

820 MISSION STREET

SOUTH PASADENA



FOR SALE
1,524 SF OFFICE/RETAIL CONDO

**AVISON
YOUNG**

PROPERTY DETAILS

820 MISSION STREET

SOUTH PASADENA



Built in 2017, this rare luxury commercial condo at EightTwenty Mission offers modern construction with exceptional frontage along Mission Street, in the heart of South Pasadena. The property fronts the city's most recent residential community featuring 38 beautifully designed 2 and 3 bedroom townhomes, flats, and condos, and only 3 units fronting Mission Street which are designated for commercial use, highlighting its rarity and desirability. The space is thoughtfully upgraded with a gleaming kitchen, full restroom with shower, new lighting, a mezzanine loft area, and a private balcony capturing abundant south-facing natural light with views of Orange Grove Park across the street and the South Pasadena water tower on top of verdant Monterey Hills. EightTwenty Mission's surrounding environment enhances the experience, with shaded walking paseos leading to cascading fountains and a magnificent 60-year-old Pistache tree anchoring a landscaped grassy park. This destination location is immersed in a classic Main Street setting, complemented by a vibrant mix of unique shops, cafés, and restaurants, making it an ideal offering for investors and owner-users seeking luxury, visibility, and community appeal.

PREMISES:	Unit B - 1,524 square feet
APN:	5315-017-101
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:	\$1,395,000



Prime location, near many shops, restaurants & bars.

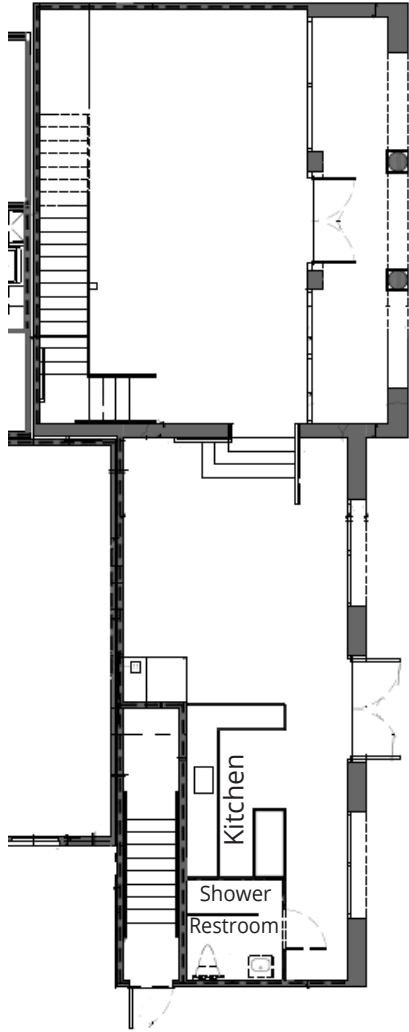


Numerous windows provide abundant natural light

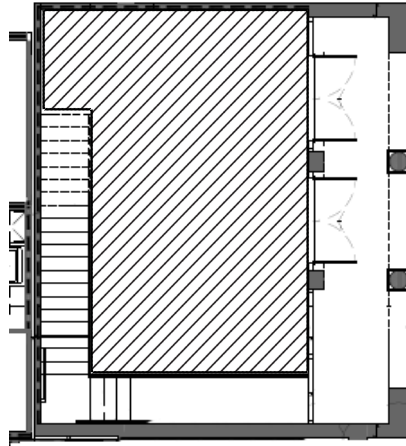


Large, private patio & outdoor space

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GROUND FLOOR



**MEZZANINE AND
OUTDOOR PATIO**



Floor plans are provided for illustrative purposes only. They are not to scale and may not reflect exact dimensions, layouts, or current conditions. All information should be independently verified.



DEMOGRAPHICS



250K

TOTAL POPULATION (3 mile)



\$140K

AVG. HH INCOME (1 mile)



\$2.01M

MEDIAN HOME VALUE (1 mile)



42K

DAILY TRAFFIC



90

WALK SCORE

LOCATION HIGHLIGHTS

- “A” Destination location with tons of unique shops, cafes and restaurants in a classic and historic Main Street setting
- Metro Line adjacent in a walkable (93 Walk Score), dynamic neighborhood
- Exceptional community with one of the highest-rated & sought-after public school districts in California

LOCATION

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820 MISSION STREET
SOUTH PASADENA

M
South Pasadena **A**

NEARBY BUSINESSES

820 MISSION STREET

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FOR MORE INFORMATION:

**AVISON
YOUNG**

ANDREW BERK

626.676.4230

andrew.berk@avisonyoung.com

License No. 01369568