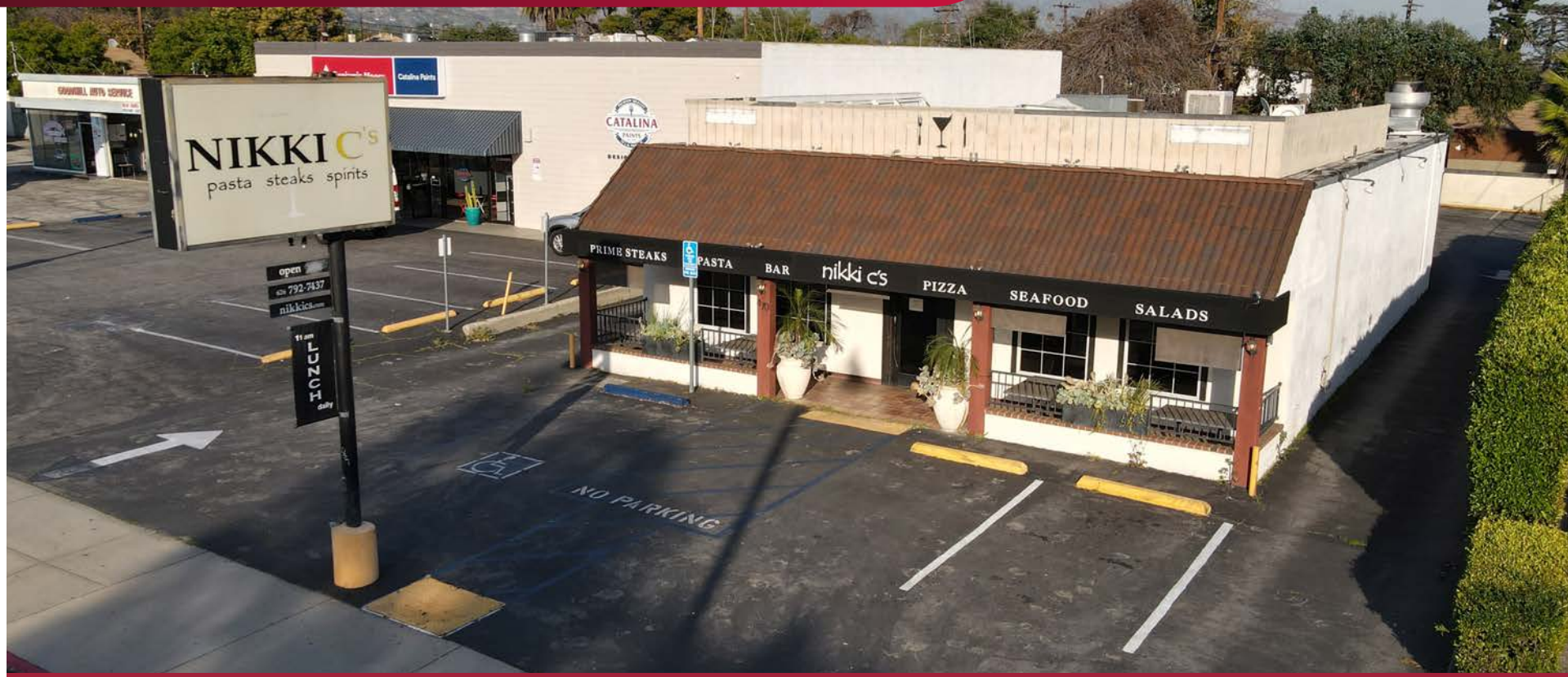


FIRST TIME AVAILABLE IN MORE THAN 20 YEARS

LANDMARK EAST PASADENA RETAIL PROPERTY FOR SALE



Former Home of Nikki C's

470 S Rosemead Blvd
Pasadena, CA 91107

MAURICIO OLAIZ

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FOR SALE
LANDMARK EAST PASADENA RETAIL PROPERTY

470 S ROSEMEAD BLVD
PASADENA, CA 91107

PROPERTY INFORMATION



ASKING PRICE	\$1,699,999.00
PRICE PER SF	\$692.46
TOTAL BUILDING SF	±2,455
LOT SF	±10,624
YEAR BUILT	1949
PARKING RATIO	4.07/1,000
ZONING	MXD
APN	5788-020-057

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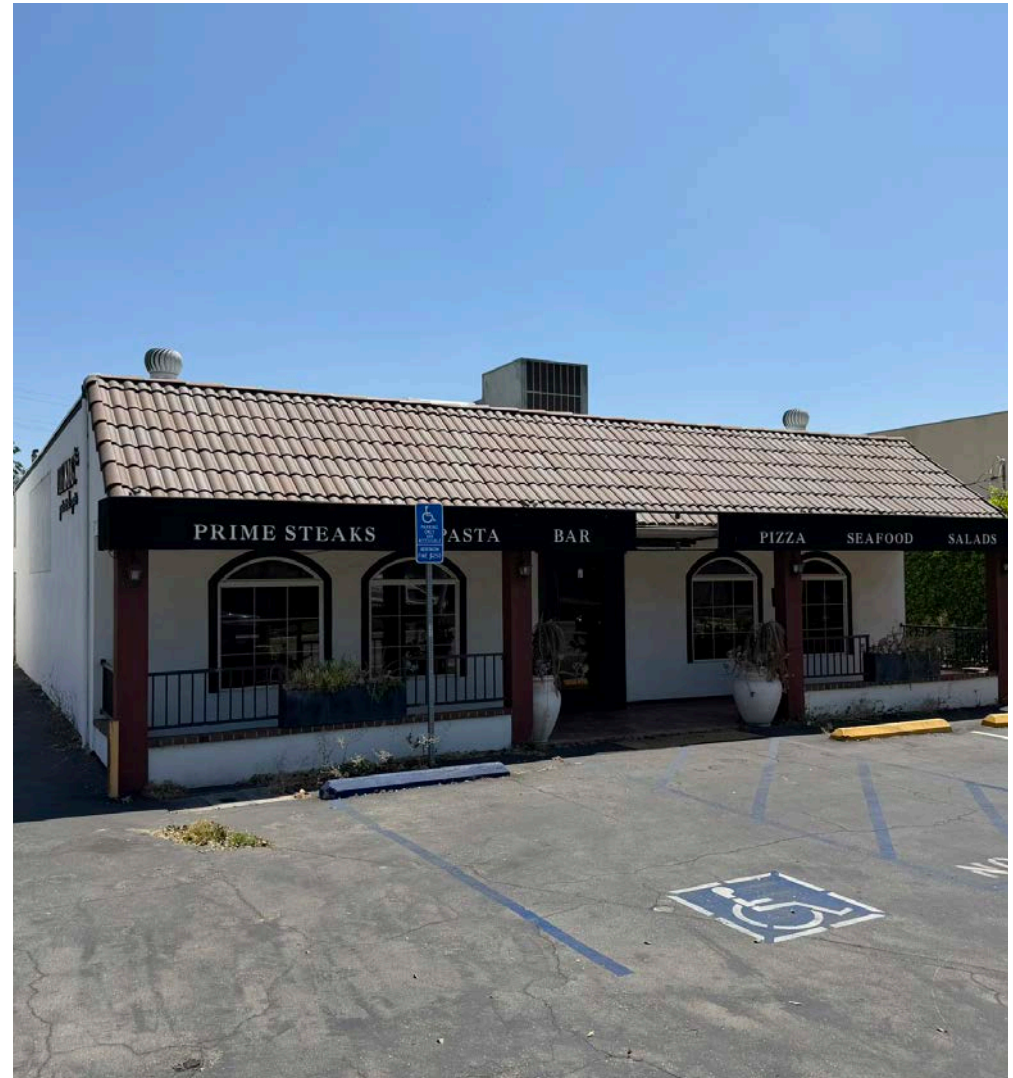


FOR SALE LANDMARK EAST PASADENA RETAIL PROPERTY

470 S ROSEMEAD BLVD
PASADENA, CA 91107

PROPERTY HIGHLIGHTS

- Rare freestanding retail/restaurant owner-user opportunity
- Former home of Nikki C's, an East Pasadena dining institution for approximately 22 years
- Offered vacant for immediate owner-user occupancy or repositioning
- Brand-new roof installed in 2026
- Highly visible frontage along Rosemead Boulevard
- Prominent monument signage offering exceptional identity and exposure
- Dedicated on-site parking with convenient ingress and egress
- Existing restaurant configuration with dining, bar and back-of-house areas
- Opportunity to separately acquire adjacent 480 S. Rosemead Boulevard
- Combined acquisition could provide additional parking for a larger restaurant or retail user
- Potential assemblage opportunity for a larger mixed-use or residential development
- Flexible MXD zoning supporting a variety of potential uses



FOR SALE
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PROPERTY PHOTOS | EXTERIOR



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PROPERTY PHOTOS | INTERIOR



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PROPERTY PHOTOS | INTERIOR



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PROPERTY PHOTOS | INTERIOR



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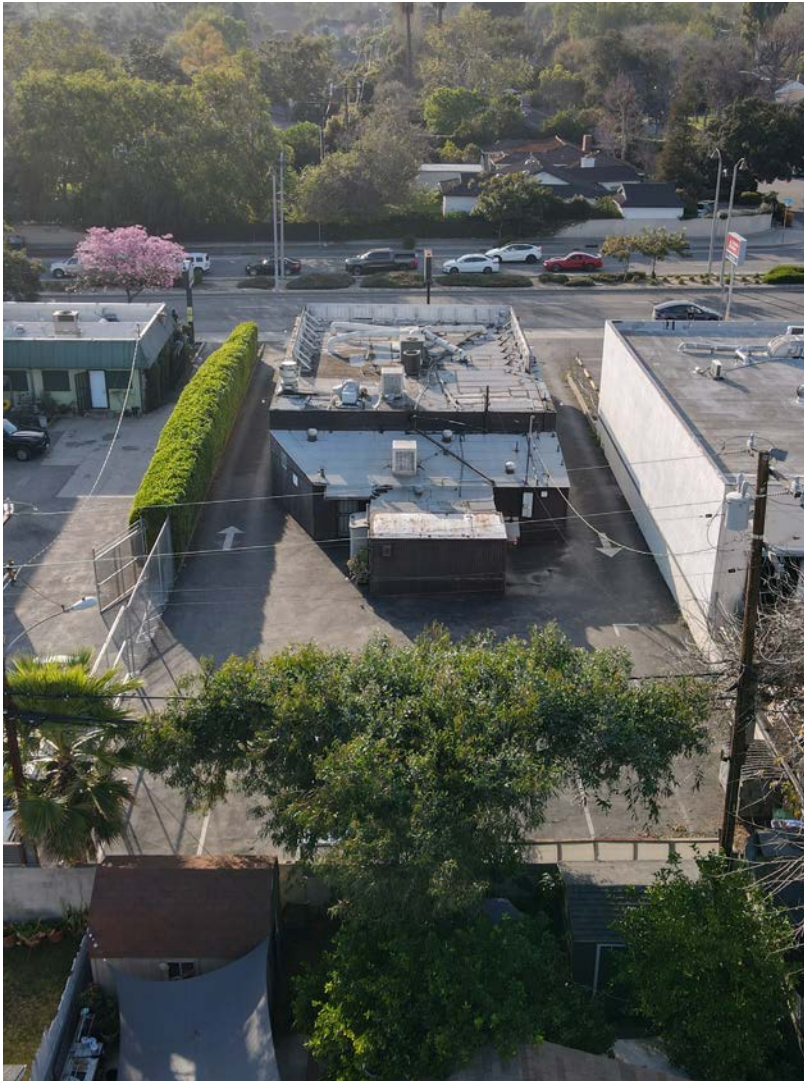
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PROPERTY PHOTOS | PARKING



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PROPERTY PHOTOS | AERIAL



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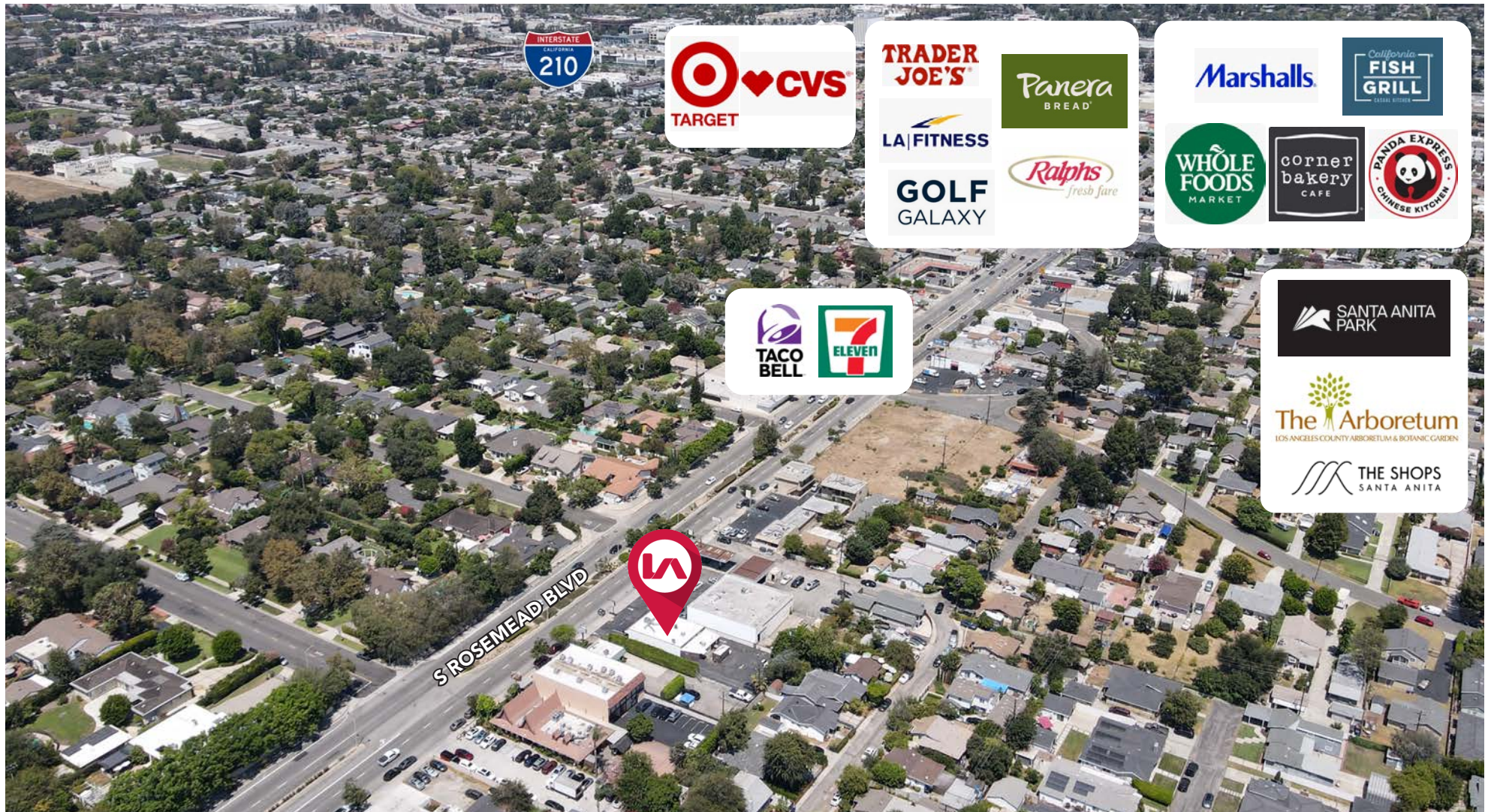
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AREA OVERVIEW



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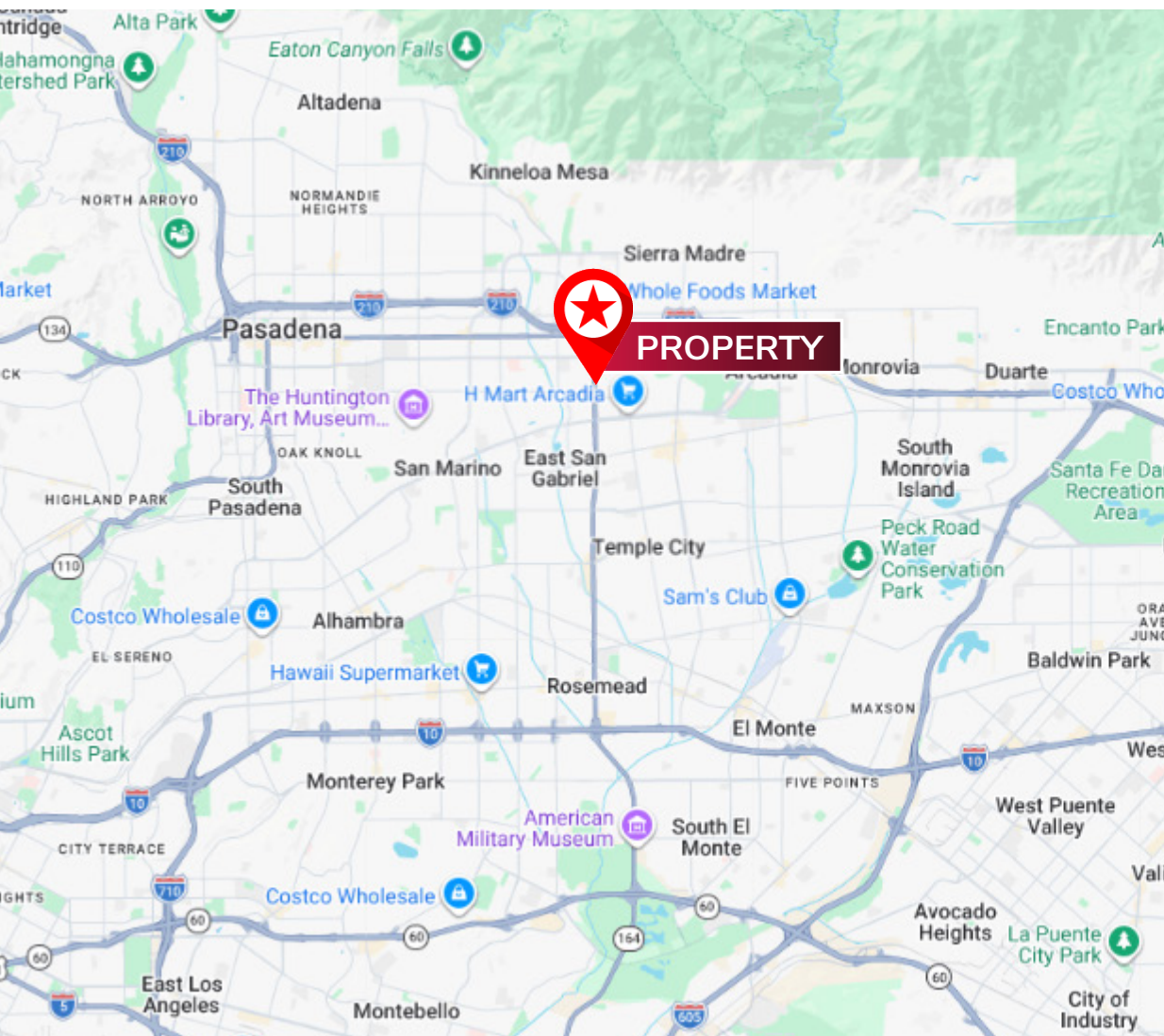
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FOR SALE LANDMARK EAST PASADENA RETAIL PROPERTY

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PASADENA, CA 91107

OVERVIEW MAP



LOCATION HIGHLIGHTS

- Prominent East Pasadena location along the Rosemead Boulevard commercial corridor
- Immediately north of Huntington Drive and minutes from East Colorado Boulevard and Foothill Boulevard
- Convenient access to the I-210 Freeway and the Metro A Line's Sierra Madre Villa Station
- Surrounded by established residential neighborhoods with strong household demographics
- Centrally positioned between Pasadena, Arcadia, San Marino, Sierra Madre and Temple City
- Minutes from the major retail concentration at Foothill Boulevard and Rosemead Boulevard
- Near Hastings Ranch Plaza, a 273,000 SF regional shopping destination serving Pasadena and the surrounding affluent communities. Hastings Ranch Plaza
- Located just south of a proposed 169-unit mixed-use residential development at 380 S. Rosemead Boulevard, highlighting continued investment and residential growth along the corridor. 380 S. Rosemead development

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EXPANSION & ASSEMBLAGE OPPORTUNITY

Acquire 470 S. Rosemead independently or combine it with adjacent 480 S Rosemead for a larger restaurant, parking or redevelopment opportunity.



470 S ROSEMEAD	470 + 480 S ROSEMEAD
Freestanding owner-user property	Expanded contiguous footprint
Existing restaurant configuration	Additional parking potential
Monument signage and visibility	Larger restaurant or retail concept
Dedicated on-site parking	Potential outdoor dining, gathering or amenity areas
	Mixed use or residential assemblage

480 S. Rosemead Boulevard is offered separately and is not included in the purchase of 470 S. Rosemead Boulevard. Buyers should independently verify all development potential, permitted uses, parking requirements and the ability to combine the properties.

ASSEMBLAGE RENDERING



470

S ROSEMEAD BLVD

PASADENA, CA 91107

Lee & Associates hereby advises all prospective purchasers of Investment property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.