



COMMERCIAL REAL ESTATE SERVICES
PASADENA

OFFERING MEMORANDUM

809 S LOS ANGELES ST

LOS ANGELES, CA 90014



Own your building in the heart of the Fashion District, 809 S Los Angeles Street, a rare opportunity for your business to thrive.

EXCLUSIVELY LISTED BY

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David Chen
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OFFERING MEMORANDUM

809 S LOS ANGELES ST.

Los Angeles, CA 90014

EXECUTIVE SUMMARY	I
SALE COMPARABLES	II
LOCATION INFORMATION	III

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates - Pasadena in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY

Jamie Harrison, Founding Principal

David Chen, Principal

SECTION I

EXECUTIVE SUMMARY

809 S LOS ANGELES ST.

LOS ANGELES, CA 90014



OFFERING MEMORANDUM

809 S LOS ANGELES ST.

Los Angeles, CA 90014

Executive Summary

OFFERING INFORMATION

+ Asking Price:	\$2,500,000
+ Price Per SF:	\$163.83
+ Total Building SF:	±15,260 SF
+ Lot Size:	±8,265 SF
+ Year Built:	1919
+ Zoning:	HM1-CHC1-5, CX3-FA, CPIO
+ APN:	5145-014-007

PROPERTY HIGHLIGHTS

- Convenient Downtown LA location
- Very well-maintained buildings with little to no deferred maintenance
- 3 Retail Tenants with Expiring Leases
(Please contact Brokers for more information)
- Perfect opportunity for an owner-user



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Aerial Photos



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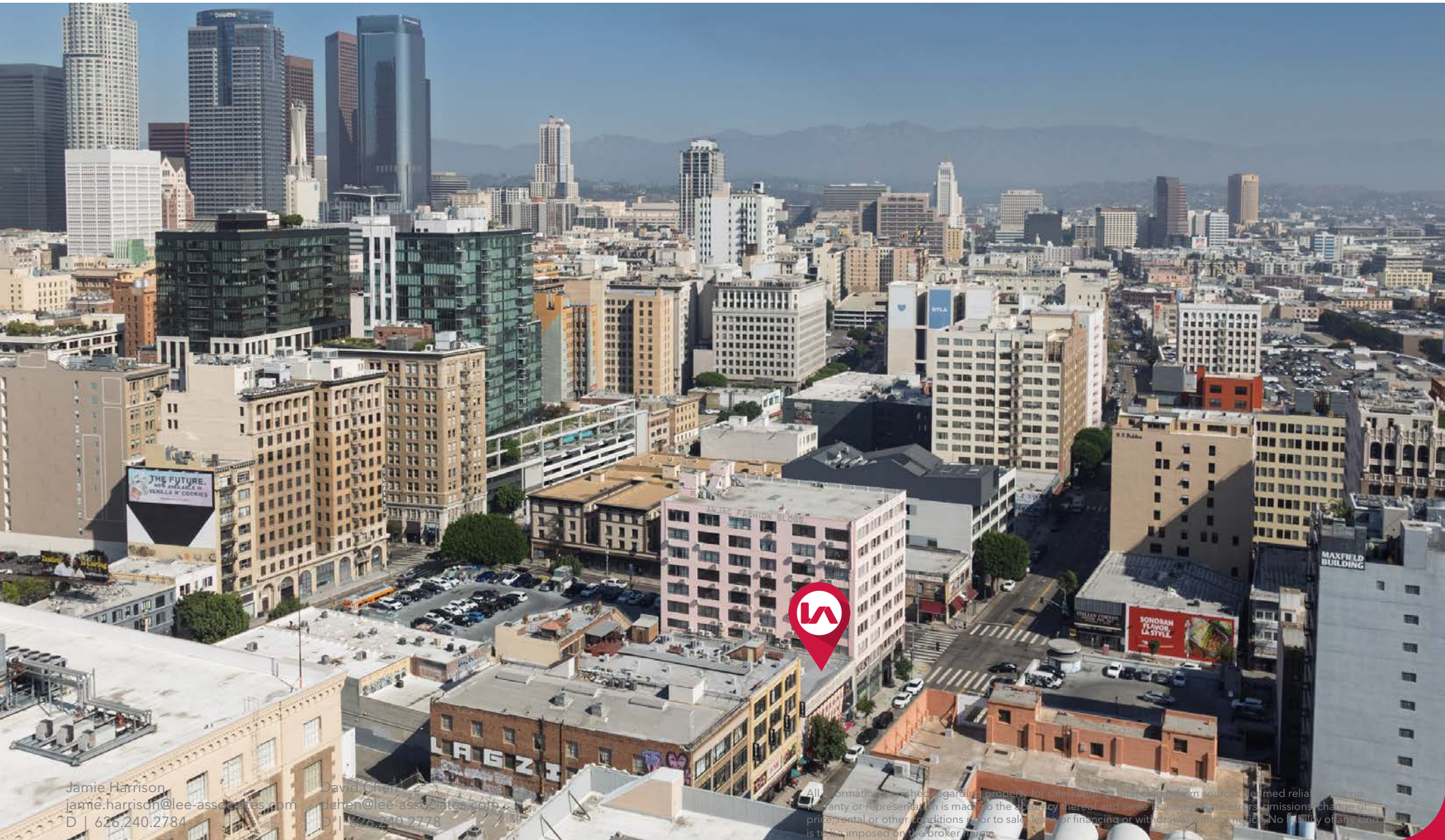
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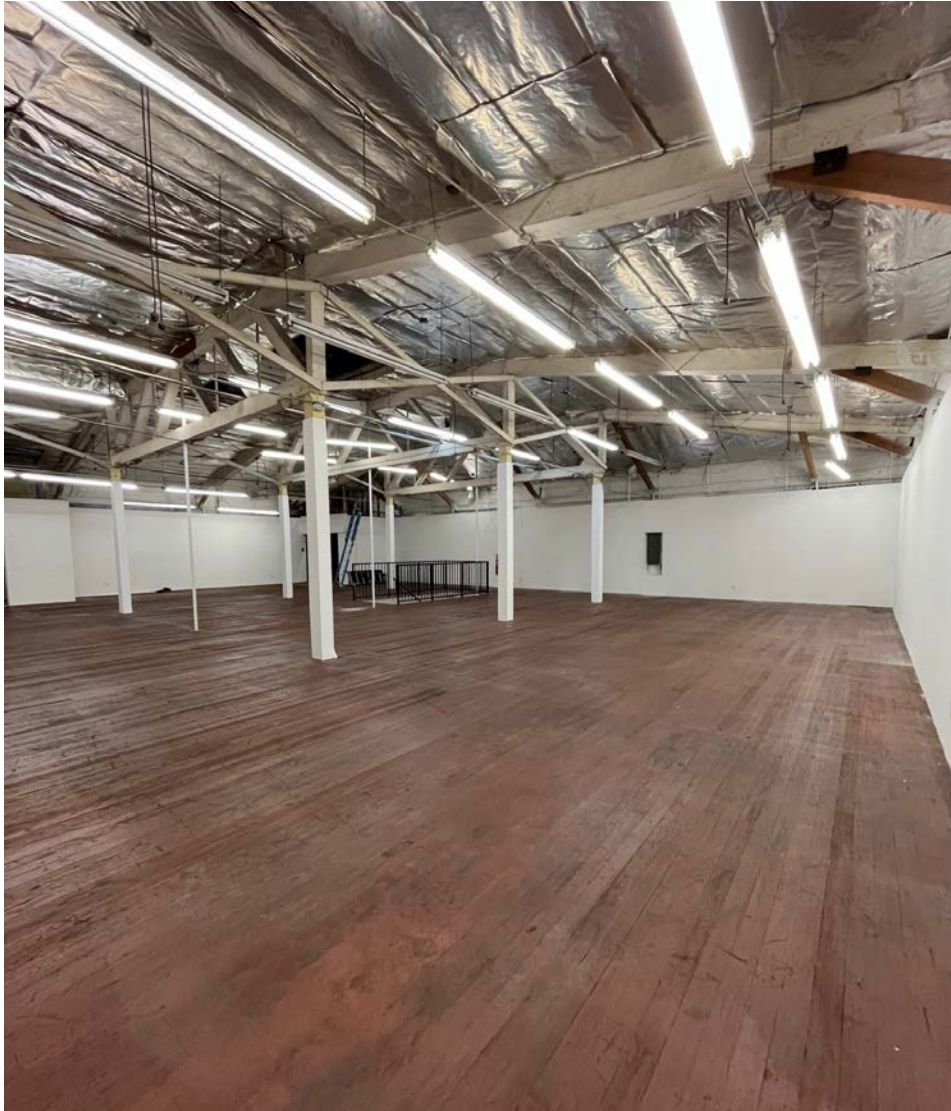
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Interior Photos



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Aerial Overview



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SECTION II

SALES COMPARABLES

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LOS ANGELES, CA 90014



Los Angeles, CA 90014

809 S Los Angeles St, Los Angeles, CA 90014



OFFERING MEMORANDUM

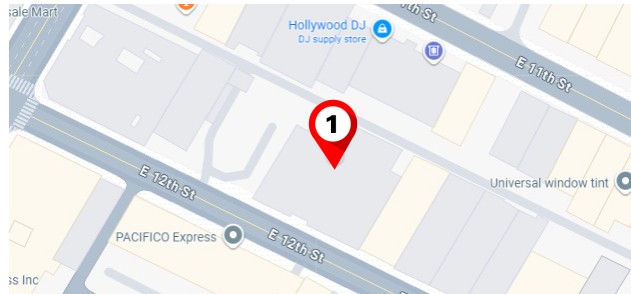
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Sold Comparables



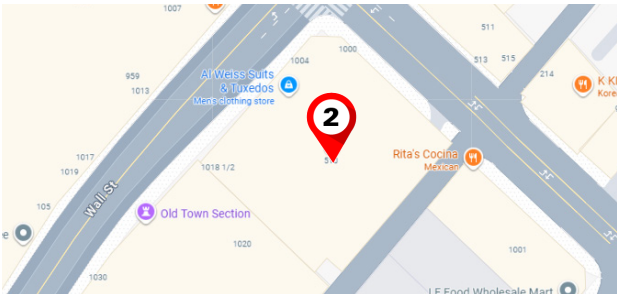
1
935 E 12TH ST
LOS ANGELES, CA



Sold Price	\$5,000,000	Lot SF	21,344
Price/SF	\$259.19	Parking	1.30/1000
Land Price/SF	\$234.26	DOM	98
Year Built	1973	COE	7/6/26
Building SF	19,291		



2
510 E OLYMPIC BLVD
LOS ANGELES, CA



Sold Price	\$5,000,000	Lot SF	26,252
Price/SF	\$256.41	Parking	3.24/1000
Land Price/SF	\$190.46	DOM	--
Year Built	1993	COE	6/5/26
Building SF	19,500		



3
1421 S HILL ST
LOS ANGELES, CA



Sold Price	\$2,050,000	Lot SF	6,284
Price/SF	\$280.05	Parking	1.64/1000
Land Price/SF	\$326.23	DOM	175
Year Built	1922	COE	5/29/26
Building SF	7,320		

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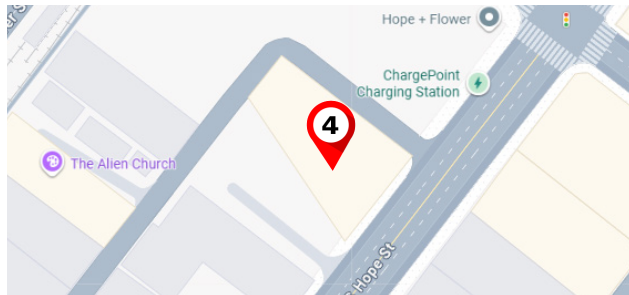
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Sold Comparables



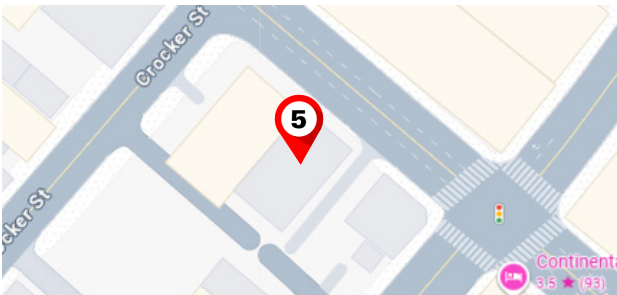
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1221 S HOPE ST
LOS ANGELES, CA



Sold Price	\$1,818,000	Lot SF	7,841
Price/SF	\$235.95	Parking	0.65/1000
Land Price/SF	\$231.86	DOM	--
Year Built	1917	COE	5/22/26
Building SF	7,705		



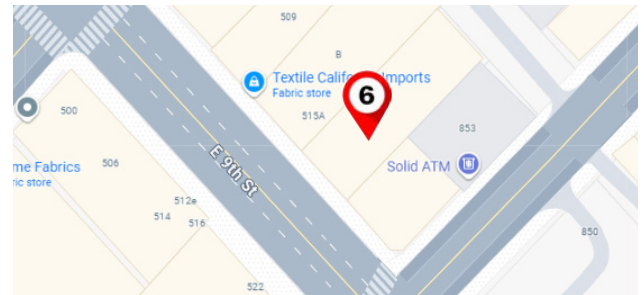
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710 E 7TH ST
LOS ANGELES, CA



Sold Price	\$1,168,000	Lot SF	6,184
Price/SF	\$230.83	Parking	0.79/1000
Land Price/SF	\$188.87	DOM	--
Year Built	1965	COE	5/21/26
Building SF	5,060		



6
517-519 E 9TH ST
LOS ANGELES, CA



Sold Price	\$2,360,000	Lot SF	6,970
Price/SF	\$175.75	Parking	--
Land Price/SF	\$338.59	DOM	92
Year Built	1923	COE	5/7/26
Building SF	13,428		

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Sold Comparables



7
715 E 14TH ST
LOS ANGELES, CA



Sold Price	\$1,500,000	Lot SF	3,920
Price/SF	\$209.73	Parking	--
Land Price/SF	\$382.65	DOM	--
Year Built	1969	COE	2/27/26
Building SF	7,152		



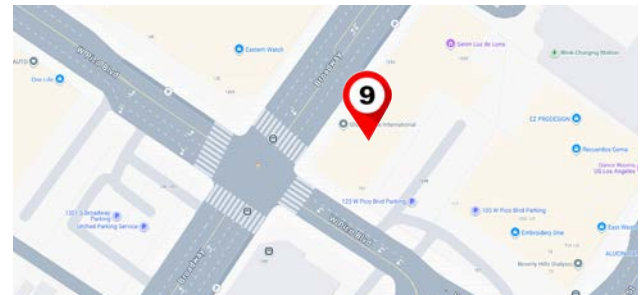
8
215 W 15TH ST
LOS ANGELES, CA



Sold Price	\$1,835,000	Lot SF	6,047
Price/SF	\$305.83	Parking	--
Land Price/SF	\$303.46	DOM	77
Year Built	1922	COE	2/20/26
Building SF	6,000		



9
930 SANTEE ST
LOS ANGELES, CA



Sold Price	\$3,000,000	Lot SF	11,020
Price/SF	\$392.67	Parking	0.26/1000
Land Price/SF	\$272.23	DOM	--
Year Built	1953	COE	1/15/26
Building SF	7,640		

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Sold Comparables

10



214 W OLYMPIC BLVD
LOS ANGELES, CA



Sold Price	\$2,738,000	Lot SF	5,227
Price/SF	\$526.54	Parking	0.77/1000
Land Price/SF	\$523.82	DOM	45
Year Built	1953	COE	10/24/25
Building SF	5,200		

11



831 CROCKER ST
LOS ANGELES, CA



Sold Price	\$2,480,000	Lot SF	13,504
Price/SF	\$227.73	Parking	0.46/1000
Land Price/SF	\$183.65	DOM	--
Year Built	1973	COE	10/9/25
Building SF	10,890		

12



801-817 MAPLE AVE
LOS ANGELES, CA



Sold Price	\$4,475,000	Lot SF	14,026
Price/SF	\$309.03	Parking	--
Land Price/SF	\$319.05	DOM	296
Year Built	2007	COE	9/26/25
Building SF	14,481		

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Sold Comparables



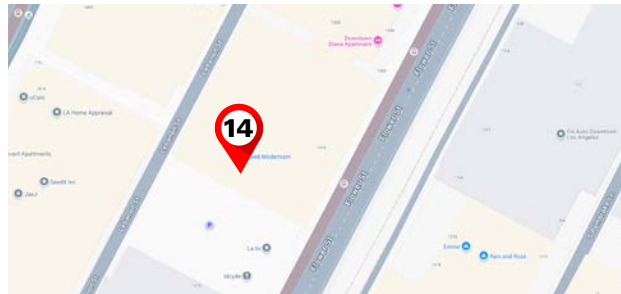
13
750 SAN JULIAN ST
LOS ANGELES, CA



Sold Price	\$3,550,000	Lot SF	14,866
Price/SF	\$584.46	Parking	3.78/1000
Land Price/SF	\$238.80	DOM	--
Year Built	1950	COE	8/8/25
Building SF	6,074		



14
1131 E 14TH ST
LOS ANGELES, CA



Sold Price	\$1,800,000	Lot SF	6,196
Price/SF	\$292.21	Parking	0.32/1000
Land Price/SF	\$290.51	DOM	--
Year Built	1967	COE	8/7/25
Building SF	6,160		

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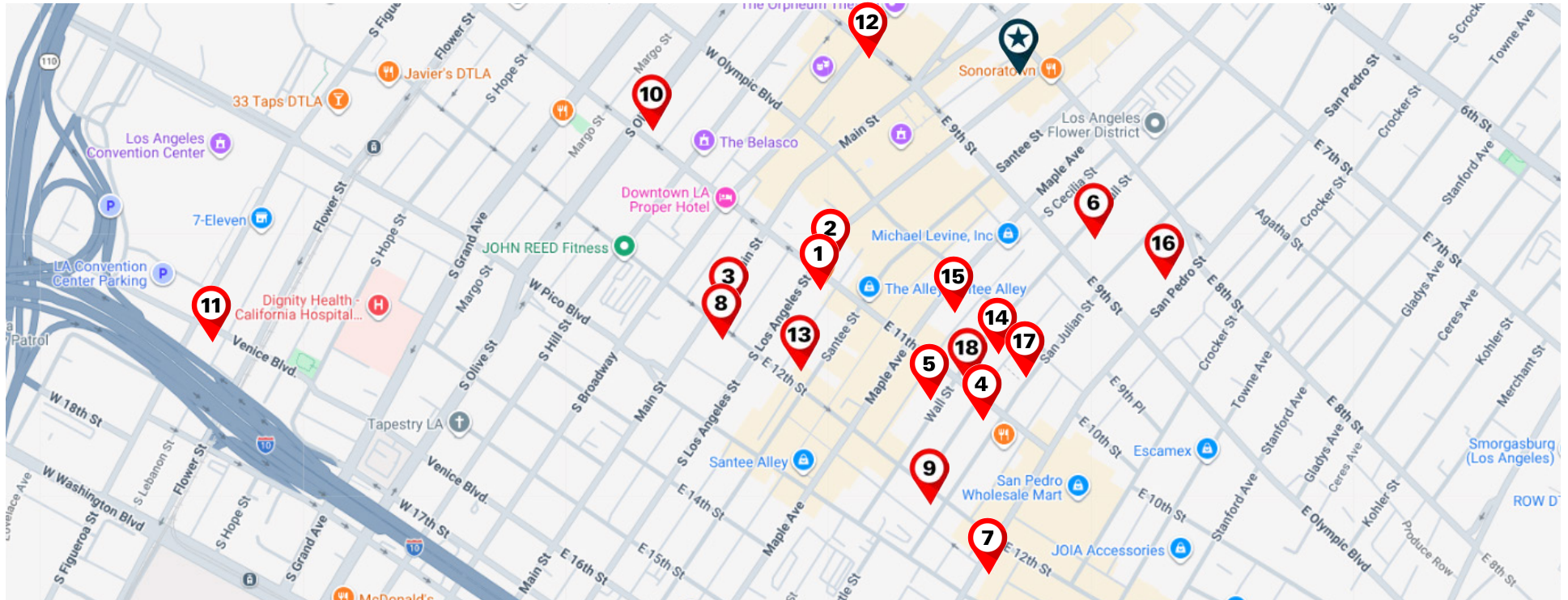
Los Angeles, CA 90014

On-Market Comparables Map



SUBJECT PROPERTY

809 S Los Angeles St, Los Angeles, CA 90014



- | | | | | | |
|--|--|--|--|--|--------------------------------------|
| 1 204 E 11TH ST
Los Angeles, CA | 2 1048-1050
S LOS ANGELES ST
Los Angeles, CA | 3 1150-1156 S MAIN ST
Los Angeles, CA | 4 518-536 E 11TH ST
Los Angeles, CA | 5 1115 WALL ST
Los Angeles, CA | 6 846-848 WALL ST
Los Angeles, CA |
| 7 1212 S SAN PEDRO ST
Los Angeles, CA | 8 106 E 12TH ST
Los Angeles, CA | 9 522 E 12TH ST
Los Angeles, CA | 10 1058-1060 S OLIVE ST
Los Angeles, CA | 11 1600 S FIGUEROA ST
Los Angeles, CA | 12 900 S BROADWAY
Los Angeles, CA |
| 13 1149 SANTEE ST
Los Angeles, CA | 14 1020-1022 WALL ST
Los Angeles, CA | 15 1020 MAPLE AVE
Los Angeles, CA | 16 829 S SAN PEDRO ST
Los Angeles, CA | 17 1015-1019
SAN JULIAN ST
Los Angeles, CA | 18 501 E 11TH ST
Los Angeles, CA |

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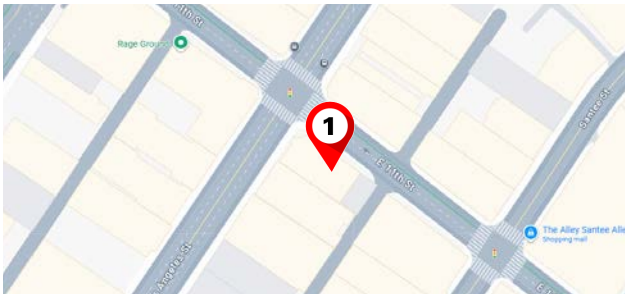
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Los Angeles, CA 90014

On-Market Comparables



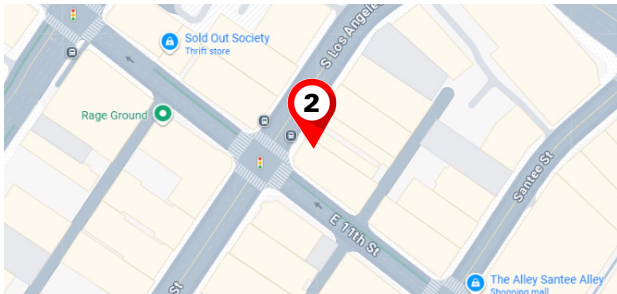
1
204 E 11TH ST
LOS ANGELES, CA



List Price	\$3,450,000	Year Built	1911
Current Price	\$3,450,000	Building SF	6,948
Price/SF	\$496.55	Lot SF	7,212
Land Price/SF	\$478.37	Parking Spaces	--



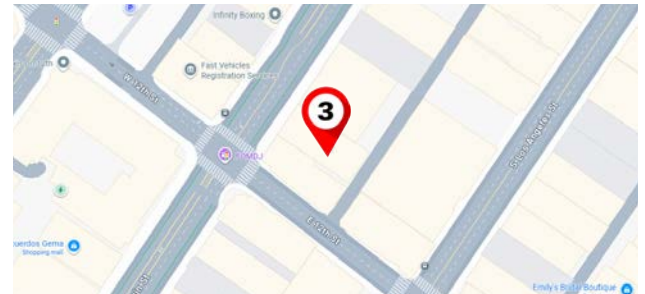
2
1048-1050 S LOS ANGELES ST
LOS ANGELES, CA



List Price	\$4,950,000	Year Built	1922
Current Price	\$4,950,000	Building SF	15,229
Price/SF	\$325.04	Lot SF	7,814
Land Price/SF	\$633.48	Parking Spaces	--



3
1150-1156 MAIN ST
LOS ANGELES, CA



List Price	\$2,500,000	Year Built	1930
Current Price	\$2,500,000	Building SF	8,459
Price/SF	\$295.54	Lot SF	8,276
Land Price/SF	\$302.08	Parking Spaces	--

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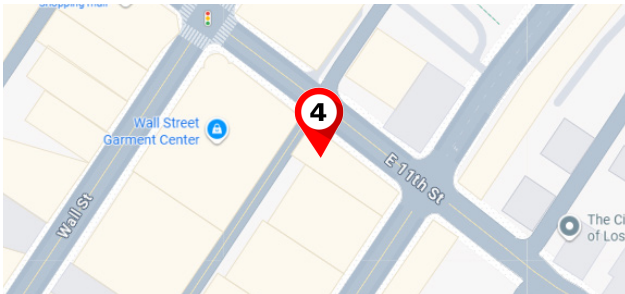
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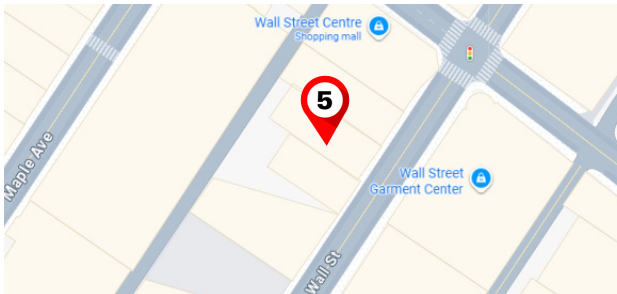
4
518-536 E 11TH ST
LOS ANGELES, CA



List Price	\$1,700,000	Year Built	1950
Current Price	\$1,700,000	Building SF	7,232
Price/SF	\$235.07	Lot SF	7,232
Land Price/SF	\$235.07	Parking Spaces	--



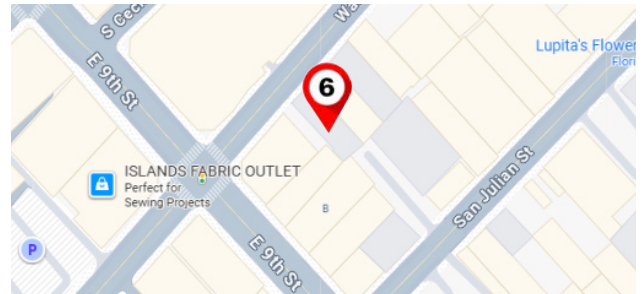
5
1115 WALL ST
LOS ANGELES, CA



List Price	\$1,570,000	Year Built	1993
Current Price	\$1,570,000	Building SF	6,500
Price/SF	\$241.54	Lot SF	7,390
Land Price/SF	\$212.45	Parking Spaces	2



6
846-848 WALL ST
LOS ANGELES, CA



List Price	\$2,900,000	Year Built	1995
Current Price	\$2,900,000	Building SF	6,300
Price/SF	\$460.32	Lot SF	4,847
Land Price/SF	\$598.31	Parking Spaces	--

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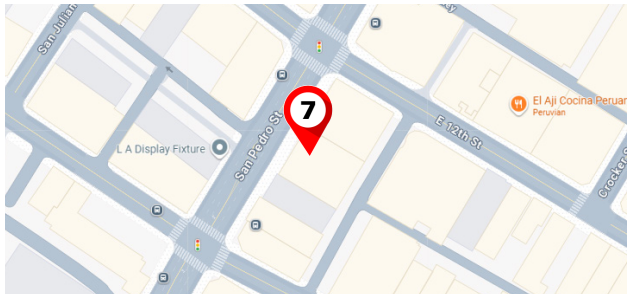
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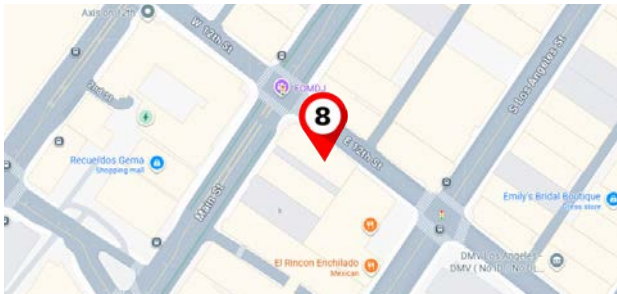
7
1212 S SAN PEDRO ST
LOS ANGELES, CA



List Price	\$2,600,000	Year Built	1965
Current Price	\$2,600,000	Building SF	10,944
Price/SF	\$237.57	Lot SF	13,939
Land Price/SF	\$186.53	Parking Spaces	--



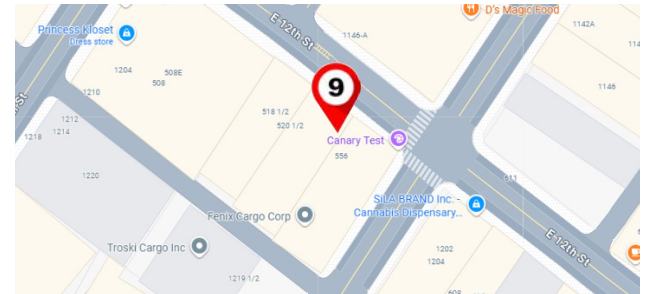
8
106 E 12TH ST
LOS ANGELES, CA



List Price	\$5,500,000	Year Built	1913
Current Price	\$5,500,000	Building SF	8,120
Price/SF	\$677.34	Lot SF	9,170
Land Price/SF	\$599.78	Parking Spaces	--



9
522 E 12TH ST
LOS ANGELES, CA



List Price	\$2,450,000	Year Built	1946
Current Price	\$2,450,000	Building SF	12,500
Price/SF	\$196.00	Lot SF	7,405
Land Price/SF	\$330.86	Parking Spaces	--

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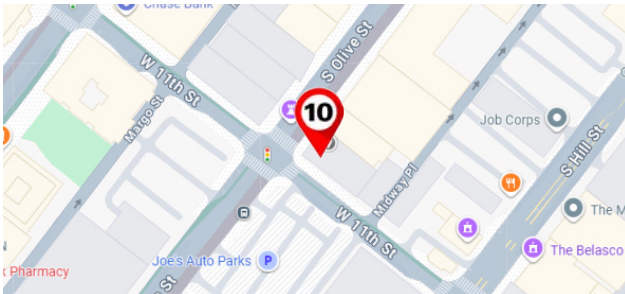
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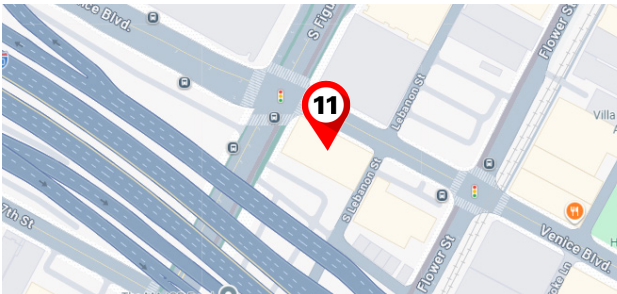
10 1058-1060 S OLIVE ST
LOS ANGELES, CA



List Price	\$2,525,000	Year Built	1911
Current Price	\$2,525,000	Building SF	18,915
Price/SF	\$133.49	Lot SF	6,534
Land Price/SF	\$386.44	Parking Spaces	--



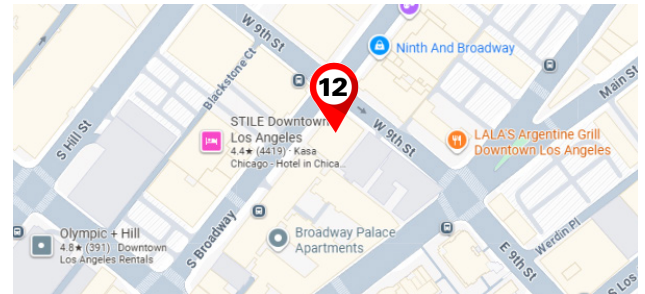
11 1600 S FIGUEROA ST
LOS ANGELES, CA



List Price	Not Disclosed	Year Built	1921
Current Price	Not Disclosed	Building SF	19,458
Price/SF	--	Lot SF	65,340
Land Price/SF	--	Parking Spaces	26



12 900 S BROADWAY
LOS ANGELES, CA



List Price	Not Disclosed	Year Built	1905/ 1989
Current Price	Not Disclosed	Building SF	17,506
Price/SF	--	Lot SF	7,405
Land Price/SF	--	Parking Spaces	--

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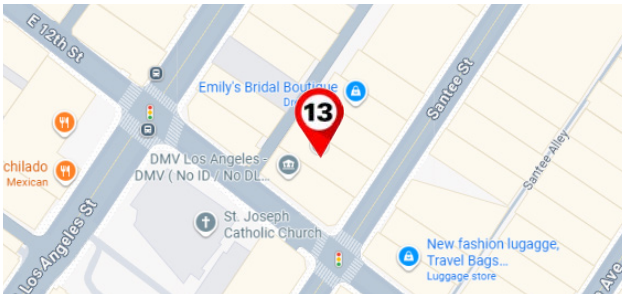
809 S LOS ANGELES ST.

Los Angeles, CA 90014

On-Market Comparables



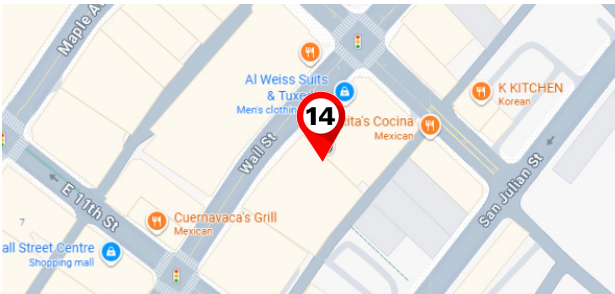
13 1149 SANTEE ST
LOS ANGELES, CA



List Price	Not Disclosed	Year Built	1924
Current Price	Not Disclosed	Building SF	7,500
Price/SF	--	Lot SF	7,501
Land Price/SF	--	Parking Spaces	--



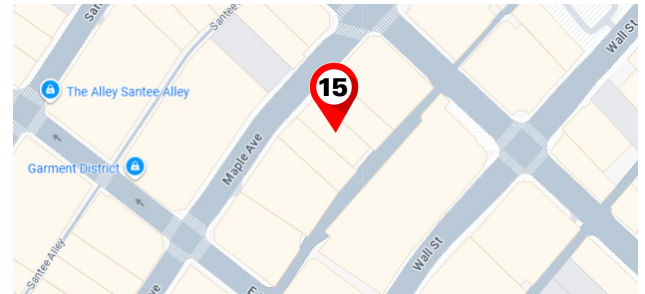
14 1020-1022 WALL ST
LOS ANGELES, CA



List Price	\$2,700,000	Year Built	1924
Current Price	\$2,700,000	Building SF	14,400
Price/SF	\$187.50	Lot SF	21,947
Land Price/SF	\$123.02	Parking Spaces	--



15 1020 MAPLE AVE
LOS ANGELES, CA



List Price	\$2,250,000	Year Built	1952
Current Price	\$2,250,000	Building SF	6,800
Price/SF	\$330.88	Lot SF	7,405
Land Price/SF	\$303.85	Parking Spaces	--

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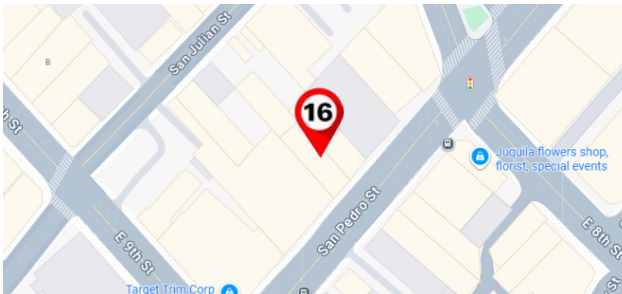
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On-Market Comparables



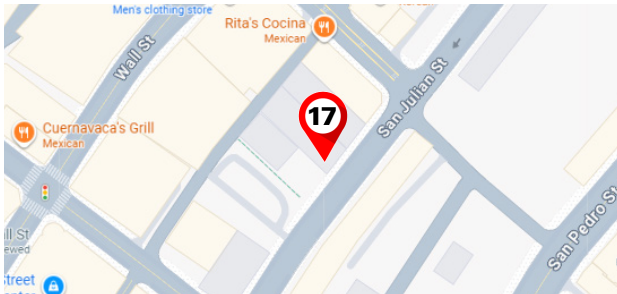
16
829 S SAN PEDRO ST
LOS ANGELES, CA



List Price	\$6,495,000	Year Built	1971
Current Price	\$6,495,000	Building SF	12,718
Price/SF	\$511.54	Lot SF	11,326
Land Price/SF	\$573.46	Parking Spaces	--



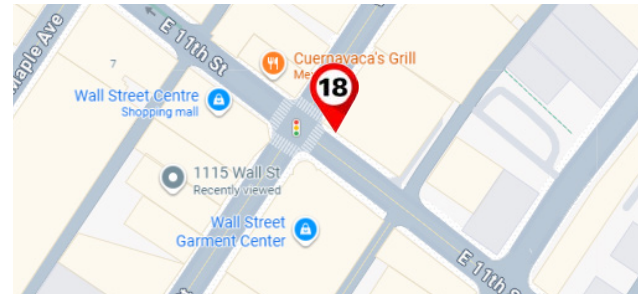
17
1015-1019 SAN JULIAN ST
LOS ANGELES, CA



List Price	\$2,400,000	Year Built	1926
Current Price	\$2,400,000	Building SF	7,250
Price/SF	\$331.03	Lot SF	7,405
Land Price/SF	\$324.11	Parking Spaces	--



18
501 E 11TH ST
LOS ANGELES, CA



List Price	\$4,500,000	Year Built	1969
Current Price	\$4,500,000	Building SF	19,800
Price/SF	\$227.27	Lot SF	20,038
Land Price/SF	\$224.57	Parking Spaces	47

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Tenant Rent Roll

UNIT	TENANT	SF	RENT/MO	PSF	DEPOSIT	LEASE FROM	LEASE TO
809	Manish Kumar	2,000	\$4,267	\$2.13	\$8,800	9/1/2023	8/31/2026
811 (1st Fl)	Max Simonian	5,135	\$8,048	\$1.57	\$8,048	8/1/2018	MTM
811 (2nd Fl)	Leftpoint LLC	7,630	\$4,400	\$0.58	\$17,600	12/1/2024	11/30/2027

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SECTION III

LOCATION INFORMATION

809 S LOS ANGELES ST.

LOS ANGELES, CA 90014



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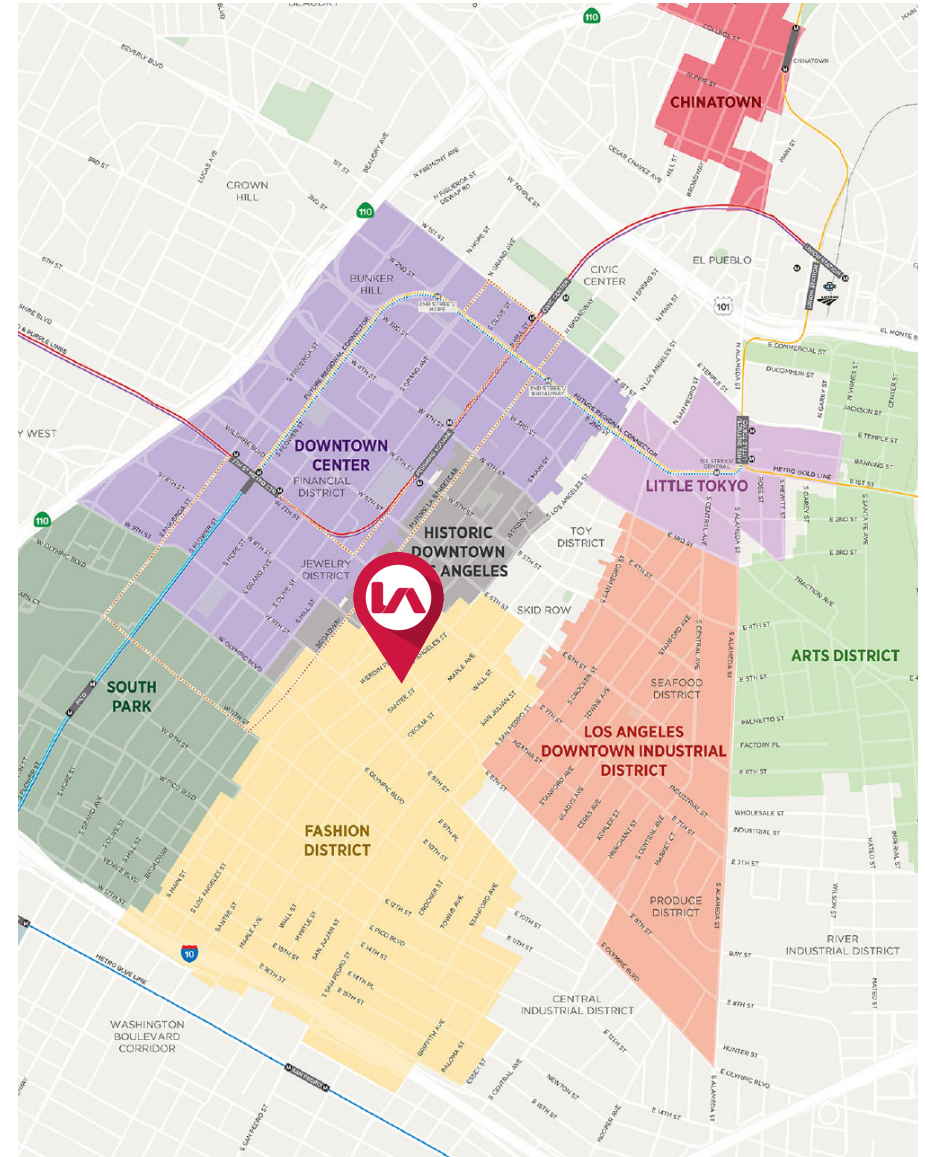
Location Highlights

PROPERTY LOCATION

There are 13 major districts in Downtown LA (Historic Core, Arts District, Bunker Hill, Civic Center, Financial District, South Park, Little Tokyo, Fashion District, Toy District, Skid Row, Wholesale District, Chinatown and Jewelry District); each of these districts formed organically over time, driven primarily by historical economic activities, land use/zoning, and immigrant communities.

The Subject Property is located in LA's Fashion District, which has been a vital economic hub in Downtown and the City of Los Angeles dates to the early 1900s when garment manufacturing was a major industry in the city.

The district started as a cluster of factories and warehouses that produced flowers, clothing, textiles, and accessories. In the 1920s, the district progressed into a wholesale market area as manufacturers and designers began to sell their products directly to retailers. The district continued to grow and expand over the decades, becoming a hub for emerging and independent fashion labels. Securing the Fashion District as one of the City's cultural heritage cornerstones and an essential destination for buyers, visitors, and residents worldwide.



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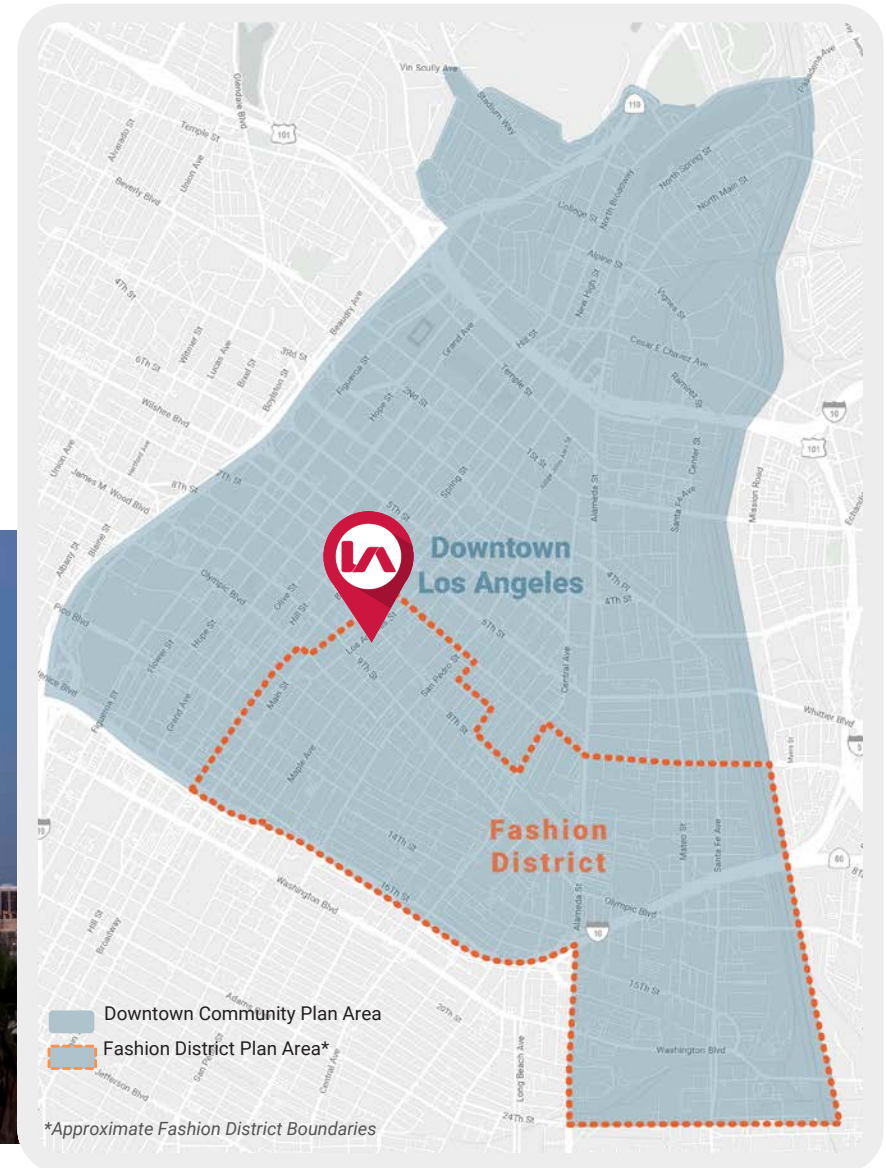
Los Angeles, CA 90014

Location Highlights

DTLA 2040 AND THE FASHION DISTRICT

On May 3, 2023, the Los Angeles City Council voted unanimously to adopt the DTLA 2040 plan, a plan that will look to add 12,500 new residents, 70,000 housing units, and 55,000 jobs.

The Fashion District will benefit from the DTLA 2040 plan's mixed-use zoning (IX2 and IX3) change, which will allow the conversion of old industrial buildings into residential, office, and commercial spaces. IX2 allows for conversions of existing structures, while IX3 enables new residential construction, provided a portion of the building remains dedicated to job-generating uses like manufacturing.



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Fashion District Zoning Strategies

This map and summary page highlights the zoning rules about "use" meaning what type of activities are generally allowed within the building today and what the Downtown Plan is introducing.

Strategy 1

What is Allowed Today (C2, M2):

Allows non-residential uses and light industrial uses, such as fabrication, warehousing, office, and other job-generating uses. Residential uses are permitted in existing buildings.

What the Plan is Introducing (CX2):

In addition to the uses listed above, the Downtown Plan introduces a wide range of housing types and commercial uses. Manufacturing uses posing health and safety risks to nearby residents and workers are prohibited. Ground floor businesses cannot be larger than 50,000 sf. Small scale fabrication is permitted in addition to a retail store. New large scale textile and apparel manufacturing prohibited.

Strategy 2

What is Allowed Today (Generally M2):

Allows light industrial uses, non-residential uses, production, fabrication, warehousing, office, and other job-generating uses. Residential uses are permitted in existing buildings.

What the Plan is Introducing (IX3):

In addition to the uses listed above, the Plan introduces new residential buildings only when projects have reserved approximately one story for job productive uses such as office or apparel manufacturing. Manufacturing uses posing health and safety risks to nearby residents and workers are prohibited. Textile and apparel manufacturing are permitted.

Strategy 3

What is Allowed Today (M2, M3):

Allows light industrial uses, non-residential uses, production, fabrication, warehousing, office, and other job-generating uses.

What the Plan is Introducing (IX2):

To accommodate light industrial uses, office space, and research and development activity, this use district allows a mix of commercial and manufacturing uses. Residential units are only allowed when existing buildings are adaptively reused and new residential is not permitted. This area does not allow heavy industrial use or other noxious uses.

Strategy 4

What is Allowed Today (M2, M3):

Allows limited or light industrial uses such as manufacturing, fabrication, warehousing, office, and other job-generating uses. Residential units are not permitted.

What the Plan is Introducing (I1):

Ensures that opportunity exists for the future location of industrial spaces. To keep and grow jobs in goods movement and warehousing, and preserve land strictly for industrial, manufacturing, and other similar uses with supporting commercial use, this district allows limited commercial and light industrial uses. Housing is not permitted as this area is where harmful manufacturing may be occurring or where large trucks and distribution facilities can be built.

Strategy 5

What is Allowed Today (M3):

Allows heavy industrial uses such as manufacturing, fabrication, warehousing, office, and other job-generating uses. Residential units are not permitted.

What the Plan is Introducing (I2):

To support employment and accommodate the most intense industrial activities while minimizing potential disruptions to surrounding uses, this area is proposed to remain industrial and continues to allow heavy commercial, light industrial, and heavy industrial uses as well as a limited amount of commercial activity. Residential uses are prohibited to ensure that opportunity exists for the future location of industrial spaces.

Strategy 6

What is Allowed Today (M2, M3):

Allows limited or light industrial uses such as manufacturing, fabrication, warehousing, office, and other job-generating uses. Residential units are not permitted.

What the Plan is Introducing (IX4):

This area continues to focus on job production while also allowing limited residential uses as live/work units and adaptive reuse of household dwellings in existing structures. This Use District is intended to promote productive industries, entrepreneurial activities and supports office and commercial uses, as well as research and development, wholesale, and light industrial uses.

Strategy 7

City Market Project Site (C2)

This site is a major development project that allows commercial uses with residential dwelling units. Examples include offices, hotels, theatres, and retail that can be paired with limited manufacturing that is an integral part of retail business. The Downtown Plan does not propose any changes to this project.



Source: Los Angeles City Planning

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Location Highlights

PLANNED DEVELOPMENTS

Recently, City Market of Los Angeles received reapproval to turn 3 blocks of Downtown LA's Fashion District, or 10 acres, into an urban-retail village with nearly 1,000 homes. The 1.7 million SF development, approved in 2018, would replace a more than century-old produce market that closed in 2009.

Plans for the project include 945 homes, a 210-room hotel, a 312,000 SF school or office campus, 272,000 SF of offices and 224,900 SF of shops and restaurants, including a movie theater with 744 seats. The revised development agreement calls for 94 affordable apartments or 10% of the 945 apartments, as affordable that will include 47 for moderate-income families and 47 for low-income households. Together with the adoption of DTLA 2040 and City Market's planned development the Fashion District, the Subject Portfolio will benefit from developer interest as existing buildings are converted to higher and better uses.



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DTLA Overview



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Demographics



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POPULATION & BUSINESSES	1 MILE	3 MILES	5 MILES
2024 Population	65,666	480,273	1,160,793
2024 Median Age	38.9	35.5	36.3
Businesses	16,601	40,261	69,903
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	36,254	173,300	396,734
Total persons per HH	1.5	2.5	2.7
Average HH income	\$91,616	\$70,380	\$76,048
Median HH income	\$59,257	\$47,017	\$52,726

**Demographic data derived from CoStar 2024*

Walk Score



Walker's Paradise
Daily errands do not require a car.



Rider's Paradise
World-class public transportation.



Biker's Paradise
Daily errands can be accomplished on a bike.

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PASADENA

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