

PRIME DEVELOPMENT LAND IN SOUTH PASADENA PROJECTED ENTITLEMENT FOR 70+ RESIDENTIAL UNITS

123 Pasadena Ave, South Pasadena, CA 91030



LOT SIZE: +/- 45,694 SF /1.05 AC
APN: 5311-003-096
SALE PRICE: \$5,200,000

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@cbcrealty.com
CalDRE#: 02227715



COLDWELL BANKER
COMMERCIAL
REALTY

FOR SALE

123 PASADENA AVENUE

South Pasadena, CA 91030

OFFERING SUMMARY

ADDRESS	123 Pasadena Ave, South Pasadena, CA 91030
LOT SIZE	+/- 45,694 SF 1.05 AC
APN	5311-003-096
ZONING	BP (Business Park)
PROJECTED ENTITLEMENT	70+ units
SALE PRICE	\$5,200,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	27,582	233,187	657,283
2026 Median HH Income	\$121,793	\$111,777	\$98,745
2026 Average HH Income	\$171,686	\$161,554	\$142,806

PROPERTY HIGHLIGHTS

- Prime South Pasadena 1.05 Acre rectangular vacant land available for immediate residential development project
- High visibility on Pasadena Avenue with long frontage for ingress and egress
- The South Pasadena Public Schools are highly regarded and ranked nearly the top of the State of California
- Easy access to the 110 Freeway
- Walking distance to the Metro A Line Station
- Near many South Pasadena and Highland Park retail establishments



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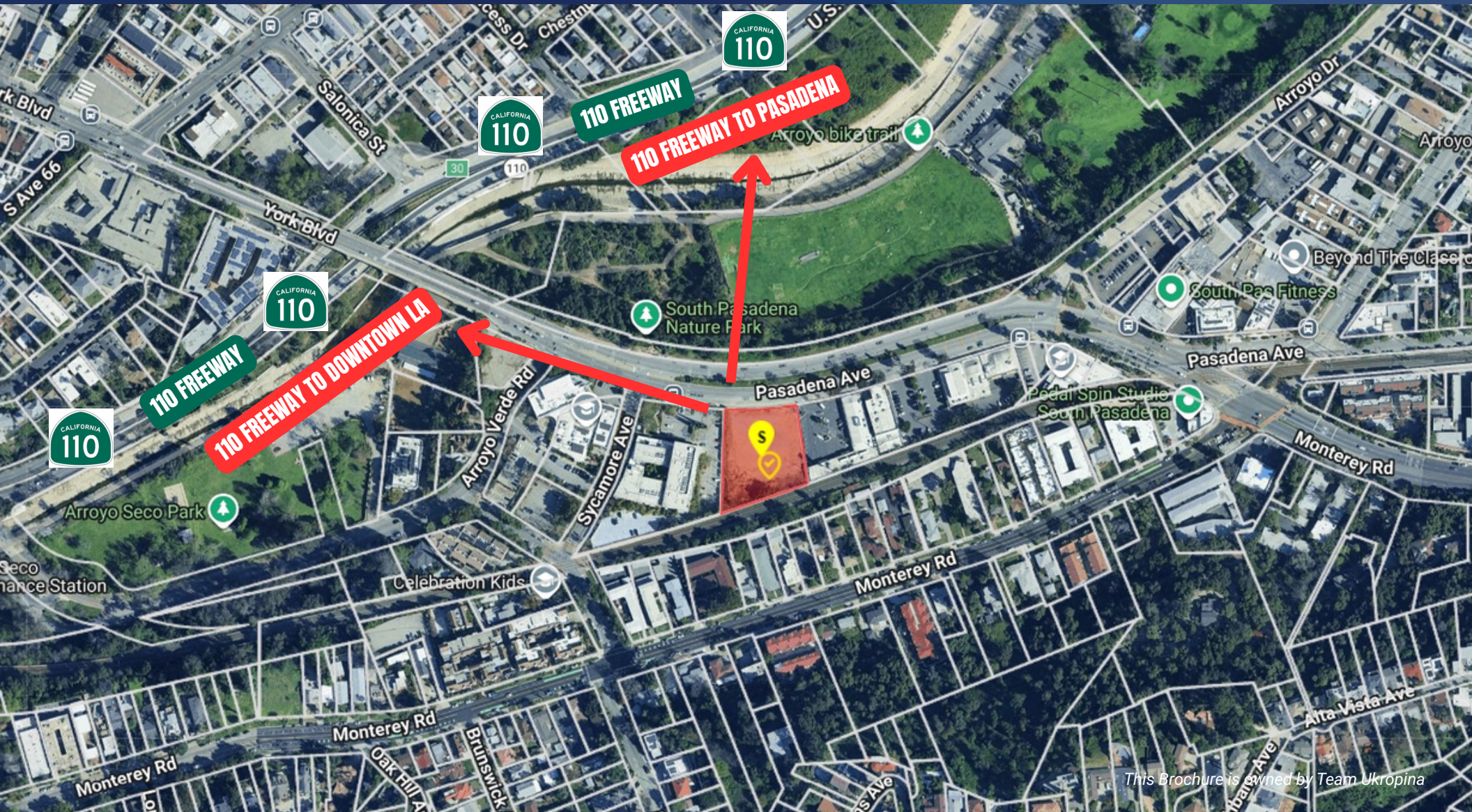
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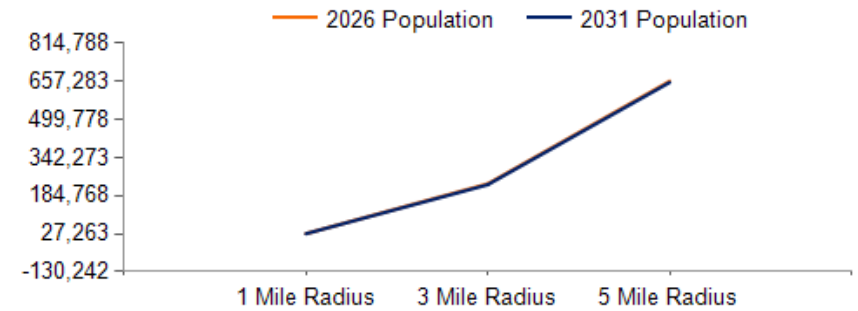
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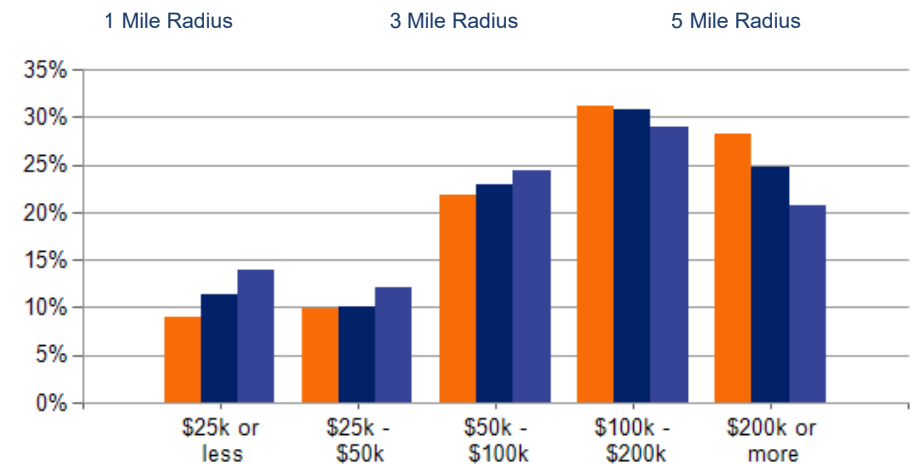


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,351	245,122	707,625
2010 Population	28,740	244,538	696,478
2026 Population	27,582	233,187	657,283
2031 Population	27,263	229,854	652,212
2026 African American	706	6,135	20,879
2026 American Indian	422	3,695	10,120
2026 Asian	6,231	55,752	178,241
2026 Hispanic	12,820	108,281	297,680
2026 Other Race	6,903	57,884	165,713
2026 White	8,318	70,142	183,166
2026 Multiracial	4,980	39,339	98,473
2026-2031: Population: Growth Rate	-1.15%	-1.45%	-0.75%

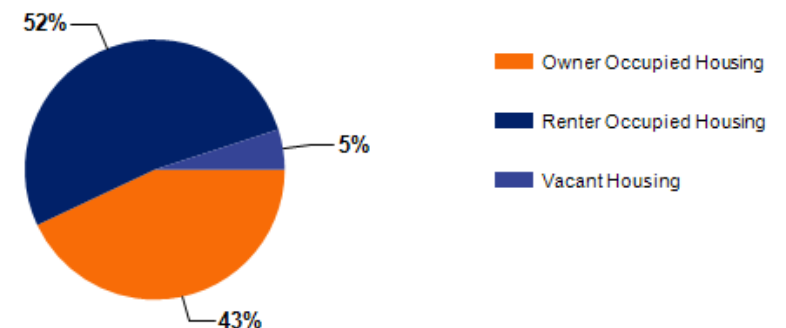
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	652	6,549	21,128
\$15,000-\$24,999	330	3,881	12,881
\$25,000-\$34,999	425	3,652	11,674
\$35,000-\$49,999	662	5,585	18,199
\$50,000-\$74,999	1,136	10,752	32,183
\$75,000-\$99,999	1,234	10,245	27,975
\$100,000-\$149,999	1,980	16,703	43,096
\$150,000-\$199,999	1,415	11,511	28,019
\$200,000 or greater	3,076	22,692	50,705
Median HH Income	\$121,793	\$111,777	\$98,745
Average HH Income	\$171,686	\$161,554	\$142,806



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

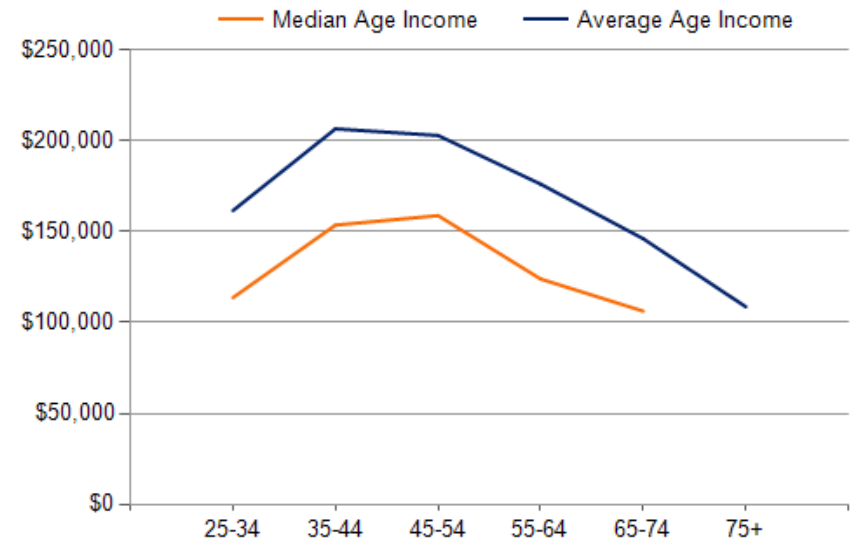
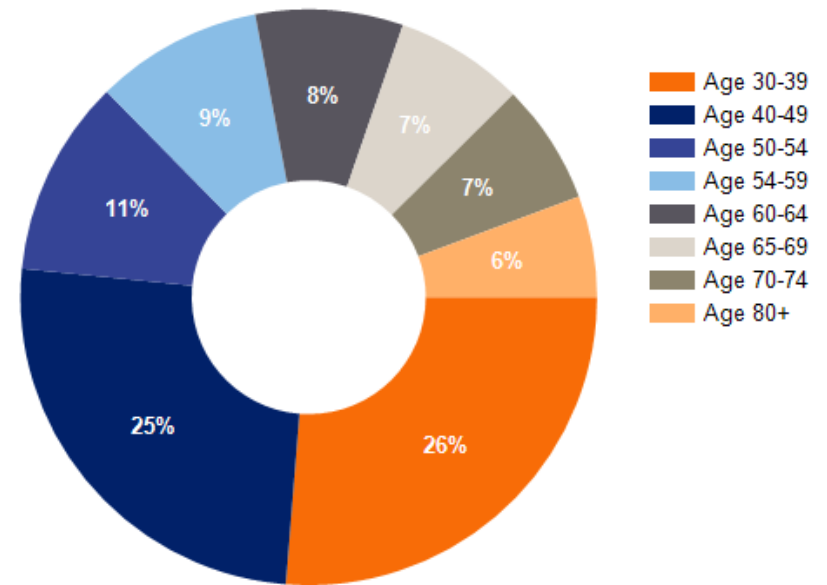


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,235	18,876	55,492
2026 Population Age 35-39	2,368	20,010	54,612
2026 Population Age 40-44	2,341	18,548	49,692
2026 Population Age 45-49	2,093	16,205	43,252
2026 Population Age 50-54	1,938	16,152	44,260
2026 Population Age 55-59	1,644	14,207	40,272
2026 Population Age 60-64	1,449	12,999	37,688
2026 Population Age 65-69	1,271	11,281	33,208
2026 Population Age 70-74	1,185	10,415	30,057
2026 Population Age 75-79	996	8,533	23,609
2026 Population Age 80-84	546	5,358	14,628
2026 Population Age 85+	532	5,221	15,357
2026 Population Age 18+	22,472	193,561	544,827
2026 Median Age	40	41	40
2031 Median Age	42	42	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$113,701	\$111,429	\$103,160
Average Household Income 25-34	\$161,629	\$153,267	\$136,070
Median Household Income 35-44	\$153,648	\$139,011	\$120,951
Average Household Income 35-44	\$206,676	\$195,442	\$172,827
Median Household Income 45-54	\$158,899	\$141,220	\$118,403
Average Household Income 45-54	\$203,021	\$187,750	\$165,786
Median Household Income 55-64	\$123,974	\$112,804	\$99,079
Average Household Income 55-64	\$176,236	\$161,928	\$142,746
Median Household Income 65-74	\$106,286	\$94,260	\$82,688
Average Household Income 65-74	\$146,161	\$145,428	\$131,429
Average Household Income 75+	\$108,684	\$110,535	\$95,521

Population By Age



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Exclusively Marketed by:

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CHRISTINA BURDETTE
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