

# For Sale

📍 115 N. El Molino Avenue | Pasadena, CA



## 8,500 SF

### FREESTANDING OFFICE BUILDING

- » Asking price: \$4,670,000 (\$549 PSF)
- » Building size: Approximately 8,500 SF
- » Stories: Two
- » Parking: 4/1,000 SF (Free surface)
- » Land size: 0.40 AC
- » Zoning: CD-13
- » Walker's paradise (95)
- » Good transit: (67)

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Prime location in downtown  
Pasadena near the 210 freeway



Possible multifamily development



Walking distance to an abundance  
of retail, restaurants, and hotels

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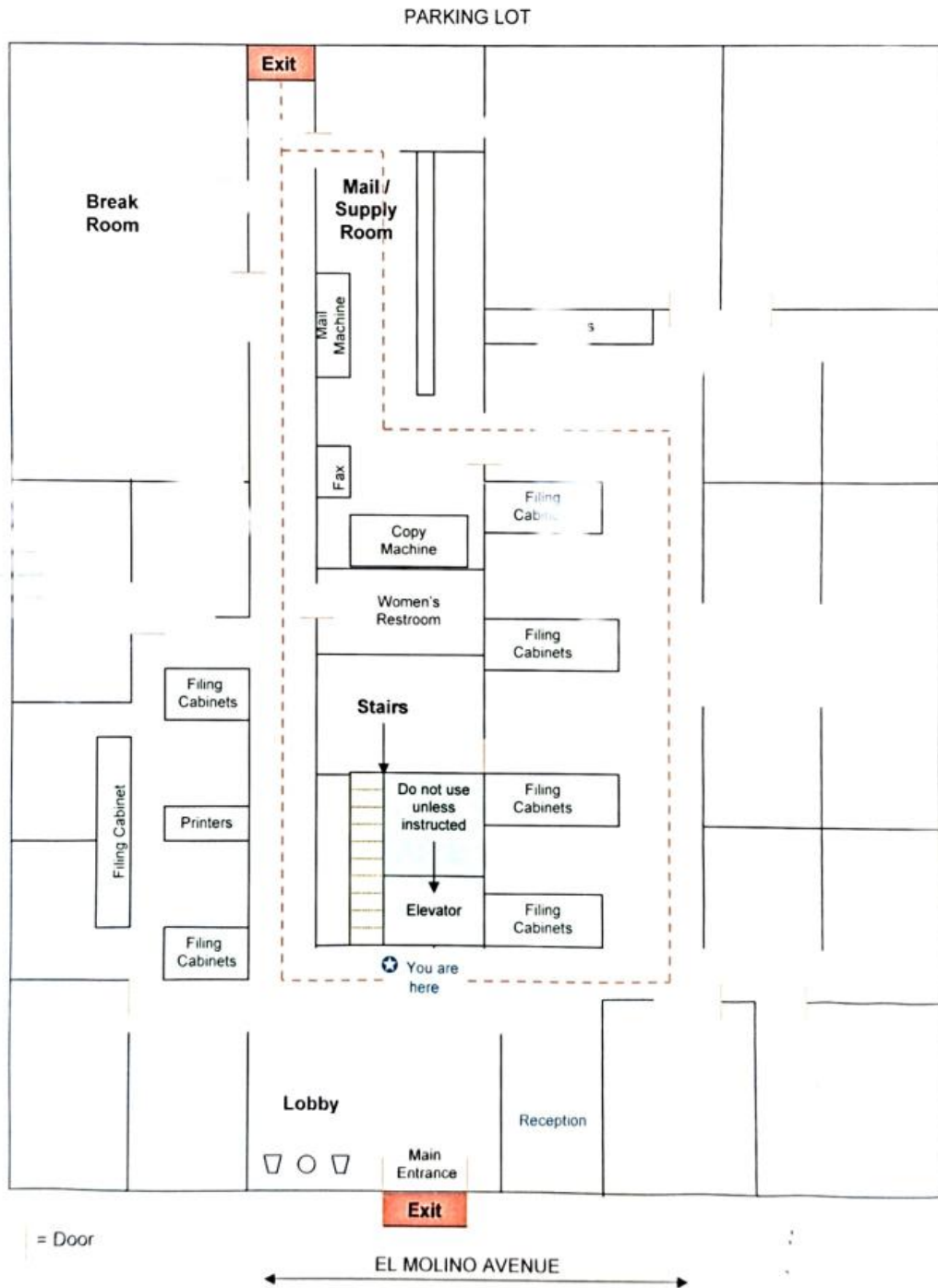
## INTERIOR PHOTOS



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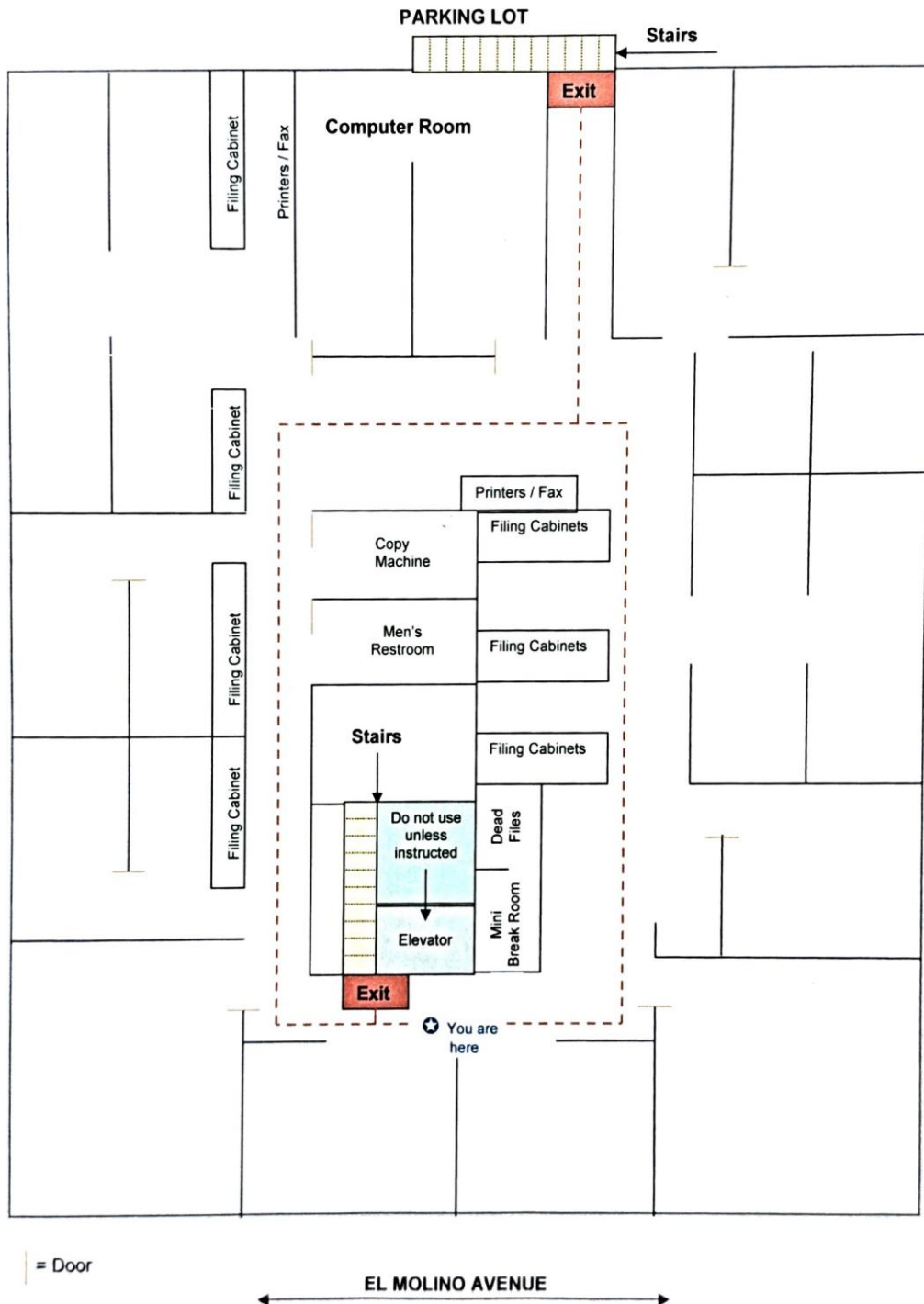
## FIRST FLOOR



# For Sale

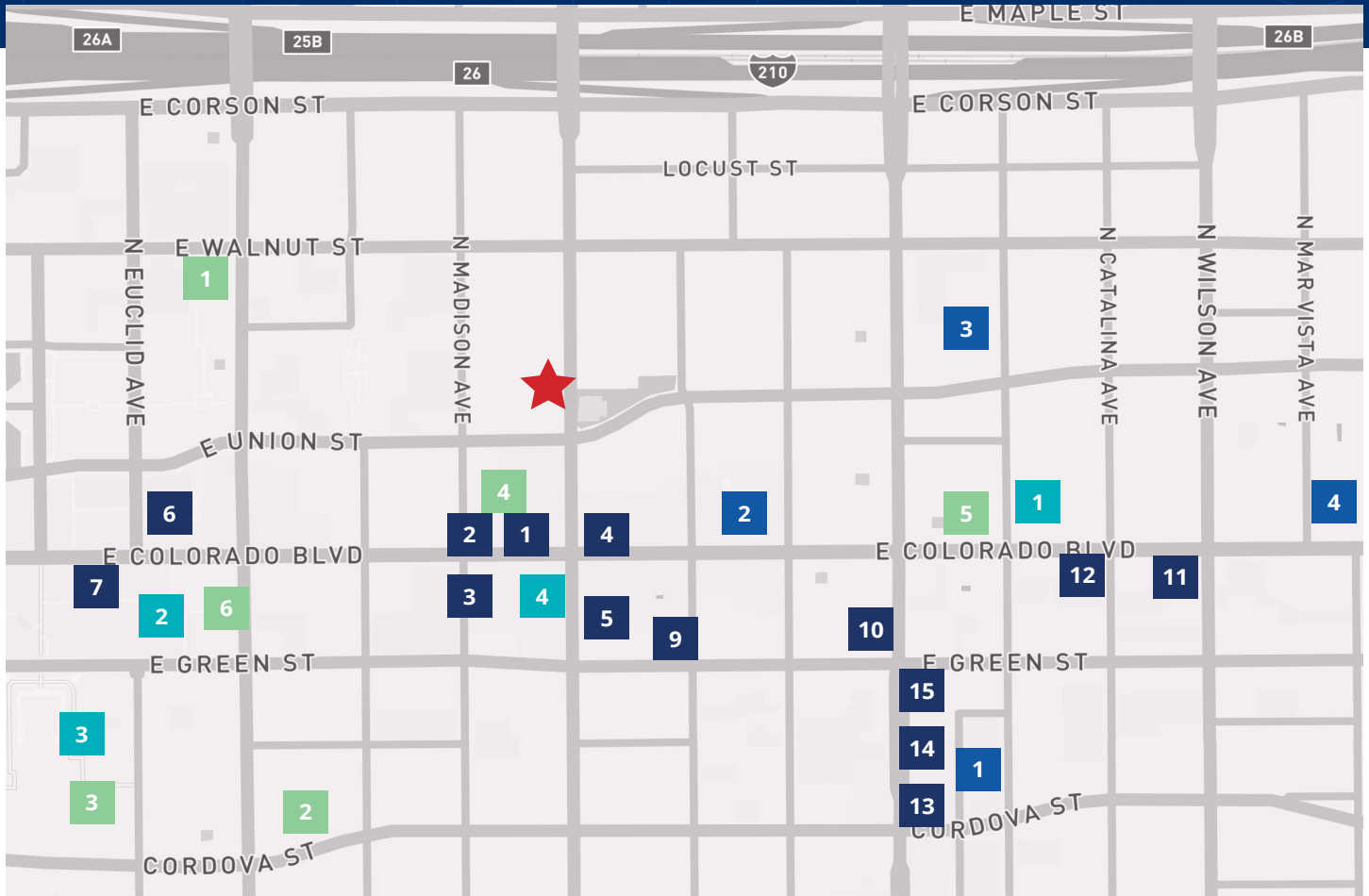
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## SECOND FLOOR



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## RESTAURANTS

- 1 KazuNori
- 2 Tender Greens
- 3 Urth Caffè
- 4 Blaze Pizza
- 5 The Stand
- 6 Ruth's Chris Steak House
- 7 Yard House
- 8 Fogo de Chão
- 9 Aikan Sushi & Ramen
- 10 Deda Restaurant
- 11 goop Kitchen
- 12 Old Town Caffè
- 13 UOVO
- 14 SUGARFISH

## RETAIL

- 1 The Commons Shping Mall
- 2 Target
- 3 Ralphs
- 4 Michaels

## ENTERTAINMENT

- 1 The Ice House
- 2 Regal Paseo
- 3 Pasadena Convention Center
- 4 Pasadena Playhouse

## HOTELS

- 1 The Westin
- 2 Hilton
- 3 Hotel Dena
- 4 AC Hotel
- 5 Pasadena Hotel & Pool
- 6 Hyatt Place

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