



Office / Retail Building

708 N Marengo Ave, Pasadena, CA 91103



Javier Cenizo

Grandberry Group Inc.
Javierenizorealtor4U@gmail.com
(626)267-1261



Jerry Reyes

Hoag Property Management, Inc.
10551 Paramount Blvd, Downey, CA 90241
jreyes@hoagpropertymgt.com
(562) 869-1556 Ext: 123



Marengo Property

Listed at: \$2,300,000

Located in the vibrant heart of Pasadena, this exceptional 4,344 square foot corner commercial building presents a rare investment opportunity in one of Southern California's most desirable business districts. Positioned on a highly visible corner lot, the property benefits from strong street presence, steady foot traffic, and convenient accessibility for both customers and tenants.

The building is 100% occupied with six established tenants, providing immediate and stable income for investors seeking a well-performing asset in a prime location. Each tenant enjoys functional layouts designed for efficient business operations, while the diverse tenant mix contributes to consistent occupancy and long-term stability.

A major advantage of the property is its private on-site parking, a valuable amenity in a dense urban setting like Pasadena. This feature enhances tenant convenience and customer accessibility, further strengthening the property's appeal.

Price:	\$2,600,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	C
Sale Type:	Investment
Lot Size:	0.22 AC
Gross Building Area:	4,344 SF
No. Stories:	2
Year Built:	1960
Tenancy:	Multi
Parking Ratio:	2.07/1,000 SF
Zoning Description:	PSC*
APN / Parcel ID:	5725-020-013
Walk Score ®:	70 (Moderately friendly)
Transit Score ®:	50 (Fairly friendly)

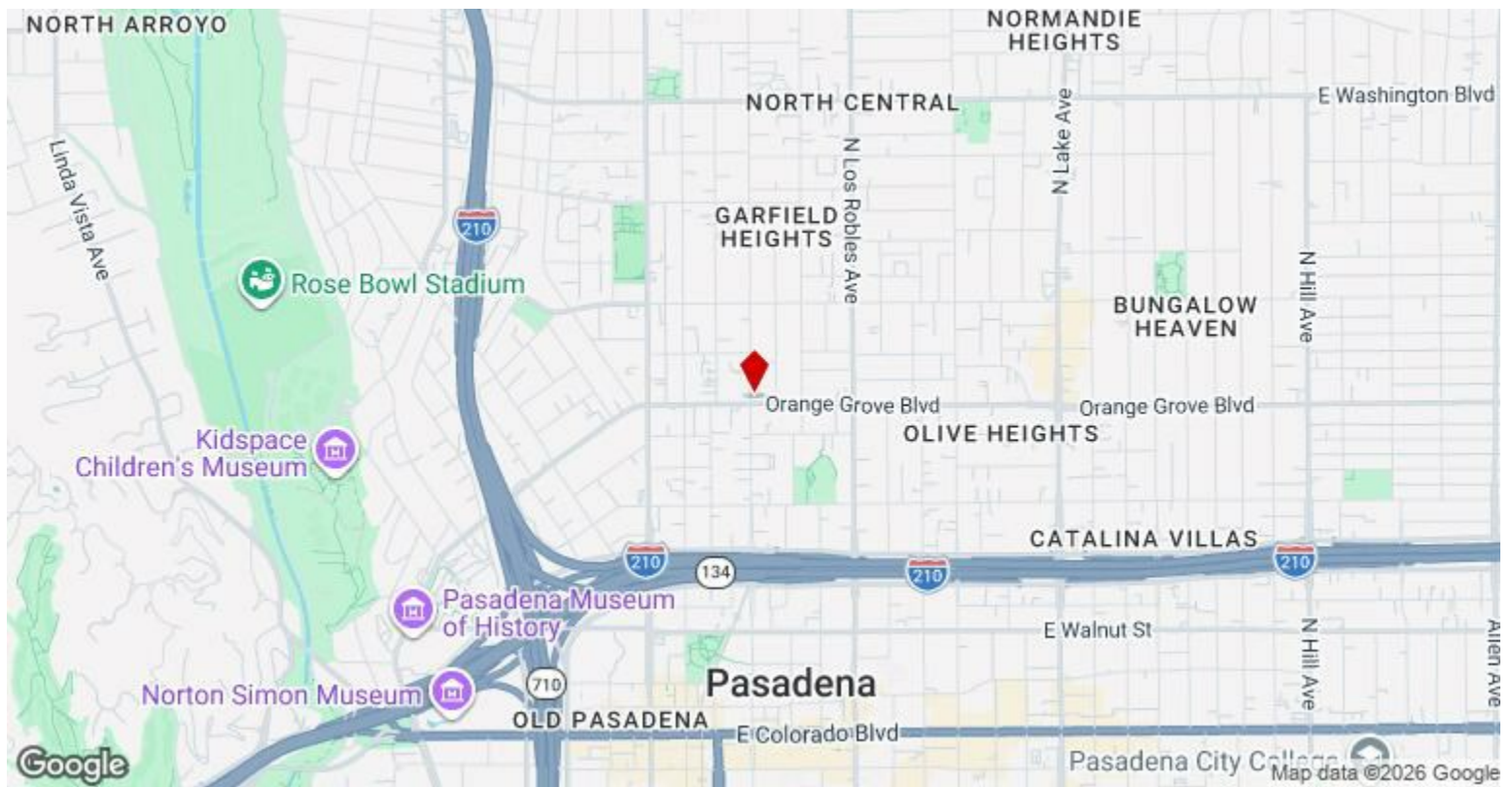


Rent Roll Information

Tenant	Tenant	Rent Amount
Unit #1 1st Floor	Marina Beauty Salon	\$ 4,840.00
Unit #2 1st Floor	Grupo Renacimiento En Altadena AA	\$ 2,046.91
Unit #3 1st Floor	Herbalife Distributor Natural Vitamins & Juices	\$ 1,989.00
Suite #A 2nd Floor	Ricardo Tax Service	\$ 1,939.46
Suite #B 2nd Floor	Andina Insurance Solutions LLC	\$1,052.88
Suite #C, #D, #E, #F 2nd Floor	V A C A N T	-----
TOTAL (Monthly Income)		\$11,868.25

ANNUAL EXPENSES (YEAR 2025)

Taxes	\$10,289.08
Insurance	6,007.00
City License	1,442.00
Utilities	11,978.00
Gas	726.00
Phone/Internet	1,704.00
Cable	2,092.00
Trash	<u>2,046.00</u>
TOTAL	\$36,302.16



708 N Marengo Ave, Pasadena, CA 91103

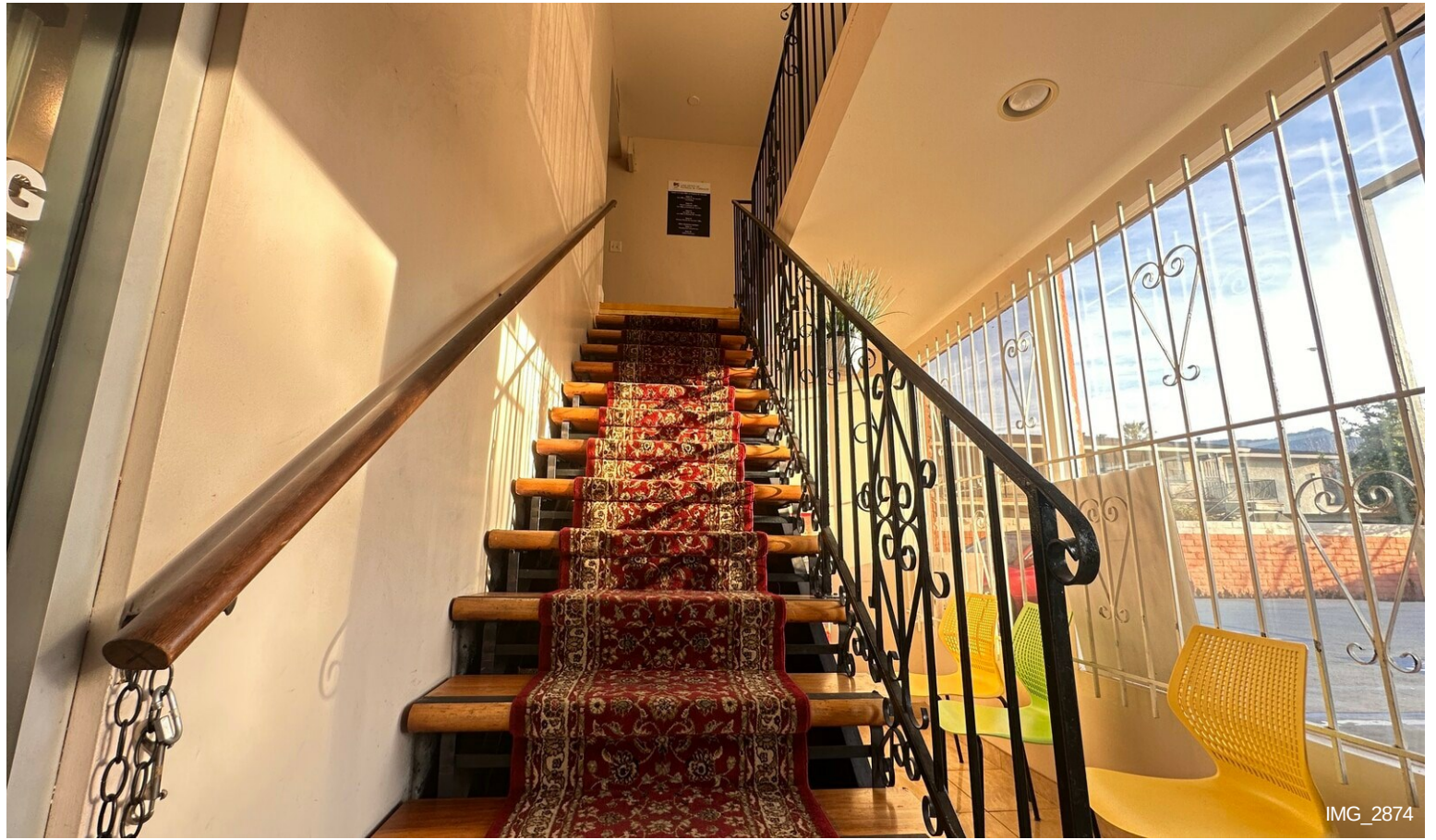
Property Photos



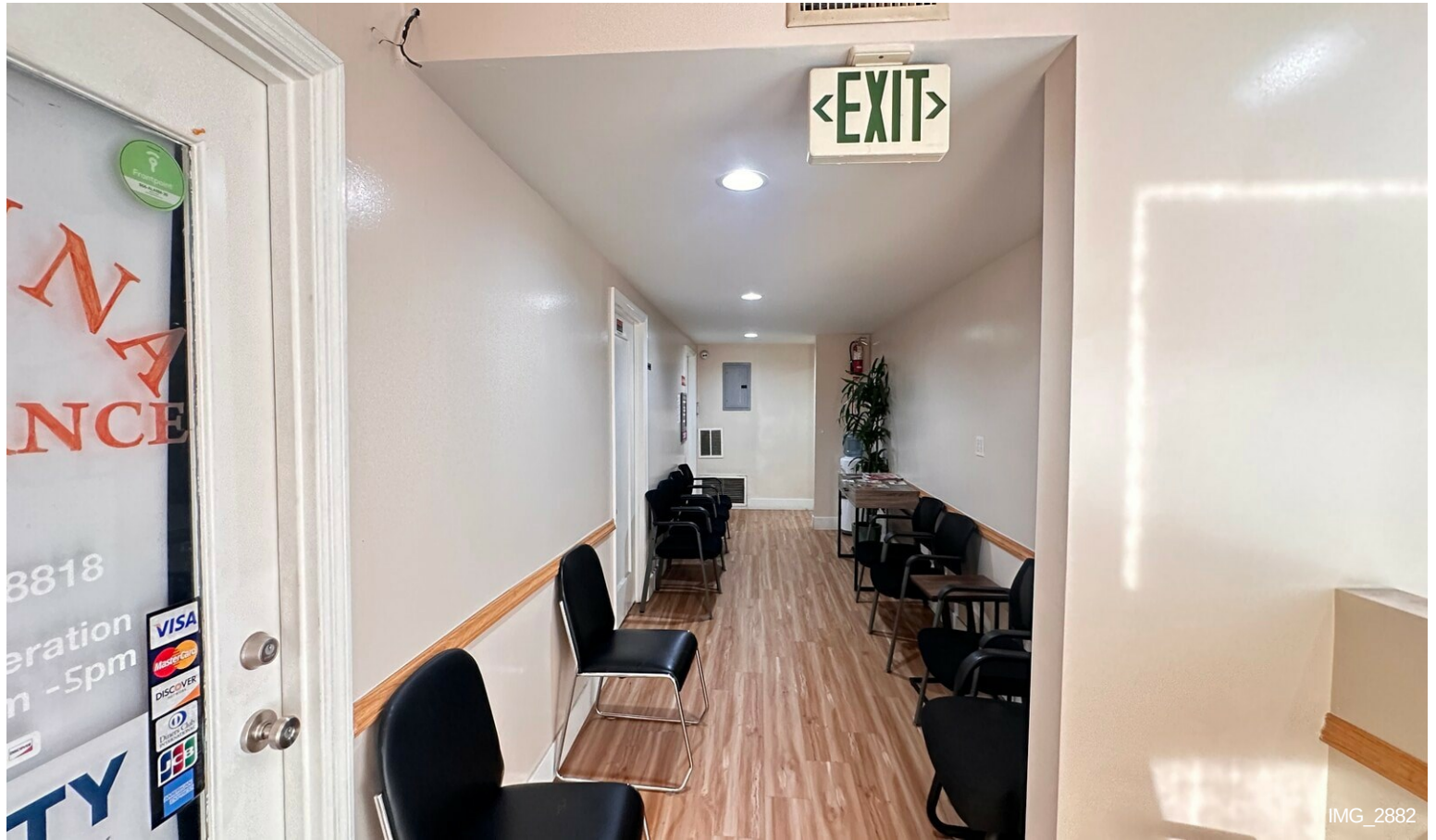
Property Photos



Property Photos



Property Photos



Property Photos



IMG_2875



IMG_2880

Property Photos



Property Photos

