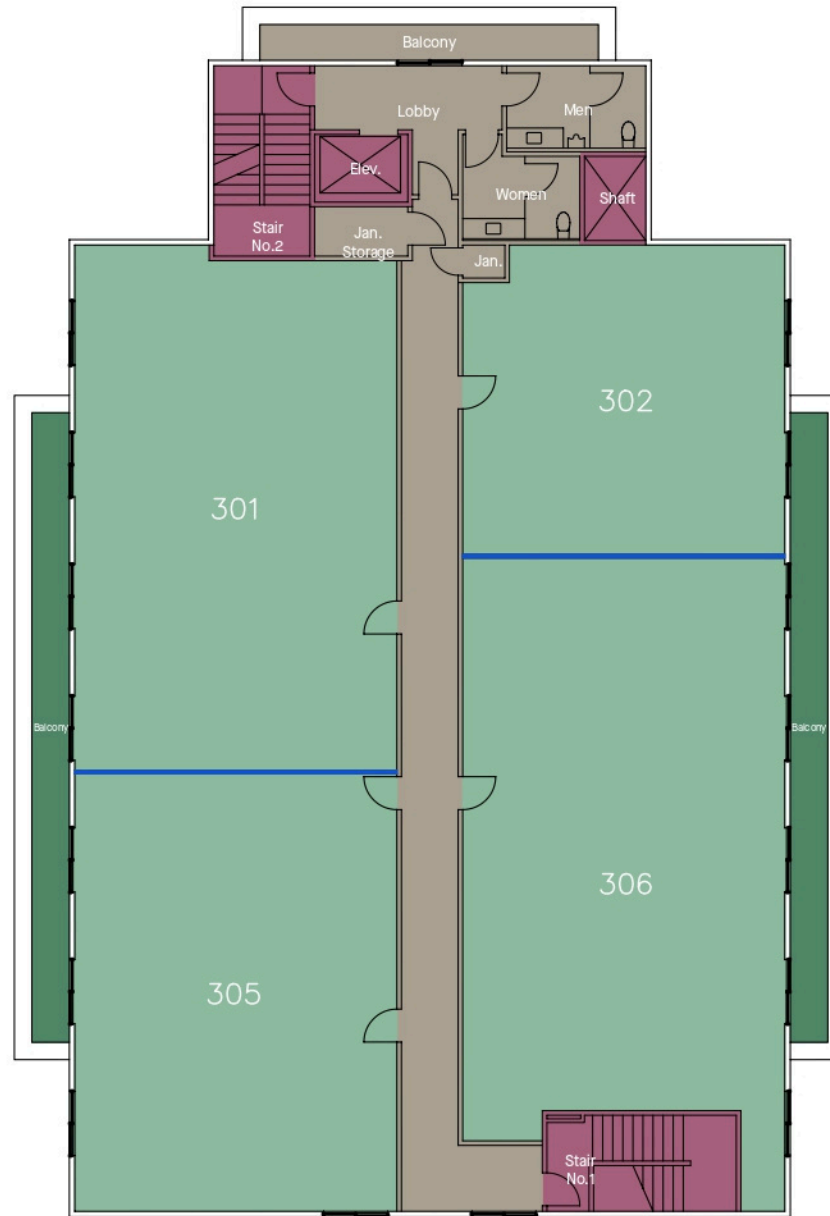
USF - Total Usable Area  
LED - Lease Expiration Date

RSF - Target Rentable Area

CLSF - Current Leased Area



**Stevenson  
Systems**



SUITE	OCCUPANT	USF	RSF	CLSF	LED	SUITE	OCCUPANT	USF	RSF	CLSF	LED
301	Vacant	1,498.77	1,793.31	2,557.00		305	Alisa Ann Ruch Burn	1,272.25	1,522.26	1,199.00	08/31/22
302	Joe Evarsisto	888.87	1,063.55	925.00	08/31/22	306	Vacant	1,677.30	2,006.92	2,557.00	



1.14.22

50 North Hill

Final Composite Drawing

Floor  
**3**

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**Stevenson  
Systems**



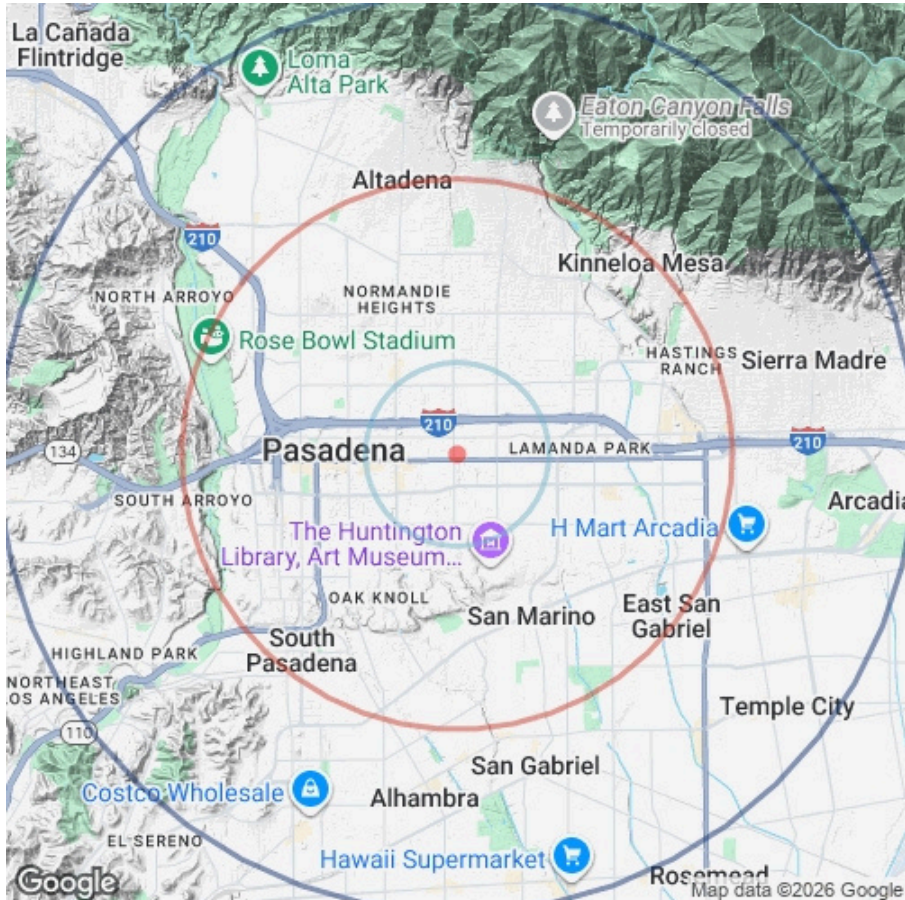
N HILL AVE



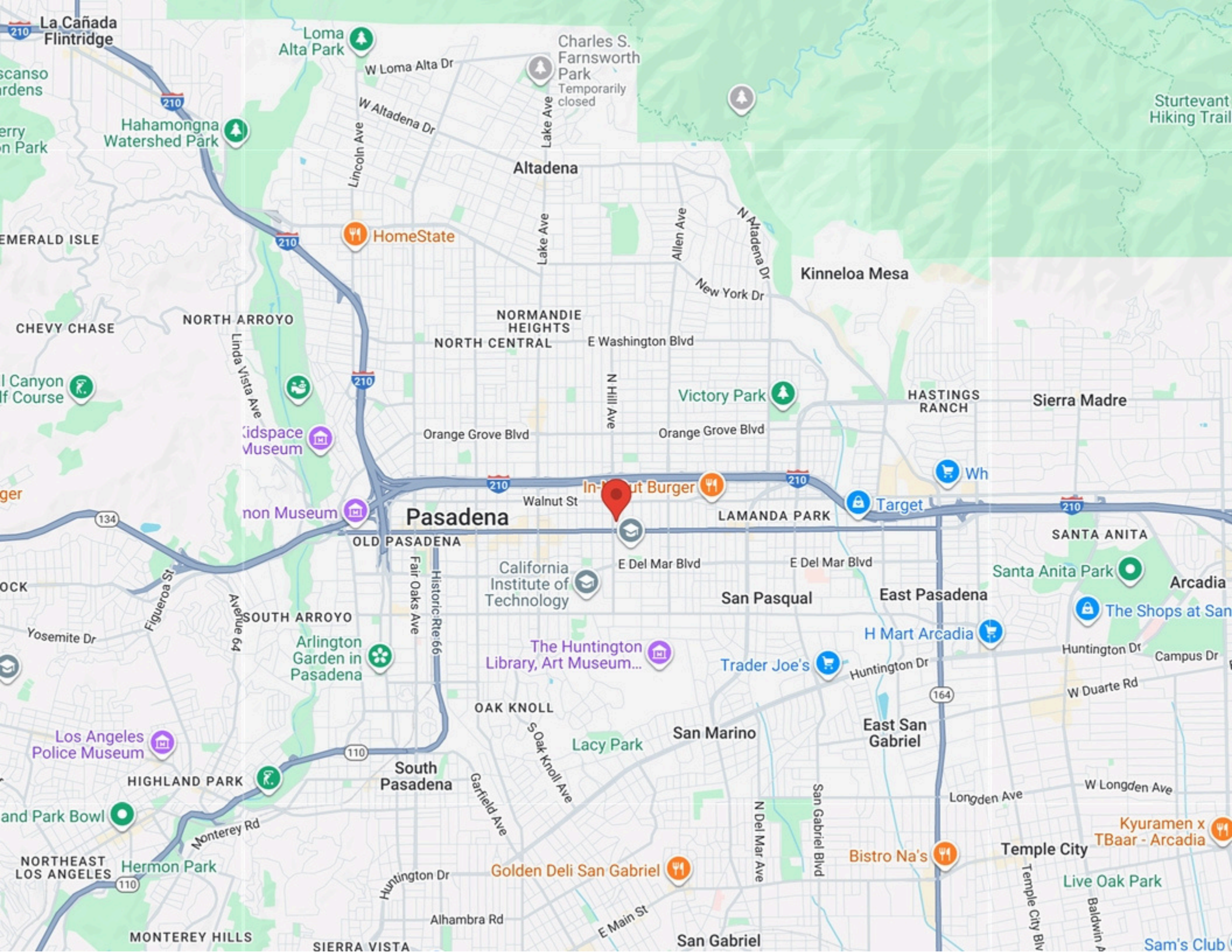
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,926	180,740	469,286
2010 Population	30,625	185,333	475,221
2025 Population	30,454	177,540	442,821
2030 Population	30,312	174,975	434,988
2025-2030 Growth Rate	-0.09 %	-0.29 %	-0.36 %
2025 Daytime Population	53,296	220,319	458,359

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,368	6,219	12,546
\$15000-24999	669	3,094	7,766
\$25000-34999	772	3,142	7,871
\$35000-49999	1,034	4,200	10,851
\$50000-74999	2,045	8,822	21,466
\$75000-99999	1,668	8,018	19,648
\$100000-149999	2,283	11,933	29,605
\$150000-199999	1,928	9,483	21,500
\$200000 or greater	2,733	19,587	41,557
Median HH Income	\$ 94,391	\$ 112,364	\$ 107,736
Average HH Income	\$ 132,475	\$ 162,471	\$ 155,158



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	12,627	68,897	169,137
2010 Total Households	13,902	72,680	173,906
2025 Total Households	14,501	74,497	172,811
2030 Total Households	14,843	75,308	173,765
2025 Average Household Size	2.04	2.33	2.52
2025 Owner Occupied Housing	4,261	34,258	82,475
2030 Owner Occupied Housing	4,339	34,771	83,680
2025 Renter Occupied Housing	10,240	40,239	90,336
2030 Renter Occupied Housing	10,504	40,537	90,085
2025 Vacant Housing	1,077	4,765	9,581
2025 Total Housing	15,578	79,262	182,392



La Cañada Flintridge

Loma Alta Park

Charles S. Farnsworth Park  
Temporarily closed

Hahamongna Watershed Park

W Loma Alta Dr  
W Altadena Dr  
Lincoln Ave

Altadena

HomeState

Kinneloa Mesa

CHEVY CHASE

NORTH ARROYO

NORMANDIE HEIGHTS  
NORTH CENTRAL

Lake Ave  
Allen Ave  
New York Dr

Victory Park

HASTINGS RANCH

Sierra Madre

El Canyon Golf Course

Kidspace Museum

Orange Grove Blvd

Orange Grove Blvd

Wh

non Museum

Pasadena

In-N-Out Burger

Target

LAMANDA PARK

SANTA ANITA

Santa Anita Park

Arcadia

The Shops at San

OCK

Yosemite Dr

Figueroa St  
Avenue 64

SOUTH ARROYO

Arlington Garden in Pasadena

OLD PASADENA

California Institute of Technology

E Del Mar Blvd

E Del Mar Blvd

San Pasqual

East Pasadena

H Mart Arcadia

Huntington Dr

Campus Dr

W Duarte Rd

Los Angeles Police Museum

HIGHLAND PARK

South Pasadena

OAK KNOLL

Lacy Park

San Marino

East San Gabriel

Longden Ave

W Longden Ave

and Park Bowl

Hermon Park

Garfield Ave  
S Oak Knoll Ave

Golden Deli San Gabriel

Trader Joe's

Huntington Dr

Bistro Na's

Temple City

Kyuramen x Tbaar - Arcadia

Live Oak Park

NORTHEAST LOS ANGELES

MONTEREY HILLS

SIERRA VISTA

Alhambra Rd

E Main St

San Gabriel

N Del Mar Ave  
San Gabriel Blvd

Longden Ave

Temple City Blvd  
Baldwin P

Sam's Club