



820 MISSION ST., UNIT C
SOUTH PASADENA, CALIFORNIA 91030

Ideal for Owner-User
SBA loan available 10% down (Buyer to Verify)

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PROPERTY DETAIL

PREMISES: Unit C – 699 square feet

APN: 5315-017-102

PARKING: 1 surface, 1 secured underground and shared use of 12 visitor/guests spaces

ZONING: DTSP - Mixed Use Core (Buyer to Verify)

HOA FEES: \$628.49 per month

SALE PRICE: \$759,000

USE: Office/Retail/Medical (Buyer to Verify)

- 820 Mission Street offers a rare opportunity to acquire a ±699 SF commercial condominium ideally suited for an owner-user in the heart of South Pasadena.
- The property features excellent street exposure along Mission Street, making it well-positioned for a variety of professional or boutique retail uses (Buyer to Verify).
- Located in a highly walkable, high-demand corridor surrounded by local shops, restaurants, and amenities.
- This unit provides strong visibility, convenience, and long-term value in one of the area's most desirable neighborhoods.
- Buyer may be able opportunity to use award-winning South Pasadena Unified School District schools (Buyer to Verify).

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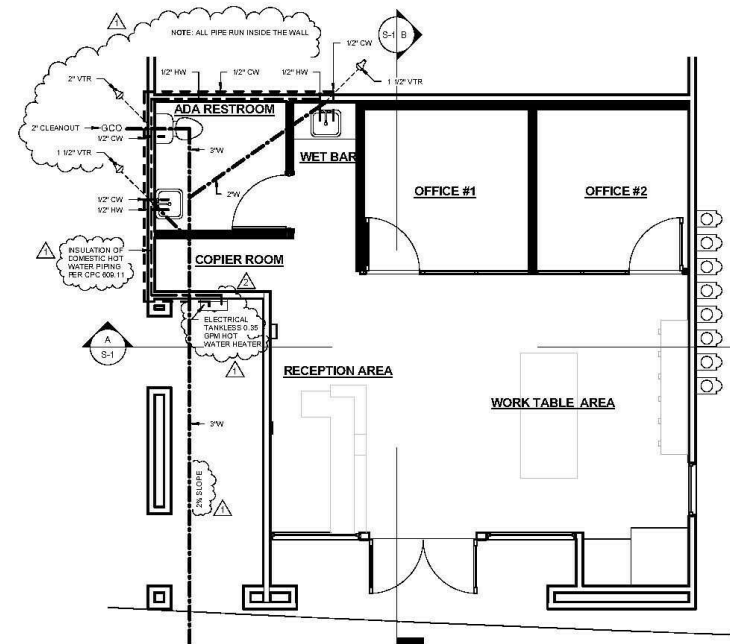
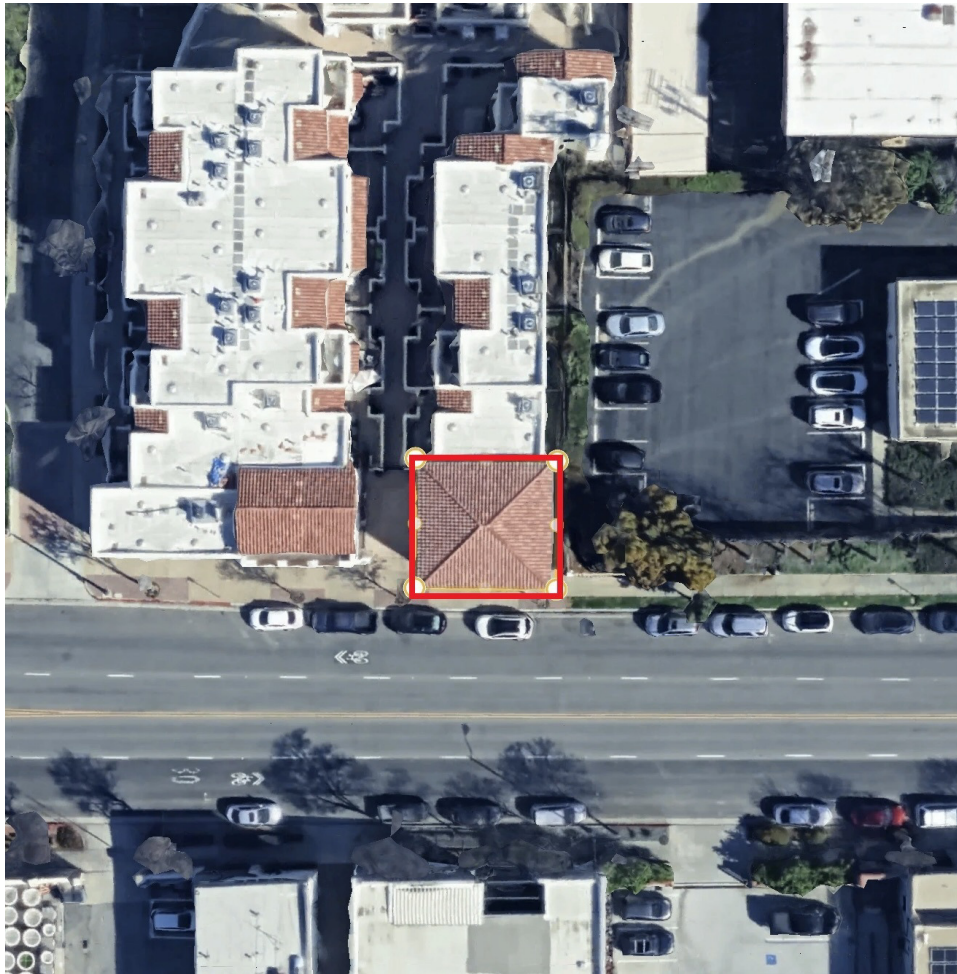
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PLUMBING PLAN

1/4" = 1'-0"



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DEMOGRAPHICS

250K Total Population (3 mile)

\$140K AVG. HH Income (1 mile)

\$2.01M Median Home Value (1 Mile)

42K Daily Traffic on Mission Street South Pasadena

90 Walk Score

LOCATION HIGHLIGHTS

- Location is walking distance to unique shops, cafes and restaurants in historic Mission District.
- Metro Linestation within walking distance.
- Exceptional community with one of the highest-rated & sought after public school districts in California.



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2 Glass Offices

Kitchenette

Bathroom

Open Area

Furniture maybe available

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