

Commercial Sale Active
MLS# P1-21697
DOM/CDOM: 12/12

259 South Rosemead Boulevard, Pasadena,
CA, 91107

County: Los Angeles

\$1,800,000
Agent Detail Report



Bldg Area Total: 4,597 Square Feet

Sub-Type: Mixed Use
Lot Size Area: 6,577 Square Feet
Listing Agreement: Exclusive Right To Sell
Parcel Number: 5755012025
MLS Area: 648 - Pasadena SE

Showing Contact Name: Norm Haley Lock Box Type: Call Listing Office Occupant Type: Tenant
Agent
Showing Contact Phone: 626-840-7366
Neighborhood Market Report Seller: Yes
Participant?:
Showing Instructions: Contact Listing Agent

Public Remarks: Prime East Pasadena location. Two commercial store front spaces plus FOUR residential inits.

Private Remarks: Do NOT use Showing Time. Broker does not represent or guarantee the accuracy of the square footage, permitted or unpermitted space, lot size/dimensions, schools, or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information through personal inspection & w/ appropriate professionals.

Directions: South of Colorado, North of Huntington.

Entry Date: 04/10/2025 Original List Price: \$1,800,000 Status Change Date: 04/10/2025
Listing Contract Date: 03/24/2025 Dual/Variable Compensation: No

Name	Office	Primary	Office	E-mail
LA: Norman Haley (P538) CalDRE#:00528924	Norm Haley Real Estate (PF307) 00528924	626-791-7000	626-791-7000	norm@normhaley.com
CLA: Jennie Green (PF23796) CalDRE#:02057091	Norm Haley Real Estate(PF307) 00528924	626-755-0217	626-791-7000	jacobsblubryrd@gmail.com

List Price/SqFt: \$391.56 Lease Considered: No

Asset Class: Multi-Family; Retail

Area Details: Building Area Total: 4,597

Annual Expense Information: Electric: 8,000; Insurance: 2,500;
Maintenance: 2,000; Real Estate Tax: 20,000; Trash: 2,880; Water/Sewer:
5,600

Annual Operating Information: Gross Scheduled Income: 141,900

Building Information: Building Status: Existing; Divisible SqFt: 4,597

Building Features: Living Quarters

Cooling: Cooling: Yes; Central Air

Current Use: Commercial; Multi-Family

Fencing: Fence: No; None

Current Financing: None

Heating: Heating: Yes; Forced Air; Wall Furnace

Land Use: Multi-Family; Retail

Lot Features: Sprinklers: No; Sprinklers None

Laundry: Laundry: Yes; Common Area; Gas Dryer Hookup; Washer Hookup

Parking Spaces/Information: Total Parking Spaces: 8

Listing Terms: Cash to New Loan

Special Listing Conditions: Standard

Structure Type: Mixed Use

Unit Information: Max Total Area Units: Square Feet; Min Total Area Units:
Square Feet; Number of Units Leased: 6

Unit 1 Information: # of Units: 1; # Beds: 1; # Baths: 1; Rent: 1,675; Area:
360; Area Units: Square Feet; Description: Studio

Unit 2 Information: # of Units: 1; # Beds: 2; # Baths: 1; Rent: 2,700; Area:
1,200; Area Units: Square Feet; Description: 2 bedroom apartment

Unit 3 Information: # of Units: 1; # Beds: 1; # Baths: 1; Rent: 1,300; Area:
480; Area Units: Square Feet; Description: Studio

Unit 4 Information: # of Units: 1; # Beds: 1; # Baths: 1; Rent: 1,300; Area:
500; Area Units: Square Feet; Description: Studio

Unit 5 Information: # of Units: 1; # Baths: 1; Rent: 2,350; Area: 800; Area
Units: Square Feet; Description: Retail

Unit 6 Information: # of Units: 1; # Baths: 1; Rent: 1,900; Area Units: Square
Feet; Description: Retail

Water Source: Public

