

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

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



477-483 SOUTH HUDSON AVENUE:

BUILDING SIZE: +/- 5,764 SF

LOT SIZE: +/- 10,737 SF

NO. OF UNITS: 5 UNITS

495-495 1/2 SOUTH HUDSON AVENUE:

BUILDING SIZE: +/- 2,460 SF

LOT SIZE: +/- 10,729 SF

NO. OF UNITS: 3 UNITS

\$4,200,000 FOR TWO PROPERTIES

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**COLDWELL BANKER
COMMERCIAL
REALTY**

FOR SALE

477-483 & 495 S HUDSON AVENUE
Pasadena, CA 91101

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OFFERING SUMMARY

ADDRESS	477-483 & 495-495 1/2 South Hudson Ave, Pasadena, CA 91101
BUILDING SIZE	477-483 S. Hudson: +/- 5,764 SF 495 S. Hudson: +/- 2,460 SF
LOT SIZE	477-483 S. Hudson: +/- 10,737 SF 495 S. Hudson: +/- 10,729 SF
APNs:	477-483 S. Hudson: 5734-029-013 495 S. Hudson: 5734-029-012
YEAR BUILT	1925 1940
NUMBER OF UNITS	5 Units 3 Units
SALE PRICE	\$4,200,000 FOR TWO PROPERTIES

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	29,276	201,564	517,955
2026 Median HH Income	\$106,419	\$115,743	\$110,487
2026 Average HH Income	\$159,442	\$171,862	\$161,062

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 a developer could build more than 30 units with entitlement.

Properties provide favorable income while developer is obtaining entitlements.

Call Agents for Income and Expenses.



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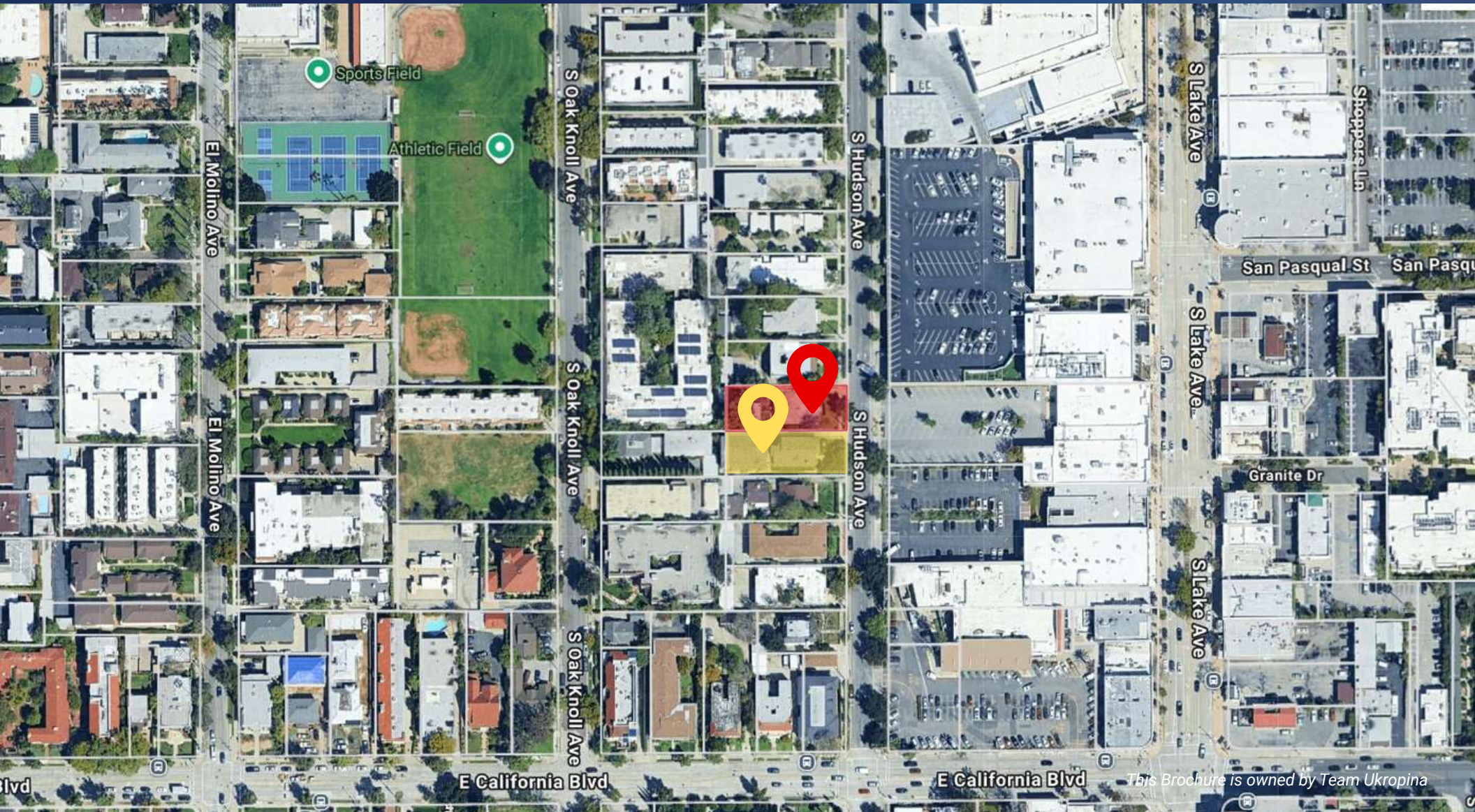
This Brochure is owned by Team Ukropina



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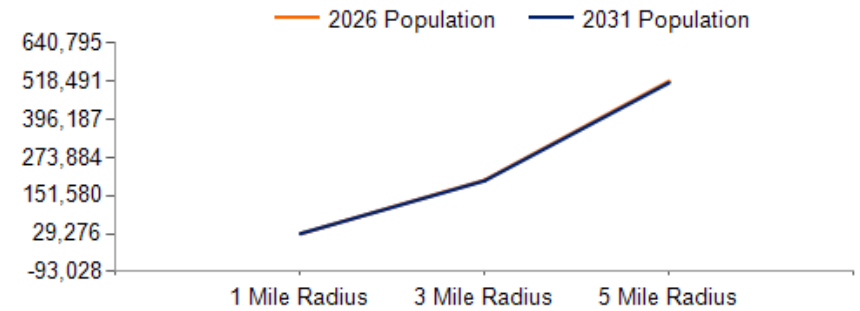
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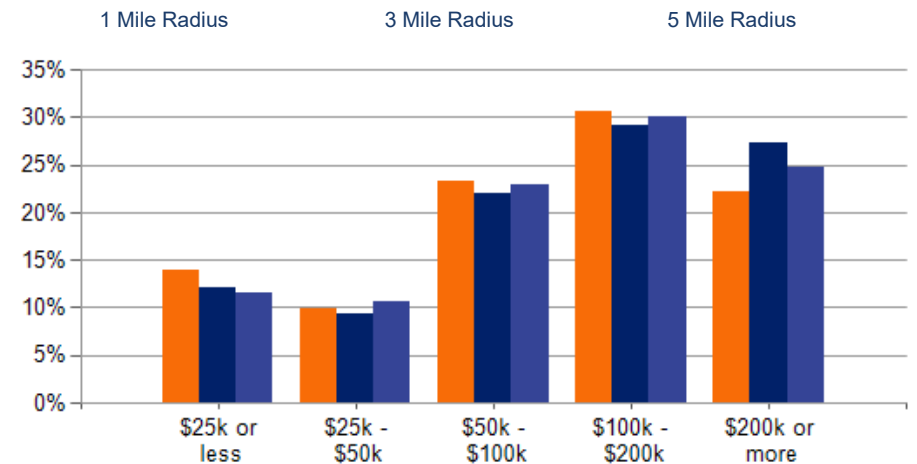


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,147	201,068	550,438
2010 Population	27,502	205,250	553,729
2026 Population	29,276	201,303	518,491
2031 Population	29,356	199,145	513,627
2026 African American	1,623	11,221	20,714
2026 American Indian	185	2,453	6,571
2026 Asian	8,553	53,455	175,912
2026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

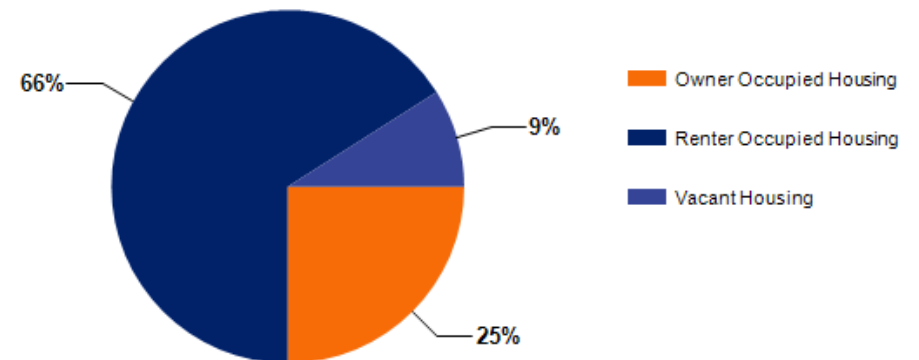
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,692	7,042	14,550
\$15,000-\$24,999	478	3,283	8,469
\$25,000-\$34,999	571	3,186	8,387
\$35,000-\$49,999	984	4,810	12,682
\$50,000-\$74,999	1,789	9,719	24,156
\$75,000-\$99,999	1,849	8,995	21,460
\$100,000-\$149,999	2,663	14,057	35,211
\$150,000-\$199,999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

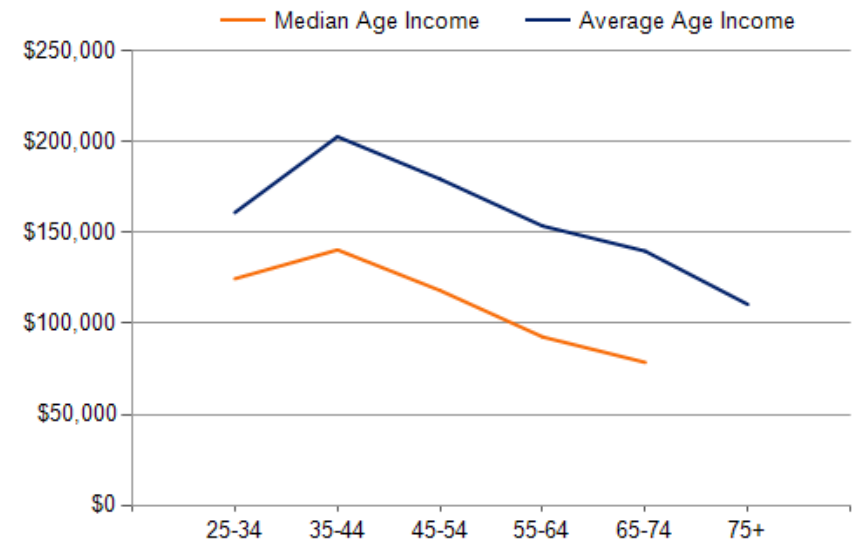
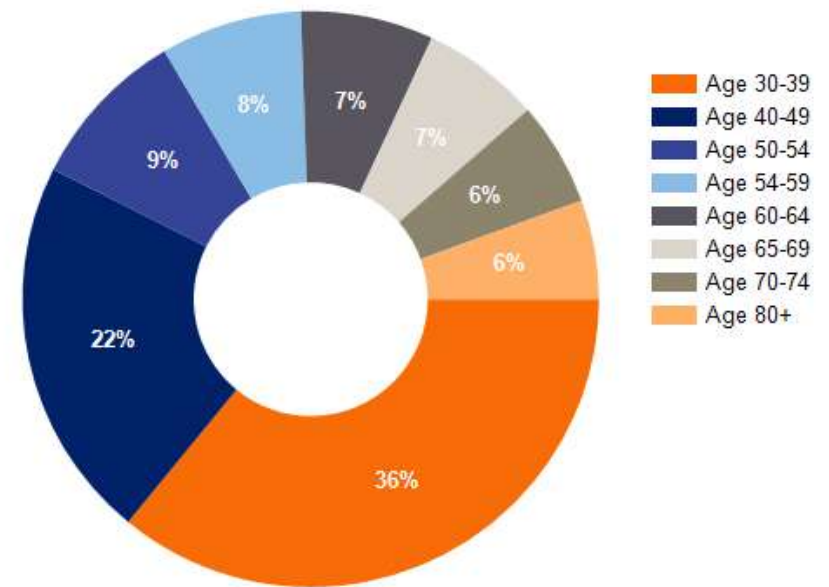


Source: esri

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



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