

735 Orange Grove Boulevard, Unit 350C
PASADENA, CA 91103



Pasadena Penthouse FOR SALE

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COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY SUMMARY & HIGHLIGHTS

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Orange You Glad You Found This One?

This 2,578 sq ft office condo at Lincoln at Orange Grove is the zest kind of opportunity. Built in 2023 and priced at a very appealing \$599 per square foot, it gives buyers the chance to own their space instead of just leasing the rind off it. Even better? It's zoned for live/work, so you can finally stop pretending your home office is "professional" and actually make it official.

The mixed-use setting brings built-in foot traffic from new residents and ground-floor retail, meaning your business won't be working in isolation. Located in Northwest Pasadena with easy freeway access and close to the Rose Bowl and Old Town, this one has strong roots in a growing area.

Bottom line: If you're looking for a modern, flexible, owner-user space with live/work potential... this deal is ripe for the picking.

Primary Property Type	Office
Secondary Type	Condominium
Asking Price:	\$1,544,000
Price per SF:	\$598.91
Total SF Available for Owner-User Sale:	±2,578 SF
Lot SF:	±42,859 SF
Year Built:	2023
Zoning:	FGSP-C-3D
Parking Ratio:	3/1000
APN:	5726-018-087



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PROPERTY HIGHLIGHTS

- Welcome to a pristine 2,578 square foot office condominium inside the Lincoln @ Orange Grove mixed use development in Northwest Pasadena. Built in 2023, the unit benefits from modern construction and sits within a project that includes new residential units and ground floor retail, creating natural synergy and activity.
- Priced at \$1,544,000, or about \$599 per square foot, this size suits medical practices, professional services, or owner users who want to control their space and build equity.
- Condominium ownership offers long term cost stability and customization options that leasing cannot match. The property is zoned to allow live/work use. This flexibility is valuable for owners who want the option to combine their business operations with residential living on site.



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EXTERIOR PHOTOS

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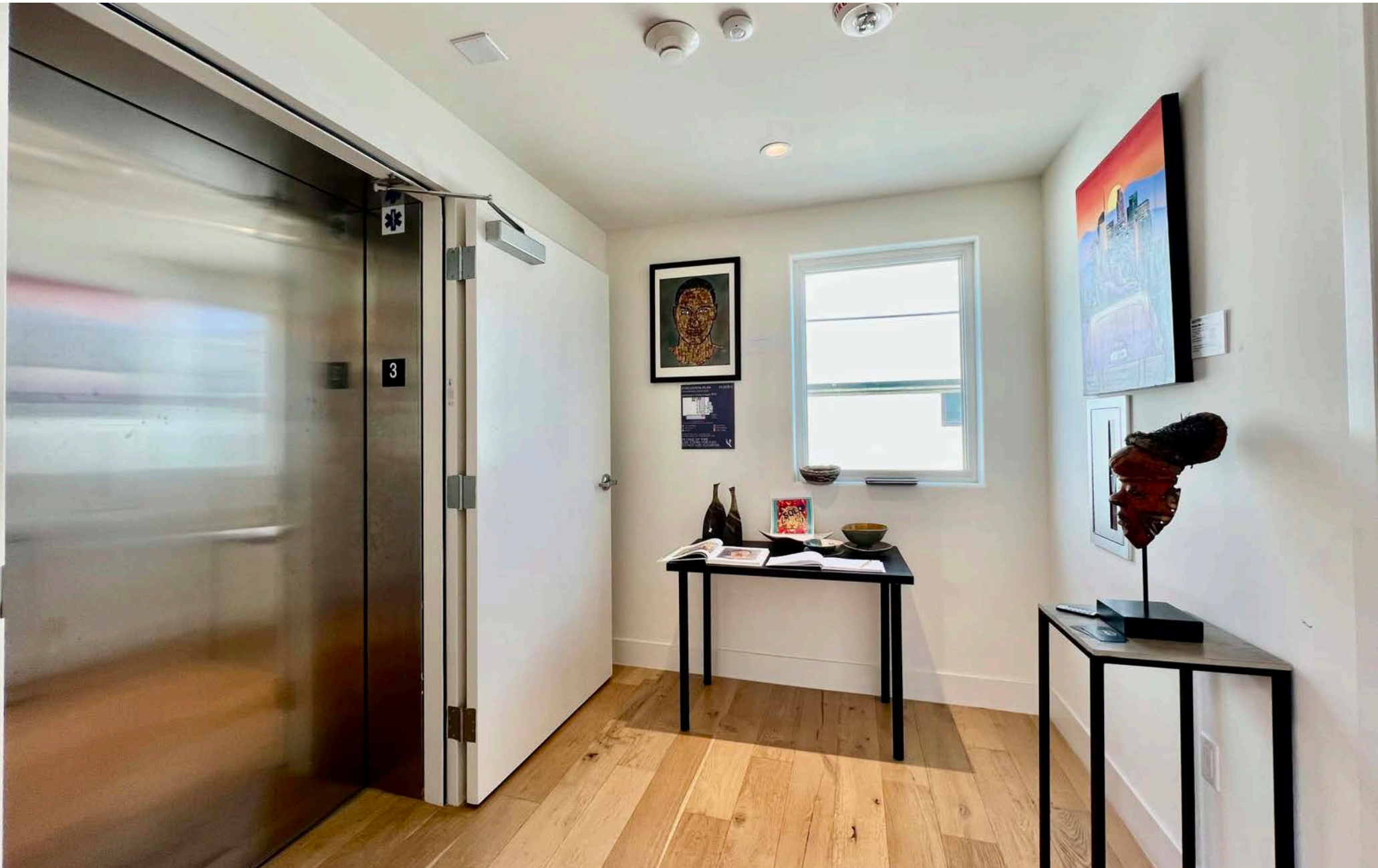
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INTERIOR PHOTOS

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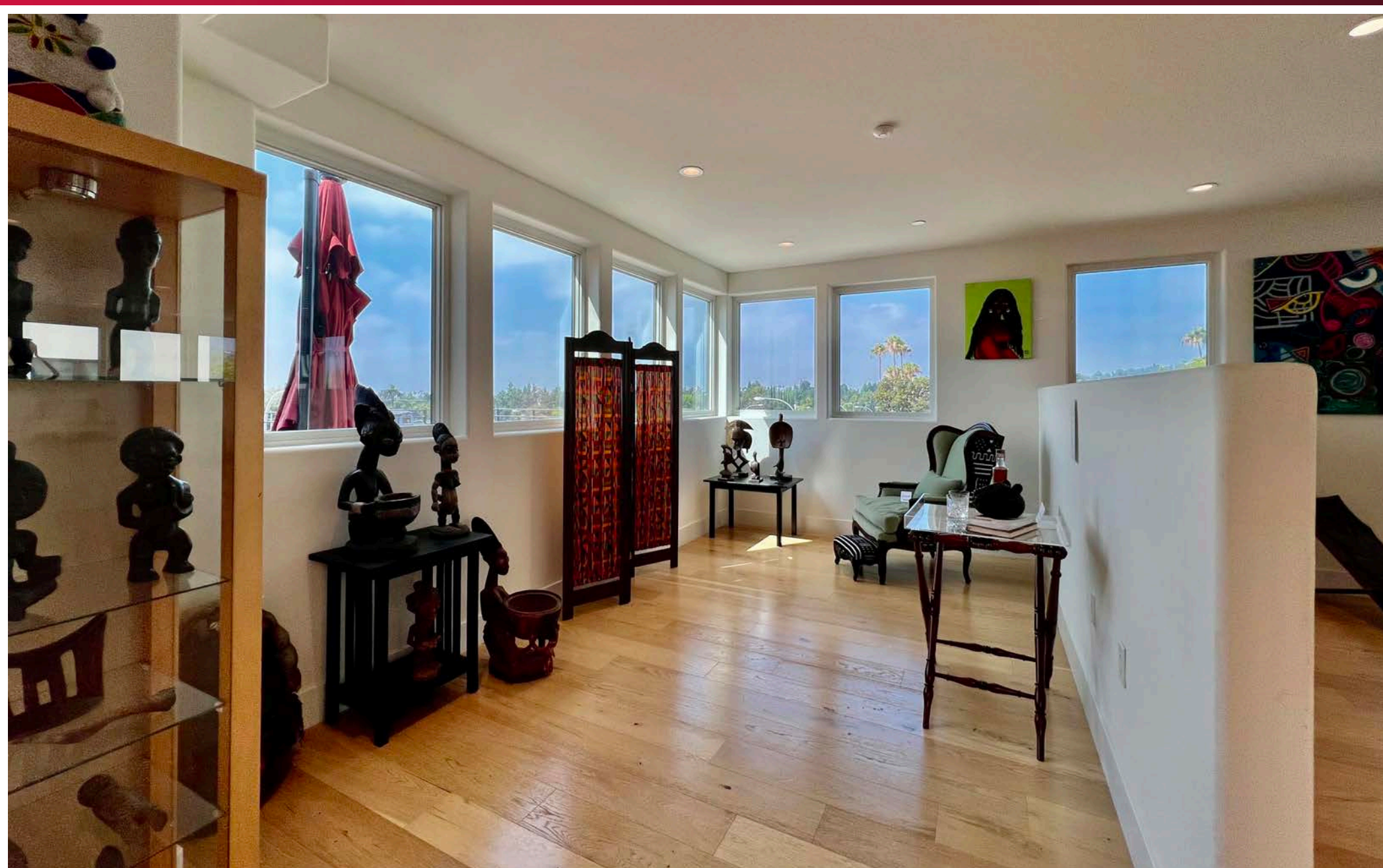
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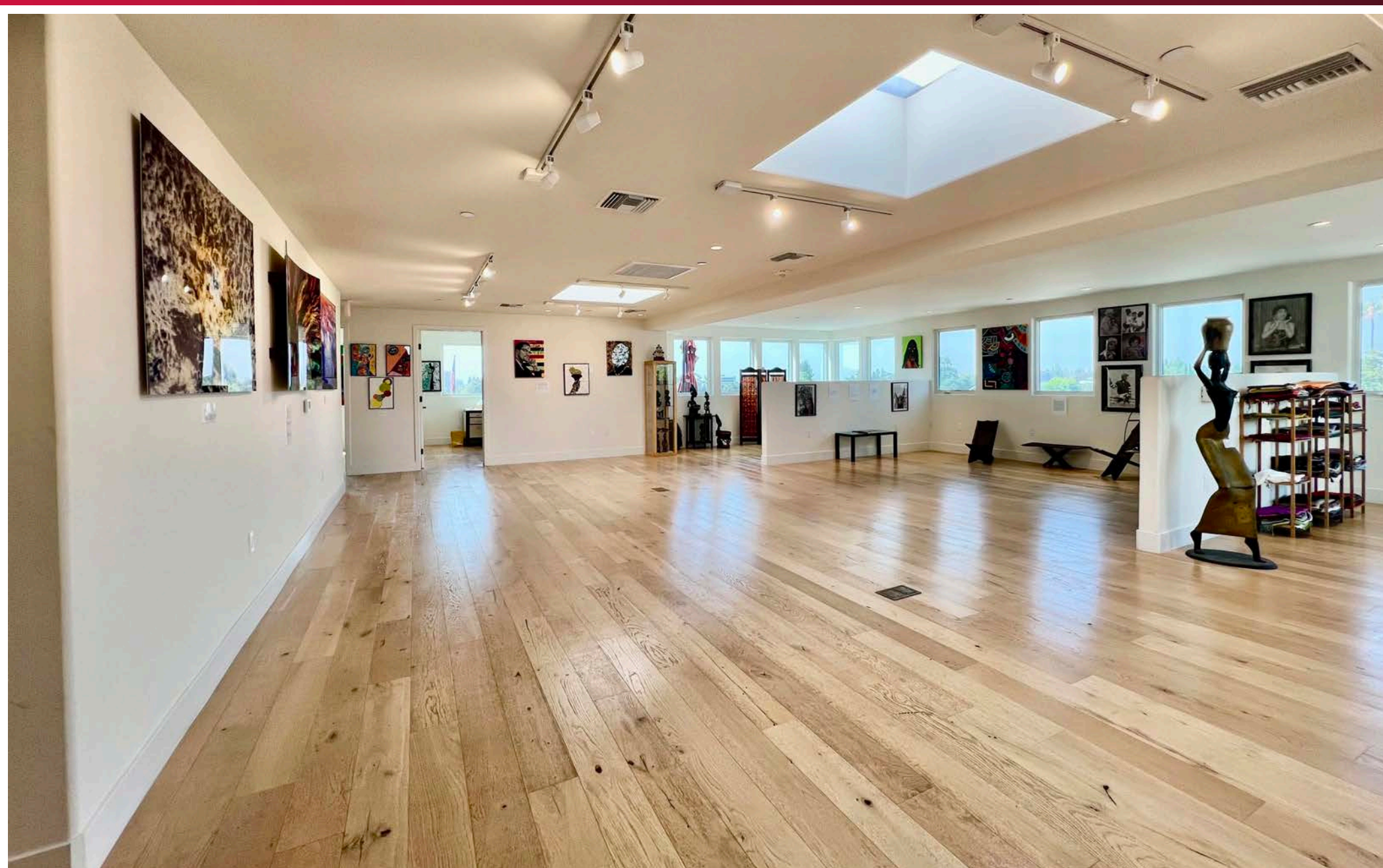
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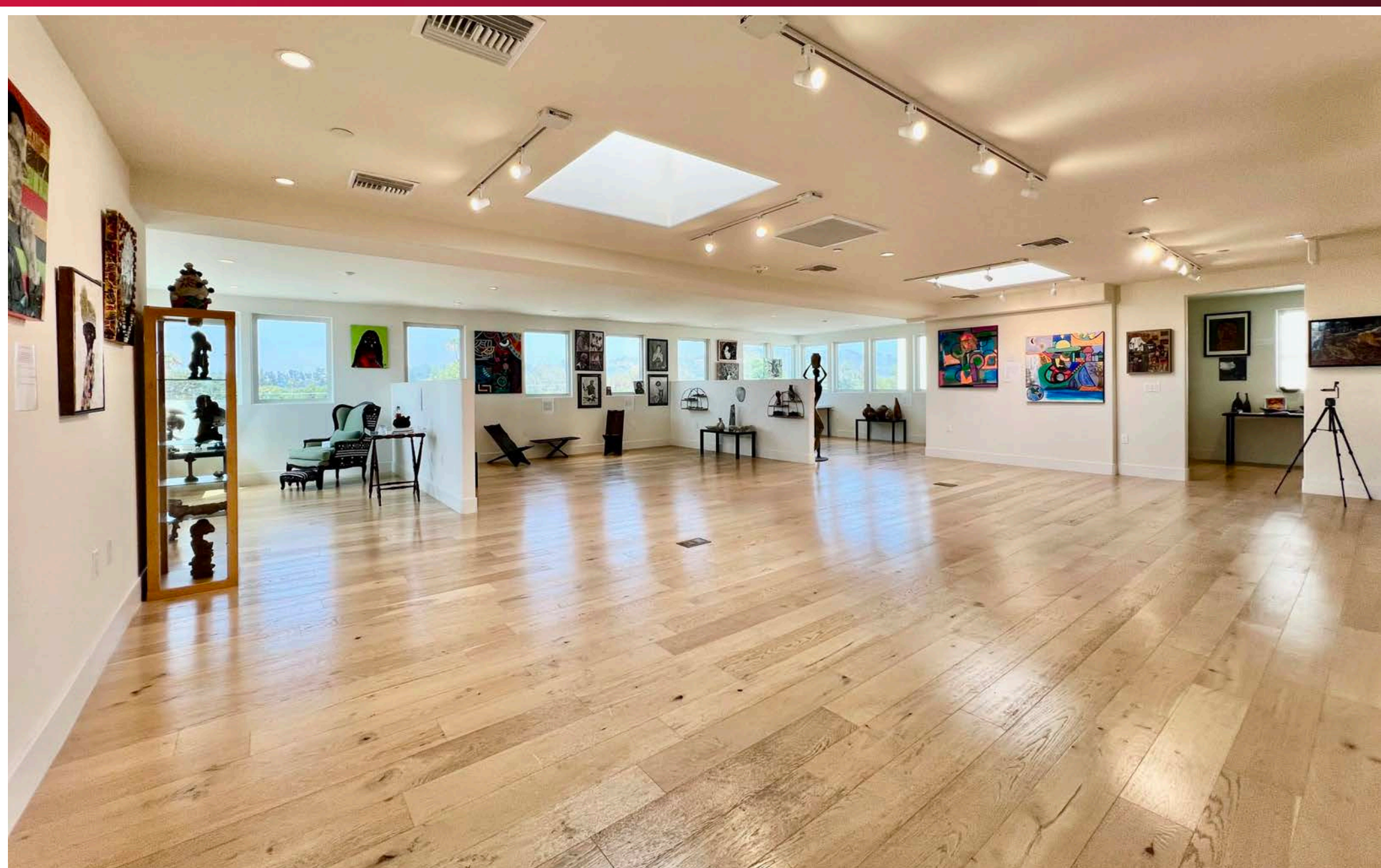
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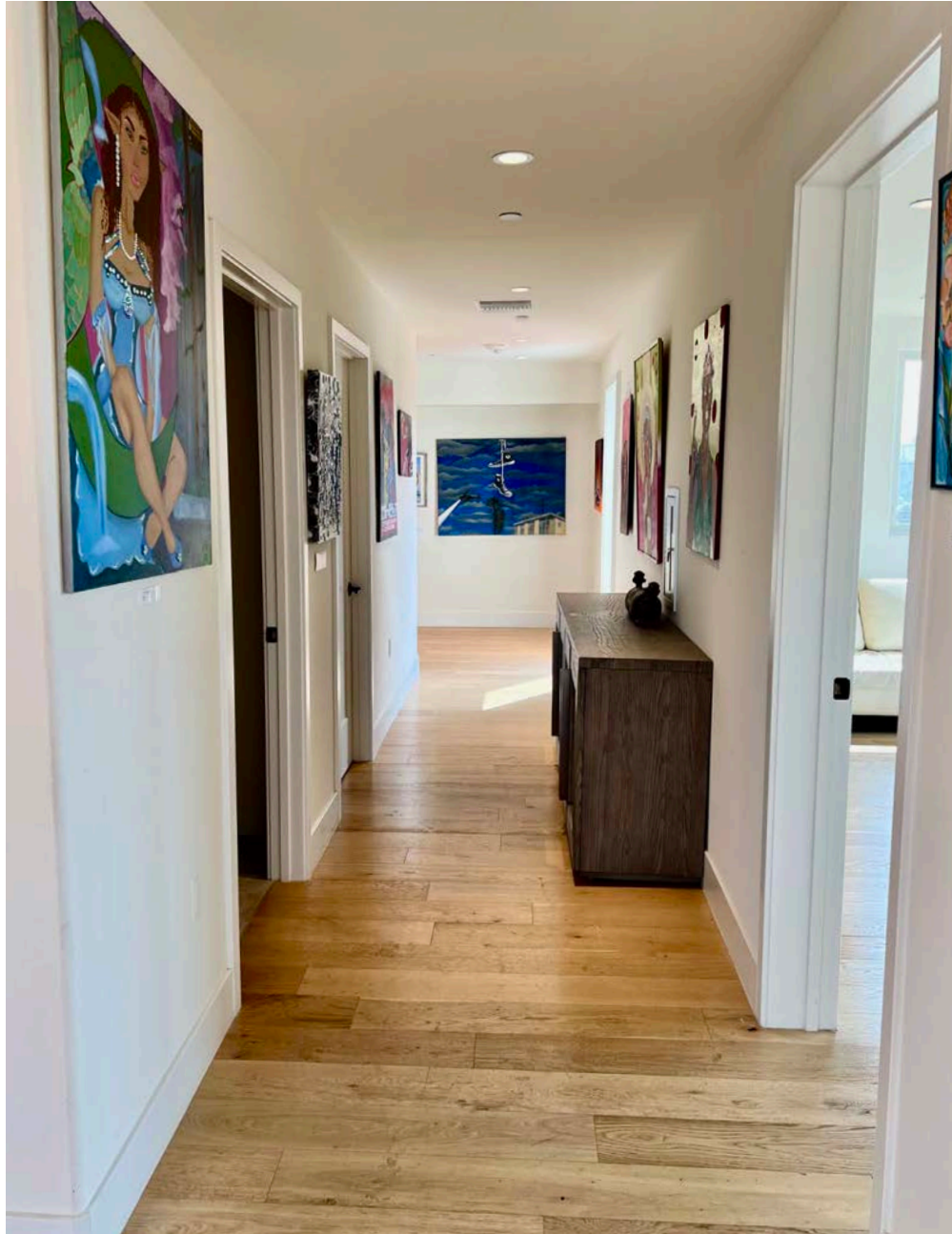
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AERIAL OVERVIEW

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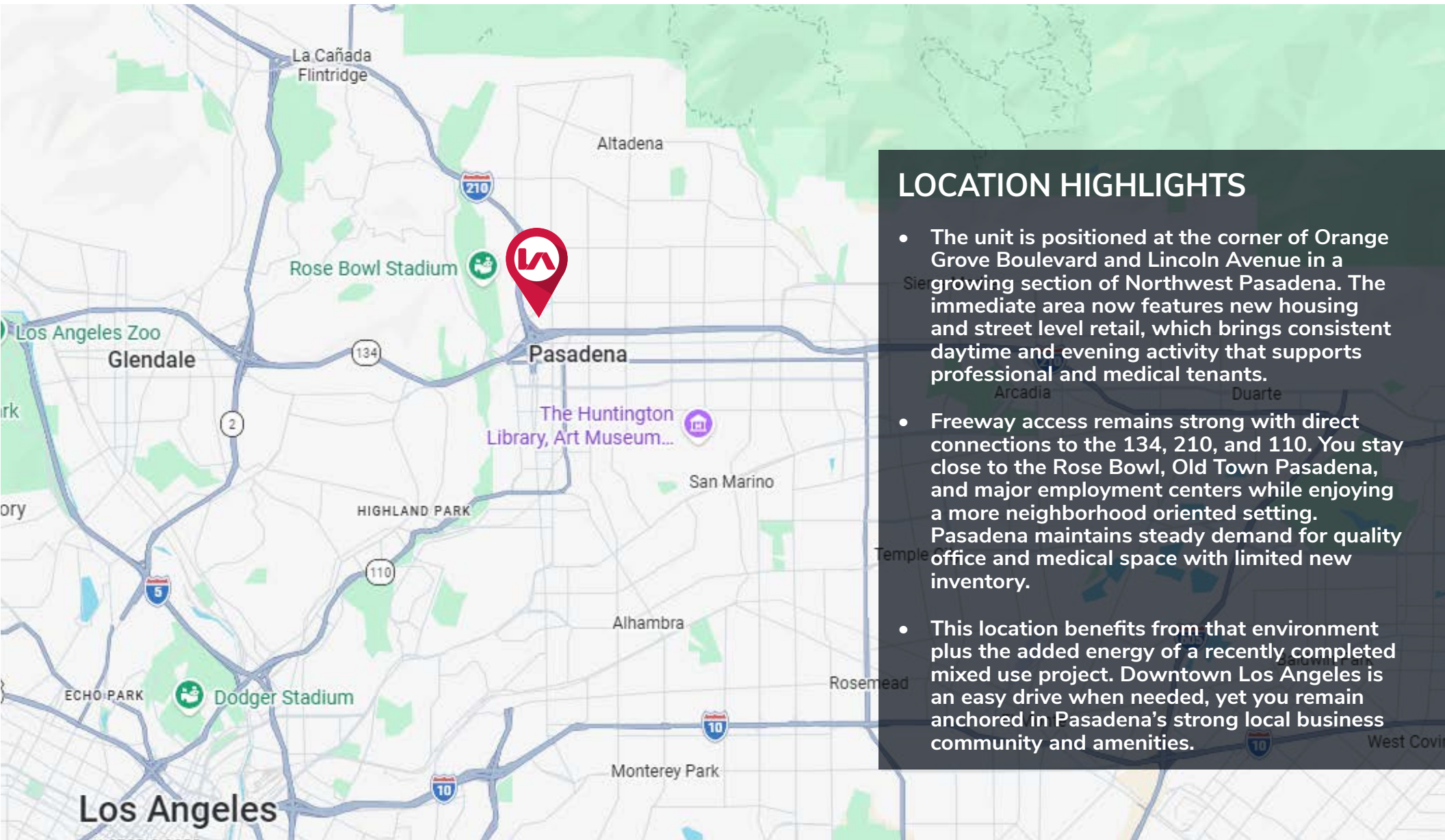
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LOCATION HIGHLIGHTS

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- The unit is positioned at the corner of Orange Grove Boulevard and Lincoln Avenue in a growing section of Northwest Pasadena. The immediate area now features new housing and street level retail, which brings consistent daytime and evening activity that supports professional and medical tenants.
- Freeway access remains strong with direct connections to the 134, 210, and 110. You stay close to the Rose Bowl, Old Town Pasadena, and major employment centers while enjoying a more neighborhood oriented setting. Pasadena maintains steady demand for quality office and medical space with limited new inventory.
- This location benefits from that environment plus the added energy of a recently completed mixed use project. Downtown Los Angeles is an easy drive when needed, yet you remain anchored in Pasadena's strong local business community and amenities.



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ORANGE GROVE BOULEVARD

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

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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.

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