

MOST PRIME RESIDENTIAL DEVELOPMENT SITE IN PASADENA, +/-32,000 SF COMBINED, ONE SHORT BLOCK FROM S. LAKE AVENUE

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

477-483 South Hudson Avenue, Pasadena, CA 91101

469-475 S Hudson Ave, Pasadena, CA 91101

**TOTAL LAND SIZE OF ALL 3 PROPERTIES IS +/-32,000 SF OF PASADENA'S
48+ CONDOS COULD BE BUILT**



CAN BE SOLD SEPARATELY

495-495 1/2 SOUTH HUDSON AVENUE:

BUILDING SIZE: +/- 2,460 SF

LOT SIZE: +/-10,729 SF

NO. OF UNITS: 2 UNITS

477-483 SOUTH HUDSON AVENUE:

BUILDING SIZE: +/- 5,764 SF

LOT SIZE: +/- 10,737 SF

NO. OF UNITS: 4 UNITS

469-475 SOUTH HUDSON AVENUE:

BUILDING SIZE: +/- 4,842 SF

LOT SIZE: +/-10,582 SF

NO. OF UNITS: 4 UNITS

\$4,200,000 FOR TWO PROPERTIES

ALL THREE PROPERTIES: \$6,400,000

ASKING PRICE: \$2,200,000

BILL UKROPINA, CRE

O: 626.844.2200
BILL.UKROPINA@CBCNRT.COM
CALDRE#: 00820557

ROBERT IP

O: 626.394.2527
ROBERT.IP@CBCNRT.COM
CALDRE#: 01876261

KATHI CONSTANZO, CCIM, SIOR

O: 626.898.2308
KATHI.CONSTANZO@CBCNRT.COM
CALDRE#: 02067397

CHRISTINA BURDETTE

O: 626.848.4174
CHRISTINA.BURDETTE@CBREALTY.COM
CALDRE#: 02227715



FOR SALE

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

**495-495 1/2 S HUDSON AVENUE
477-483 S HUDSON AVENUE
469-475 S HUDSON AVENUE**
Pasadena, CA 91101

OFFERING SUMMARY - 495-495 1/2 S Hudson Ave.

ADDRESS:	495-495 1/2 South Hudson Ave, Pasadena, CA 91101
BUILDING SIZE:	495 S. Hudson: +/- 2,460 SF
LOT SIZE:	495 S. Hudson: +/- 10,729 SF
APN:	495 S. Hudson: 5734-029-012
YEAR BUILT:	1940

OFFERING SUMMARY - 477-483 S. Hudson Ave.

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

OFFERING SUMMARY - 469-475 S. Hudson Ave.

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 Units
SALE PRICE:	\$2,200,000

PROPERTY HIGHLIGHTS

Very rare to find contiguous residential income properties on S. Hudson Ave., one short block west of Lake Avenue and its many retail amenities.

Rare Assemblage Opportunity: Purchase 469-475 S. Hudson Ave, 477-483 S. Hudson Ave, and 495-495½ S. Hudson Ave together. These buildings are a contiguous 3-property site with potential to develop up to 48 condominium units*, subject to entitlements.

The properties provide favorable in-place income while a developer pursues entitlements — a unique chance to acquire and reposition three Hudson Avenue properties in one of Pasadena's most sought-after infill locations.

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



FOR SALE

495-495 1/2 S HUDSON AVENUE
477-483 S HUDSON AVENUE
469-475 S HUDSON AVENUE
Pasadena, CA 91101

495-495 ½ S HUDSON AVENUE 477-483 S HUDSON AVENUE 2025 INCOME AND EXPENSES

Income & Expenses	477-483 S Hudson Ave
Rental income	\$145,115
Expenses	
Insurance	\$7,136
Legal and other professional fees	\$12,816
Management fees	\$9,734
Repairs	\$5,727
Taxes	\$5,777
Utilities	\$3,421
Other	\$10,946
Total expenses	\$55,557
NOI	\$89,558

YTD JAN - JUNE 30, 2026 INCOME AND EXPENSES

Income & Expenses	
Rental income	\$72,145
Expenses	
Accounting	\$2,678
Advertising	\$330
Gardening	\$1,830
License, taxes & fees	\$3,931
Management fees	\$4,787
Pest Control	\$924
Trash Service	\$1,355
Repairs & maintenance	\$2,354
Utilities	\$1,695
Total expenses	\$19,884
NOI	\$52,261

©2026 Coldwell Banker. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial Logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

BILL UKROPINA, CRE

O: 626.844.2200
BILL.UKROPINA@CBCNRT.COM
CALDRE#: 00820557

ROBERT IP

O: 626.394.2527
ROBERT.IP@CBCNRT.COM
CALDRE#: 01876261

KATHI CONSTANZO, CCIM, SIOR

O: 626.898.2308
KATHI.CONSTANZO@CBCNRT.COM
CALDRE#: 02067397

CHRISTINA BURDETTE

O: 626.848.4174
CHRISTINA.BURDETTE@CBREALTY.COM
CALDRE#: 02227715



FOR SALE

495-495 1/2 S HUDSON AVENUE
477-483 S HUDSON AVENUE
469-475 S HUDSON AVENUE
Pasadena, CA 91101

469-475 S HUDSON AVENUE 2025 INCOME AND EXPENSES

Income & Expenses	469 S Hudson
Rents	\$103,500
Expenses	
Cleaning and Maintenance	\$1,983
Insurance	\$6,907
Repairs	\$3,688
Taxes	\$3,152
Utilities	\$3,928
Other	\$11,513
Total expenses	\$31,171
NOI	\$72,329

©2026 Coldwell Banker. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial Logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

BILL UKROPINA, CRE

O: 626.844.2200
BILL.UKROPINA@CBCNRT.COM
CALDRE#: 00820557

ROBERT IP

O: 626.394.2527
ROBERT.IP@CBCNRT.COM
CALDRE#: 01876261

KATHI CONSTANZO, CCIM, SIOR

O: 626.898.2308
KATHI.CONSTANZO@CBCNRT.COM
CALDRE#: 02067397

CHRISTINA BURDETTE

O: 626.848.4174
CHRISTINA.BURDETTE@CBREALTY.COM
CALDRE#: 02227715





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

This Brochure is owned by Team Ukropina





477-483 South Hudson Avenue, Pasadena, CA 91101



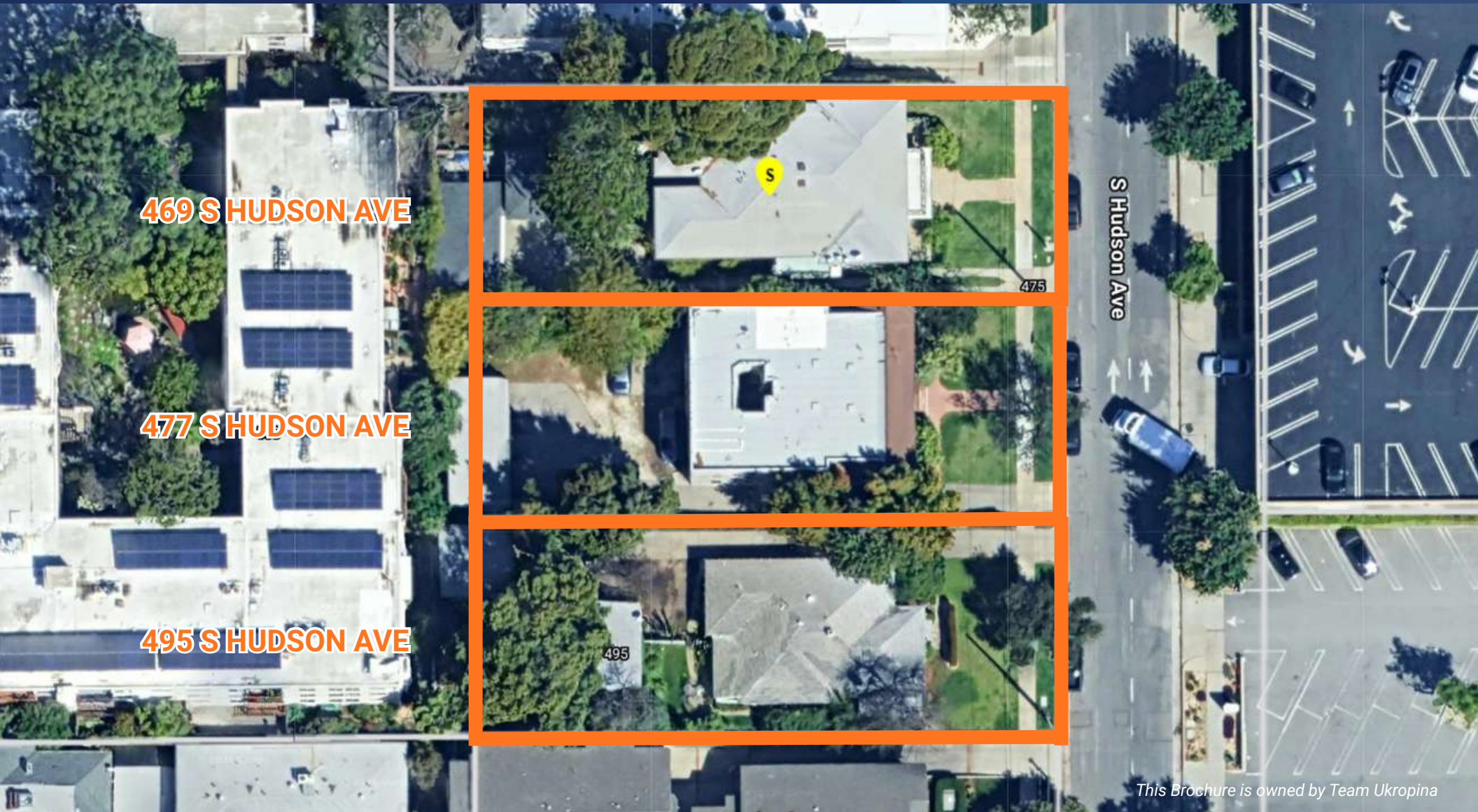


469-475 S Hudson Ave, Pasadena, CA 91101

FOR SALE

**495-495 1/2 S HUDSON AVENUE
477-483 S HUDSON AVENUE**

Pasadena, CA 91101



This Brochure is owned by Team Ukropina

BILL UKROPINA, CRE

O: 626.844.2200
BILL.UKROPINA@CBCNRT.COM
CALDRE#: 00820557

ROBERT IP

O: 626.394.2527
ROBERT.IP@CBCNRT.COM
CALDRE#: 01876261

KATHI CONSTANZO, CCIM, SIOR

O: 626.898.2308
KATHI.CONSTANZO@CBCNRT.COM
CALDRE#: 02067397

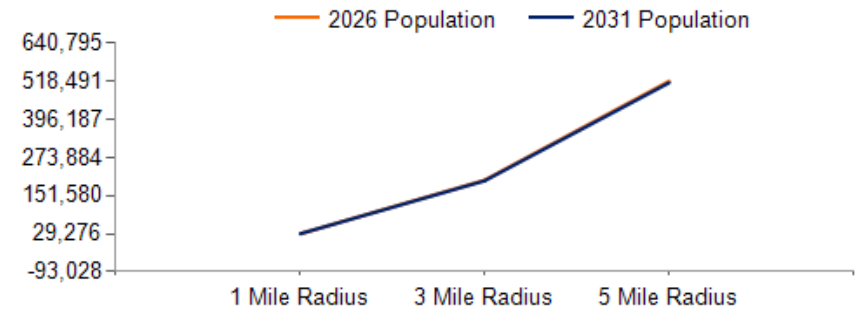
CHRISTINA BURDETTE

O: 626.848.4174
CHRISTINA.BURDETTE@CBREALTY.COM
CALDRE#: 02227715

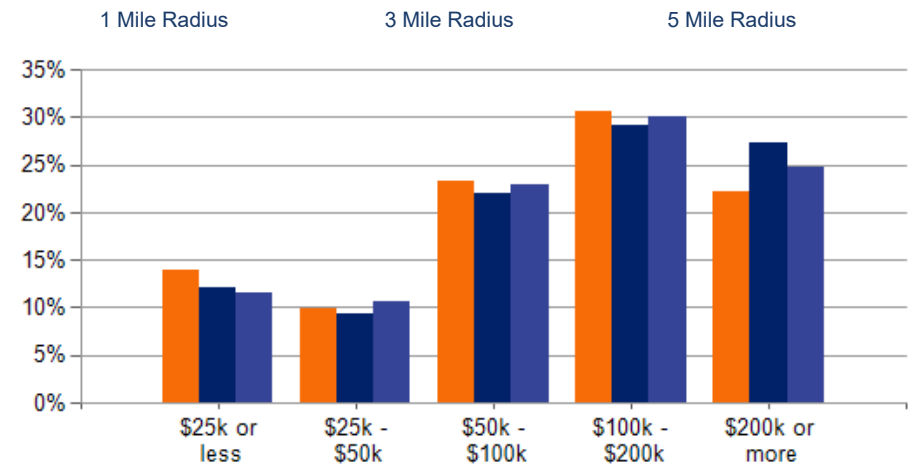


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,147	201,068	550,438
2010 Population	27,502	205,250	553,729
2026 Population	29,276	201,303	518,491
2031 Population	29,356	199,145	513,627
2026 African American	1,623	11,221	20,714
2026 American Indian	185	2,453	6,571
2026 Asian	8,553	53,455	175,912
2026 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%

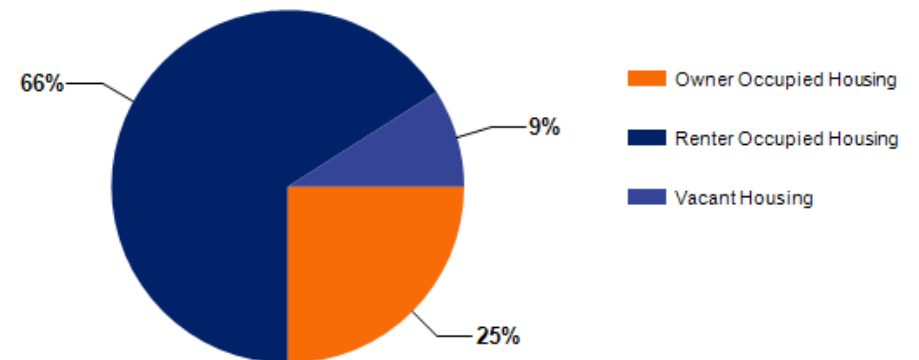
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,692	7,042	14,550
\$15,000-\$24,999	478	3,283	8,469
\$25,000-\$34,999	571	3,186	8,387
\$35,000-\$49,999	984	4,810	12,682
\$50,000-\$74,999	1,789	9,719	24,156
\$75,000-\$99,999	1,849	8,995	21,460
\$100,000-\$149,999	2,663	14,057	35,211
\$150,000-\$199,999	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

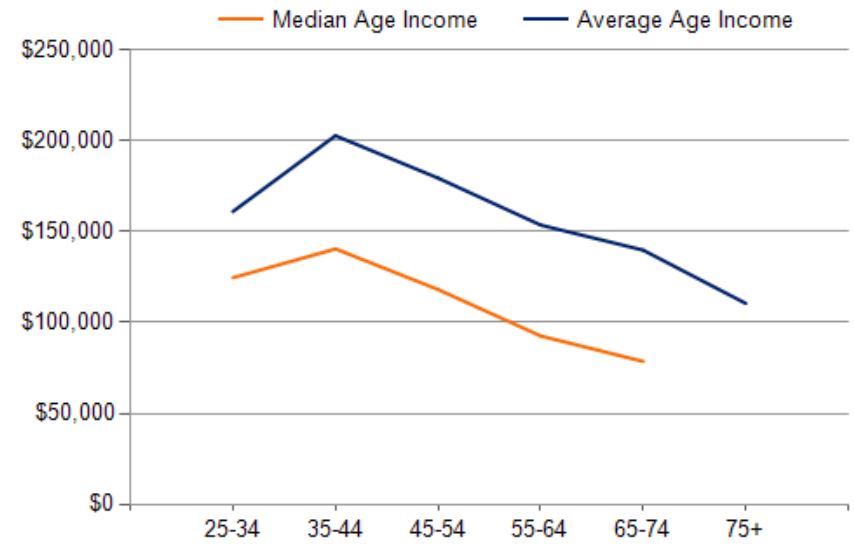
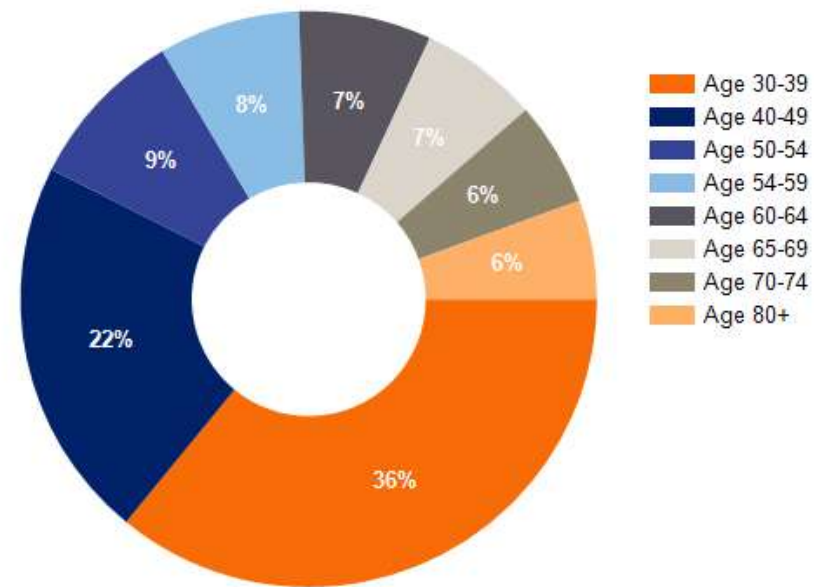


Source: esri

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



**469-475 S HUDSON AVENUE
477-483 S HUDSON AVENUE
495-495 1/2 S HUDSON AVENUE
PASADENA, CA 91101**

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Coldwell Banker Commercial and it should not be made available to any other person or entity without the written consent of Coldwell Banker Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Coldwell Banker Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Coldwell Banker Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Coldwell Banker Commercial has not verified, and will not verify, any of the information contained herein, nor has Coldwell Banker Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

BILL UKROPINA, CRE
O: 626.844.2200
Bill.Ukropina@cbcnrt.com
CalDRE#: 00820557

ROBERT IP
O: 626.394.2527
Robert.Ip@cbcnrt.com
CalDRE#: 01876261

KATHI CONSTANZO, CCIM, SIOR
O: 626.898.2308
Kathi.Constanzo@cbcnrt.com
CalDRE#: 02067397

CHRISTINA BURDETTE
O: 719.367.1825
Christina.Burdette@cbrealty.com
CalDRE#: 02227715