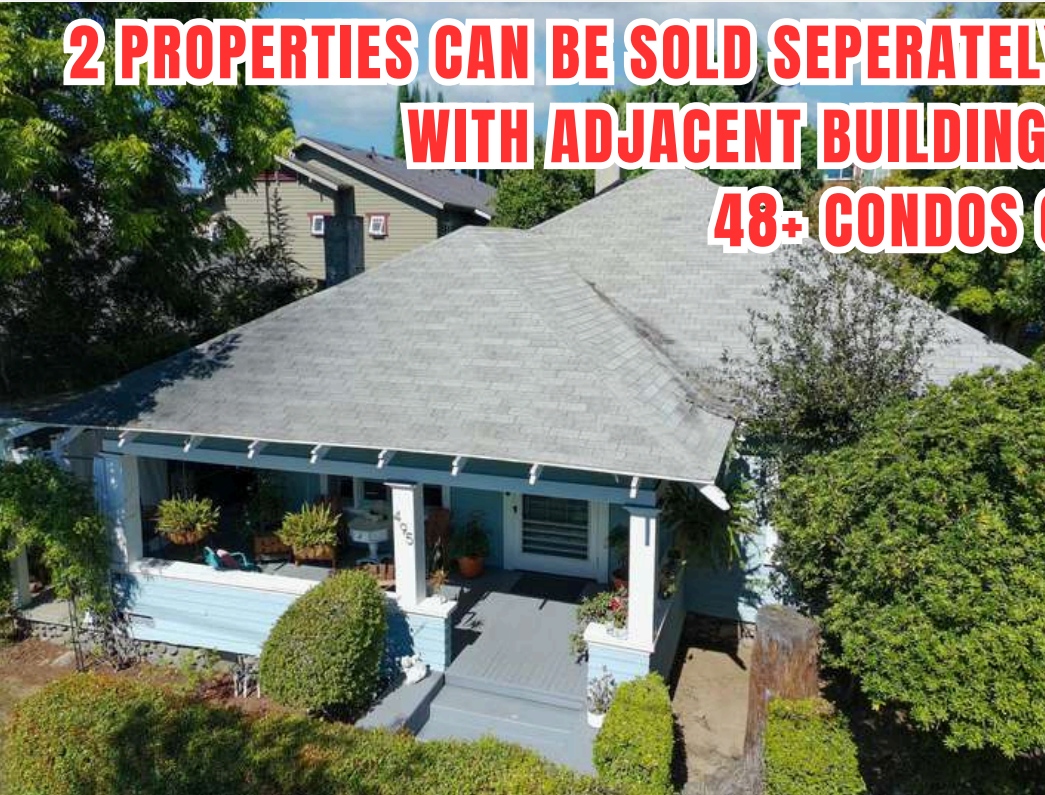


# **MOST PRIME RESIDENTIAL DEVELOPMENT SITE IN PASADENA, +/-32,000 SF COMBINED, ONE SHORT BLOCK FROM S. LAKE AVENUE**

**495-495 1/2 South Hudson Avenue, Pasadena, CA 91101**  
**477-483 South Hudson Avenue, Pasadena, CA 91101**

**2 PROPERTIES CAN BE SOLD SEPERATELY, TOTAL LAND SIZE OF ALL 3 PROPERTIES  
WITH ADJACENT BUILDING FOR SALE IS +/-32,000 SF  
48+ CONDOS COULD BE BUILT**



## **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**

**\$4,200,000 FOR TWO PROPERTIES**

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CALDRE#: 00820557

### **ROBERT IP**

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**COLDWELL BANKER  
COMMERCIAL  
REALTY**



# FOR SALE

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

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

## 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                     |
| APNs:            | 495 S. Hudson: 5734-029-012                      |
| YEAR BUILT:      | 1940                                             |
| NUMBER OF UNITS: | 2 Units                                          |

## 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             |
| APNs:            | 477-483 S. Hudson: 5734-029-013              |
| YEAR BUILT:      | 1925                                         |
| NUMBER OF UNITS: | 4 Units                                      |
| SALE PRICE:      | <b>\$4,200,000 FOR TWO PROPERTIES</b>        |

## PROPERTY HIGHLIGHTS

Very rare to find two contiguous residential income properties on 477-495 1/2 S. Hudson Ave., one short block west of Lake Avenue.

Properties could be developed in the future and could build 30 units or more with entitlement.

Properties provide favorable income while developer is obtaining entitlements.



*This Brochure is owned by Team Ukropina*

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# FOR SALE

495-495 ½ S HUDSON & 477-483 S HUDSON AVENUE

Pasadena, CA 91101

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

| Income & Expenses                 | 477-495 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              |
|                                   | \$10,946             |
| Other                             | \$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 |

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**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**







# FOR SALE

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

Pasadena, CA 91101



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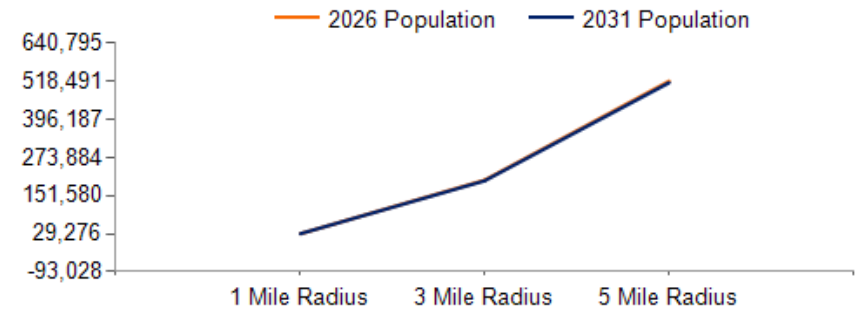
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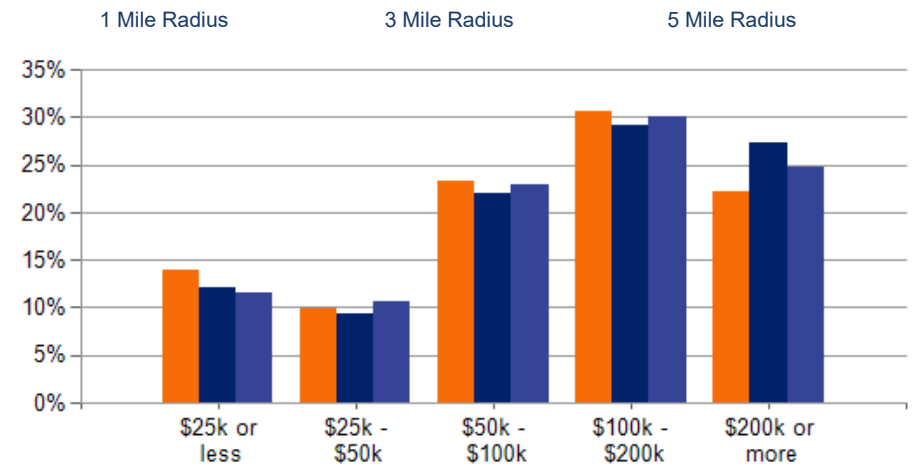


| POPULATION                         | 1 MILE | 3 MILE  | 5 MILE  |
|------------------------------------|--------|---------|---------|
| 2000 Population                    | 23,147 | 201,068 | 550,438 |
| 2010 Population                    | 27,502 | 205,250 | 553,729 |
| 2026 Population                    | 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%  |

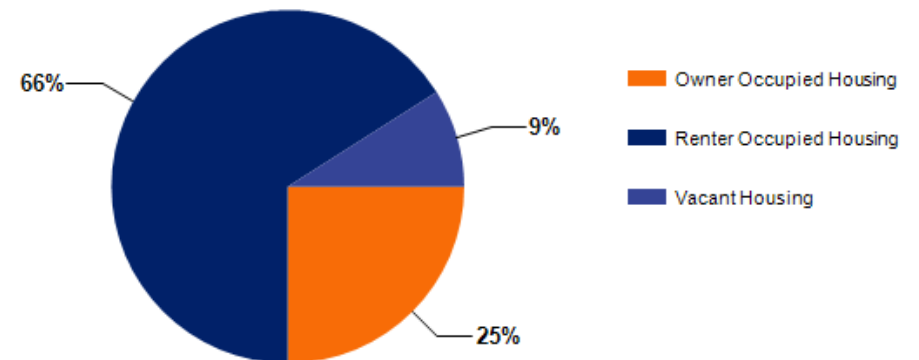
| 2026 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000    | 1,692     | 7,042     | 14,550    |
| \$15,000-\$24,999     | 478       | 3,283     | 8,469     |
| \$25,000-\$34,999     | 571       | 3,186     | 8,387     |
| \$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



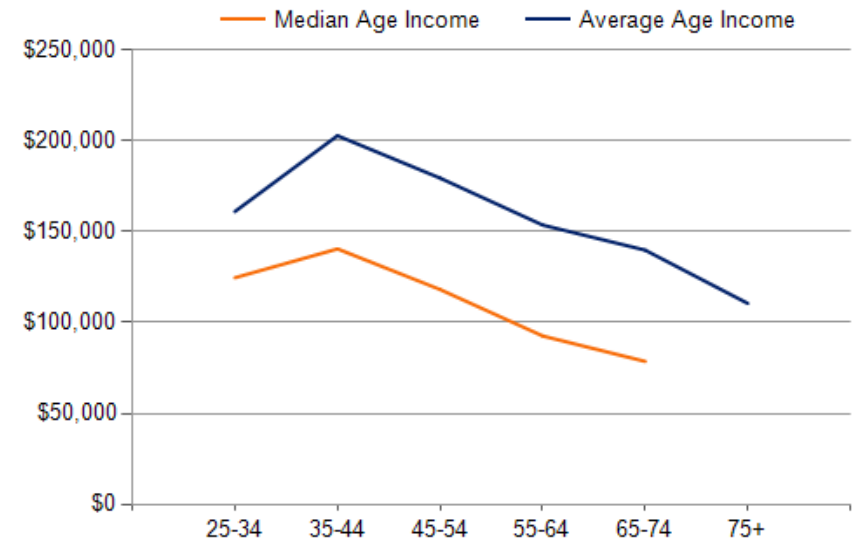
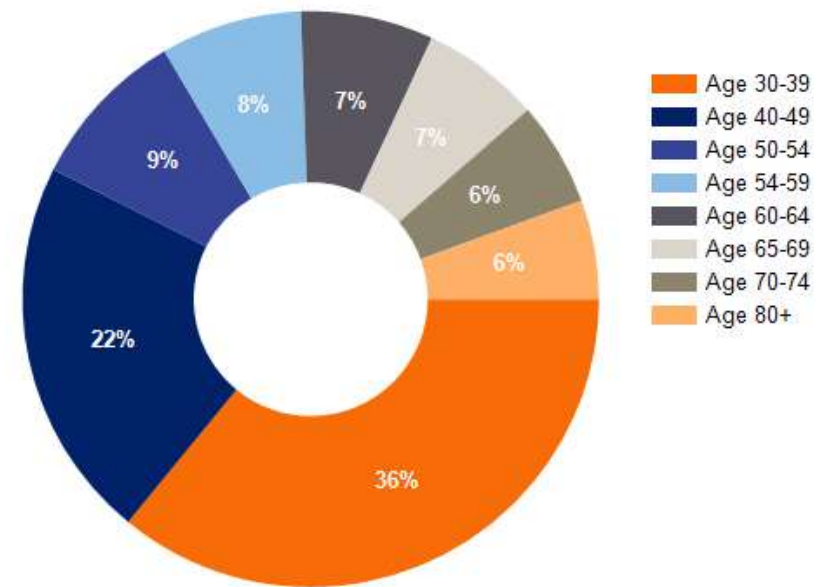
Source: esri



| 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





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

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