103 NORTH CATALINA

PASADENA

COLDWELL BANKER COMMERCIAL

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

COLDWELL BANKER COMMERCIAL

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103
NORTH
CATALINA


THE SHOPS ON LAKE AVENUE
ANNTAYLOR EREWHON
BARRY'S macy's MEN'S WEARHOUSE
drybar PAVILIONS planet fitness Sit'n Sleep
LA FITNESS ROSS DRESS FOR LESS SOULCYCLE Stride
THE VITAMIN SHOPPE RUNWAY TJ·maxx TRADER JOE'S
BR BASKIN ROBBINS CAVA Jersey Mike's SUBS
dan modern chinese DUNKIN' DONUTS kreation organic SUGARFISH
FIVE GUYS NOTHING bundt CAKES
Mendocino Farms Peet's Coffee
SOUTH PASADENA
DOWNTOWN LOS ANGELES
Huntington Health An Affiliate of Cedars Sinai
OLD PASADENA
2nd STREET
Aēsop
BLUE BOTTLE COFFEE
allbirds Crate&Barrel
EILEEN FISHER lululemon
PANDORA RIVIAN
T·Mobile TESLA URBAN OUTFITTERS WARBY PARKER
ADP Automatic Data Processing, Inc.
Pasadena Hotel & POOL
BANC OF CALIFORNIA
TARGET
LAKE AVENUE
DASH COFFEE BAR
HISTORIC ROUTE 66 COLORADO BLVD.
CITIZENS BUSINESS BANK
Tardino Bros. ITALIAN KITCHEN
UNITED STATES POSTAL SERVICE
H&R BLOCK
SOCIAL SECURITY ADMINISTRATION
ICE HOUSE
103 NORTH CATALINA
CATALINA
UNION

103 NORTH CATALINA

EXECUTIVE SUMMARY

Property Address:	**103 N Catalina Avenue, Pasadena, CA 91106**
Year Built:	1962
NRSF:	4,250 SF
No. of Units:	10 Units

Price:	**$3,500,000**
Price Per Unit:	$350,000
Current Cap Rate:	4.93%
Pro Forma Cap Rate:	5.02%
Current GRM:	15.00
Pro Forma GRM:	14.63

Financing:	**$1,300,000**
LTV %:	37.14%
Interest Rate/Loan Constant:	6.50%/6.50
Amortization Period:	30 yrs
Debt Service:	$84,500
Current Cash on Cash:	4.00%
Pro Forma Cash on Cash:	4.14%

EXECUTIVE SUMMARY

Coldwell Banker Commercial is proud to present the exclusive listing of the Catalina Cottages, a prime multifamily investment opportunity located just steps from Pasadena's premier South Lake District.

This unique offering consists of 10 total units, including:

- **One 2-bedroom, 1-bath unit**
- **Two single units, with two newly added ADUs**
- **5 one bedroom**

The property has undergone significant renovations, including the addition of two Accessory Dwelling Units (ADUs). Most single units have been updated, providing strong current income while offering upside potential through the renovation of the remaining two units.

Key features include:

- **Gated and secure property**
- **Proximity to South Lake District and nearby Metro Station**

The South Lake District has experienced significant rental demand growth over the past 24 months, driven by a surge in employment—particularly in the financial sector. This trend offers the incoming investor the opportunity to increase rents, providing a natural hedge against inflation.

This is a rare opportunity to acquire a stabilized, income-producing asset with additional upside potential in one of Pasadena's most sought-after

EXECUTIVE SUMMARY

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UNIT NO.	UNIT TYPE	NO. OF UNITS	UNIT SF	CURRENT RENT	MONTHLY TOTAL	PRO FORMA RENT	MONTHLY RENT	LEASE TYPE
1	1 Single/Studio	1 Unit	375 SF	$1,750	$1,750	$1,794	$1,794	2.50%
2	1 Single/Studio	1 Unit	375 SF	$1,750	$1,750	$1,794	$1,794	2.51%
3	1 Bedroom	1 Unit	375 SF	$1,750	$1,750	$1,794	$1,794	2.51%
4	1 Bedroom	1 Unit	375 SF	$1,750	$1,750	$1,794	$1,794	2.51%
5	1 Bedroom	1 Unit	375 SF	$1,750	$1,750	$1,794	$1,794	2.51%
6	1 Bedroom	1 Unit	375 SF	$1,750	$1,750	$1,794	$1,794	2.51%
7	1 Bedroom	1 Unit	375 SF	$1,750	$1,750	$1,794	$1,794	2.51%
8	2 Bedroom	1 Unit	645 SF	$2,995	$2,995	$3,069	$3,069	2.47%
9	1 Bedroom	1 Unit	490 SF	$2,100	$2,100	$2,152	$2,152	2.48%
10	1 Bedroom	1 Unit	490 SF	$2,100	$2,100	$2,152	$2,152	2.48%
TOTAL	**10 UNITS**	**10 UNITS**	**4,250 SF**	**$1,945**	**$19,445**	**$1,993**	**$19,931**	**2.50%**

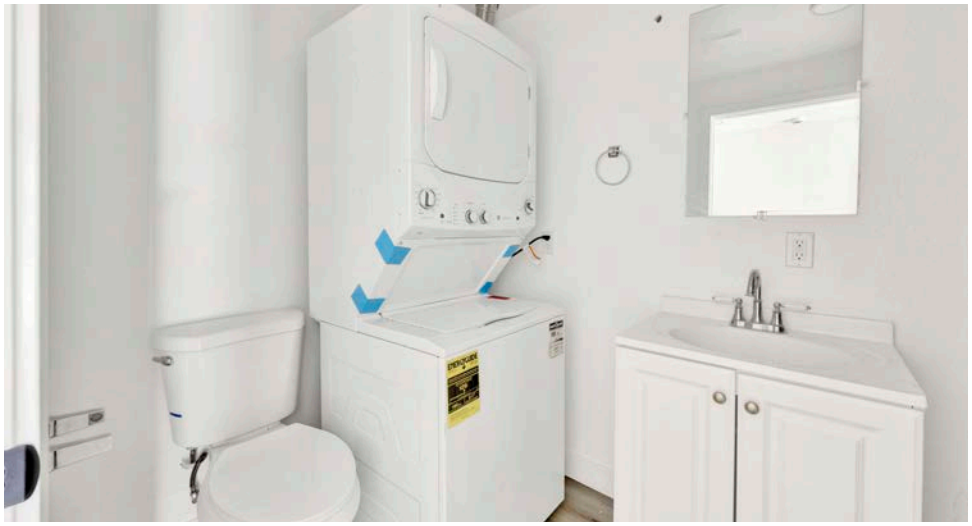
	CURRENT	PER UNIT	PER SF	%GR/EGR	PRO FORMA	PER UNIT	PER SF	%PGR/EGR
Potential Gross Revenue	$233,340	$23,334	$54.90	100.00%	$239,169	$23,917	$56.28	100.00%
Vacancy	$0	$0	$0.00	0.00%	$0	$0	$0.00	0.00%
Net Effective Rent	$233,340	$23,334	$54.90	100.00%	$239,169	$23,917	$56.28	100.00%
Other Income	$0	$75	$0.00	0.32%	$750	$75	$0.20	0.31%
EFFECTIVE GROSS RENT	**$233,340**	**$23,334**	**$54.90**	**100.32%**	**$239,919**	**$23,992**	**$63.64**	**100.31%**

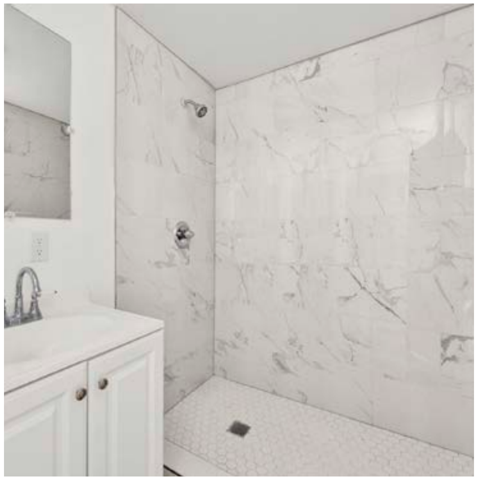
Expenses	CURRENT	PER UNIT	PER SF	%GR/EGR	PRO FORMA	PER UNIT	PER SF	%PGR/EGR
Gardener	$1,740	$174	$0.41	0.75%	$2,000	$200	$0.47	0.83%
Property Tax	$44,800	$4,480	$10.54	19.20%	$45,000	$4,500	$10.59	18.76%
Management	$9,540	$954	$2.24	4.09%	$10,000	$1,000	$2.35	4.17%
Electricity, Water, Trash	$2,000	$200	$0.47	0.86%	$2,300	$230	$0.54	0.96%
Insurance	$3,500	$350	$0.82	1.50%	$5,000	$500	$1.18	2.08%
TOTAL EXPENSES	**$61,580**	**$6,158**	**$14.49**	**26.39%**	**$64,300**	**$6,430**	**$15.13**	**26.80%**
NET OPERATING INCOME	**$171,760**	**$17,251**	**$40.41**	**73.61%**	**$175,619**	**$17,562**	**$41.32**	**73.20%**
DEBT SERVICE	**$84,500**	**$8,450**	**$19.88**	**36.21%**	**$84,500**	**$8,450**	**$19.88**	**35.22%**
CASH FLOW	**$87,260**	**$8,726**	**$20.53**	**37.40%**	**$91,119**	**$9,112**	**$21.44**	**37.98%**
CASH ON CASH	**3.97%**				**4.14%**			


SAN MARINO
SOUTH PASADENA
DTLA
CARS PER DAY
34,653
HISTORIC
ROUTE
66
COLORADO
CARS PER DAY
21,744
LAKE AVENUE
MENTOR
103
NORTH
CATALINA
CATALINA
UNION

103 NORTH CATALINA

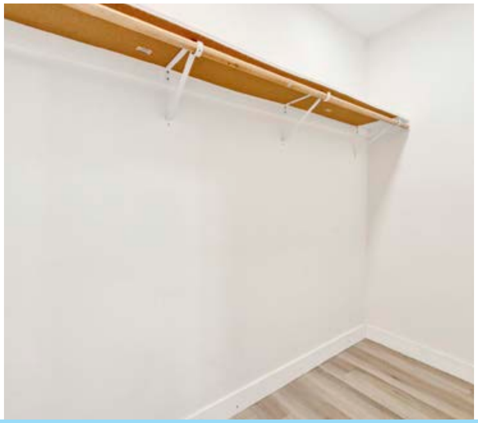
ADDITIONAL PICTURES

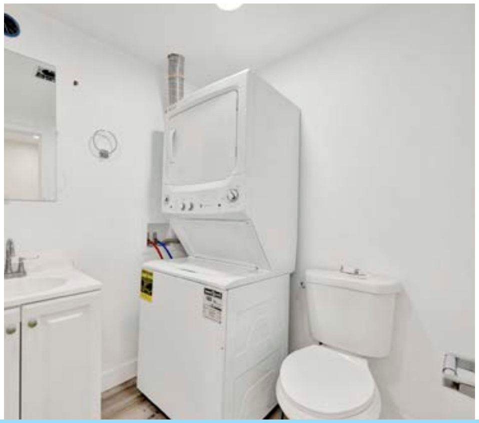




ADDITIONAL PICTURES

103 NORTH CATALINA





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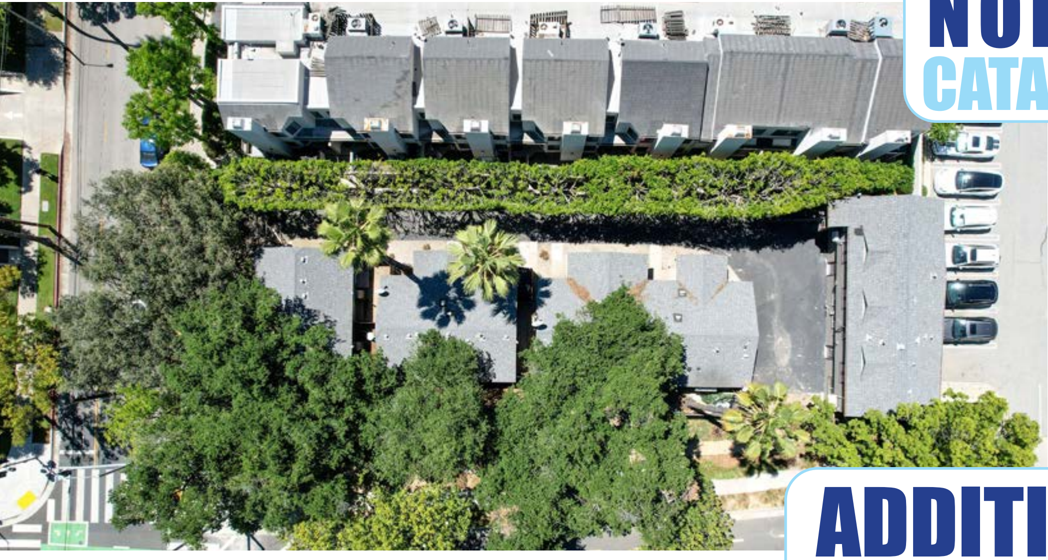
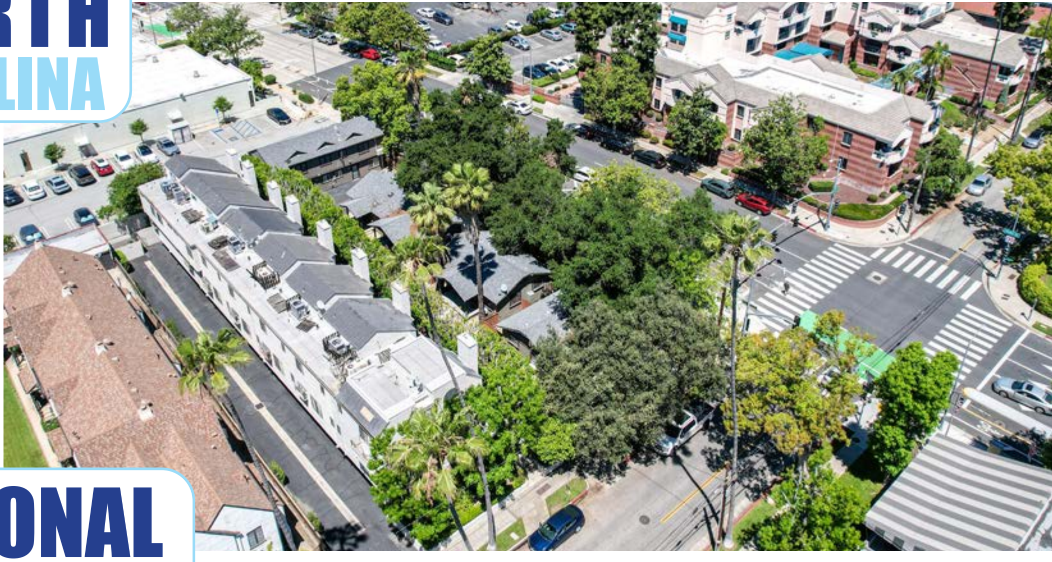


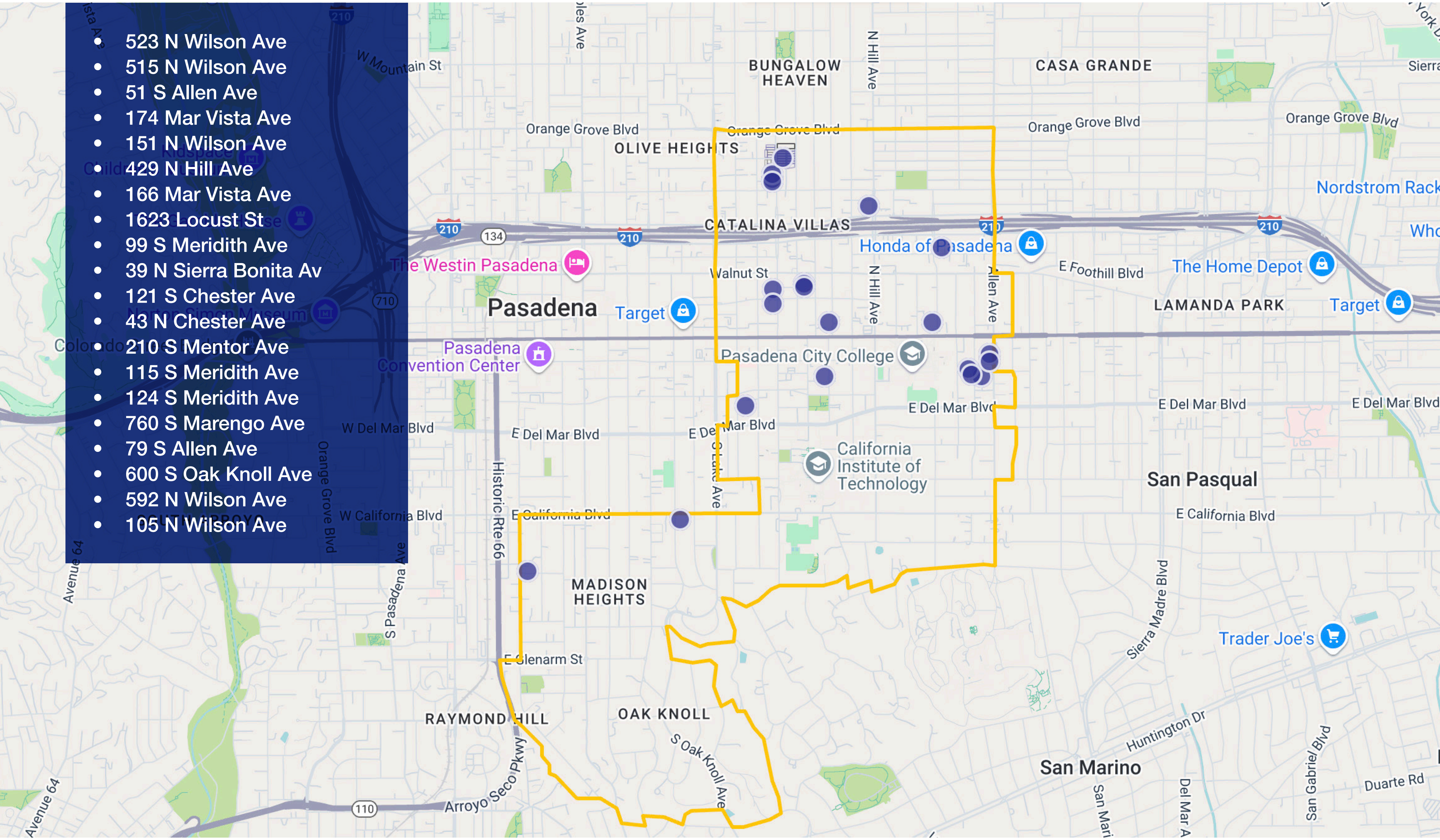


ADDITIONAL PICTURES


210 FOOTHILL FYW
WALNUT
103
NORTH
CATALINA
UNION
CATALINA

OVERVIEW
NEARBY APARTMENTS

- 523 N Wilson Ave
- 515 N Wilson Ave
- 51 S Allen Ave
- 174 Mar Vista Ave
- 151 N Wilson Ave
- 429 N Hill Ave
- 166 Mar Vista Ave
- 1623 Locust St
- 99 S Meridith Ave
- 39 N Sierra Bonita Av
- 121 S Chester Ave
- 43 N Chester Ave
- 210 S Mentor Ave
- 115 S Meridith Ave
- 124 S Meridith Ave
- 760 S Marengo Ave
- 79 S Allen Ave
- 600 S Oak Knoll Ave
- 592 N Wilson Ave
- 105 N Wilson Ave



OVERVIEW
WESTERN SGV MULTI-FAMILY

12 MO DELIVERED UNITS	12 MO ABSORPTION UNITS	VACANCY RATE	12 MO ASKING RENT GROWTH
1,171	977	4.1%	1.1%

The San Gabriel Submarket could be among the more impacted locations by the fires in the L.A. metro in early January. Given its proximity to several communities in the area, including Altadena, the community most affected by the Eaton Fire, some displaced people could seek housing options in the submarket's multifamily properties. As of mid-April, the area had yet to see a dramatic uptick in demand or substantial increases in asking rents.

The submarket covers a large area, from the City of Los Angeles' eastern boundary to the Inland Empire. It is the largest submarket in Greater Los Angeles, with around 69,000 apartments, but it is less dense than many other submarkets, with its suburban, single-family orientation. Area demographics are diverse, with many Latino and Asian residents. Incomes vary considerably by community. Vacancy in the San Gabriel Valley submarket is 4.1% in the second quarter. The submarket witnessed renter demand for 980 apartments during the past 12 months, above historical renter activity. However, around 1,200 net new apartments delivered during this time, among the most units added in 12 months in the submarket's history. During the past 12 months, rental rates rose by 1.1%, compared to market-wide gains of 0.7%.

The San Gabriel Valley Submarket witnessed relatively modest multifamily construction activity for decades. However, the submarket currently has about 1,400 apartments under construction, the third-most of any submarket in Greater Los Angeles. Many of the largest projects underway are transit-oriented, representing an evolution for an area historically one of the more low-rise, suburban areas of the L.A. metro. The submarket saw $477 million in apartment transactions during the past 12 months and the first quarter saw $87.9 million apartment buildings trade. Average market pricing has softened from a peak in 2022 by over 10%.

KEY INDICATORS

Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Deliveries SF	Under Construction
4 & 5 Star	5,243	14.4%	$2,915	$2,863	49	0	795
3 Star	17,489	3.6%	$2,336	$2,320	10	0	566
1 & 2 Star	46,507	3.1%	$1,758	$1,750	11	0	61
Submarket	**69,239**	**6.0%**	**$2,061**	**$2,046**	**70**	**0**	**1,422**

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	0.2% (YOY)	4.1%	3.3%	5.3%	2009 Q2	2.4%	2021 Q4
Absorption Units	977	95	552	976	2021 Q3	(566)	2008 Q4
Delivered Units	1,171	245	454	1,310	2025 Q1	0	2013 Q2
Demolished Units	8	14	42	62	2011 Q2	0	2024 Q3
Asking Rent Growth	1.1%	2.7%	2.3%	7.7%	2022 Q1	-7.1%	2009 Q4
Effective Rent Growth	0.9%	2.3%	2.3%	7.7%	2022 Q1	-7.1%	2009 Q4
Sales Volume	$476M	N/A	N/A	$1.1B	2022 Q3	$119.9M	2010 Q1

PASADENA
CALIFORNIA

Pasadena, California is one of Southern California's most desirable and dynamic cities—blending historic charm with modern sophistication. Located just 10 miles northeast of Downtown Los Angeles, Pasadena stands out as a prime destination for homeowners, investors, and businesses. Its strategic location, strong infrastructure, and rich cultural landscape make it a smart choice for both residential and commercial real estate.

Known for its walkable neighborhoods, tree-lined streets, and architectural diversity, Pasadena offers a wide variety of real estate opportunities. From stately Craftsman homes and mid-century modern condos to vibrant commercial corridors and mixed-use developments, the city caters to a range of lifestyles and investment goals. Highly rated public and private schools, along with abundant parks and recreational options, continue to attract families, professionals, and retirees.

Pasadena is exceptionally well-connected. The city is served by the Metro A Line (formerly Gold Line), providing direct rail access to Downtown LA and other regional employment hubs. With convenient freeway access to the 210, 134, and 110, residents and commuters enjoy smooth connectivity throughout Los Angeles County.

The city is also a major hub for education and innovation. World-renowned institutions like the California Institute of Technology (Caltech), NASA's Jet Propulsion Laboratory (JPL), and ArtCenter College of Design anchor Pasadena's reputation as a center for science, research, and creativity. These institutions attract top global talent and support a highly skilled local workforce—fueling demand for quality housing and office space.

Pasadena's cultural life is equally compelling. The city is home to the iconic Rose Parade and Rose Bowl Stadium, along with acclaimed venues like the Pasadena Playhouse and the Norton Simon Museum. Historic Old Pasadena, with its preserved architecture, lively dining scene, and boutique shopping, remains a major draw for both locals and visitors.

Economically, Pasadena maintains a strong foundation. The city benefits from high median household incomes, a well-educated population, and a stable, supply-constrained housing market. There is growing demand for infill development, creative office conversions, and premium rental inventory—making Pasadena a city with long-term upside for investors.

In short, Pasadena offers the best of both worlds: small-town charm with big-city access. Its blend of historic character, modern infrastructure, and enduring lifestyle appeal makes it one of the most valuable real estate markets in Southern California.

PASADENA, CALIFORNIA - AT A GLANCE

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Here's a high-level "At a Glance" overview of Pasadena, California:

QUICK FACTS

- Location: 11 miles northeast of downtown Los Angeles, nestled at the base of the San Gabriel Mountains
- Incorporation: June 19, 1886
- Land Area: ~23.1 sq mi (about 22.96 sq mi land + 0.14 sq mi water)
- Population: ~138,699 as of 2020 census; density ≈6,040 residents/sq mi

ECONOMICS & DEMOGRAPHICS

- Median Household Income: ≈ $103,300; per capita income ~ $65,000; ~13% poverty rate.
- Education: Highly educated—about 56.8% hold a bachelor's degree or higher.
- Diversity: Rich cultural mix with strong Caucasian, Latino, African American, and Asian communities.

ECONOMICS & DEMOGRAPHICS

- Origins: Named from an Ojibwe word meaning "crown of the valley," settled originally as Indiana Colony in the 1870s.
- Resort Era: Grew into a winter getaway and citrus hub, boosted by the Santa Fe Railway
- Architectural Heritage: Home to the historic Craftsman-style bungalows of Bungalow Heaven (over 800 homes built 1900–1930)

MAJOR INSTITUTIONS & ATTRACTIONS

- Education & Research: Caltech (with JPL), Pasadena City College, Art Center College of Design.
- Cultural Venues: Norton Simon Museum, Huntington Library & Gardens (in nearby San Marino), USC Pacific Asia Museum, Pasadena Playhouse.
- Botanical Highlights: Arlington Garden—a free, 3-acre Mediterranean-style public garden embraced by the community.

EVENTS & LIFESTYLE

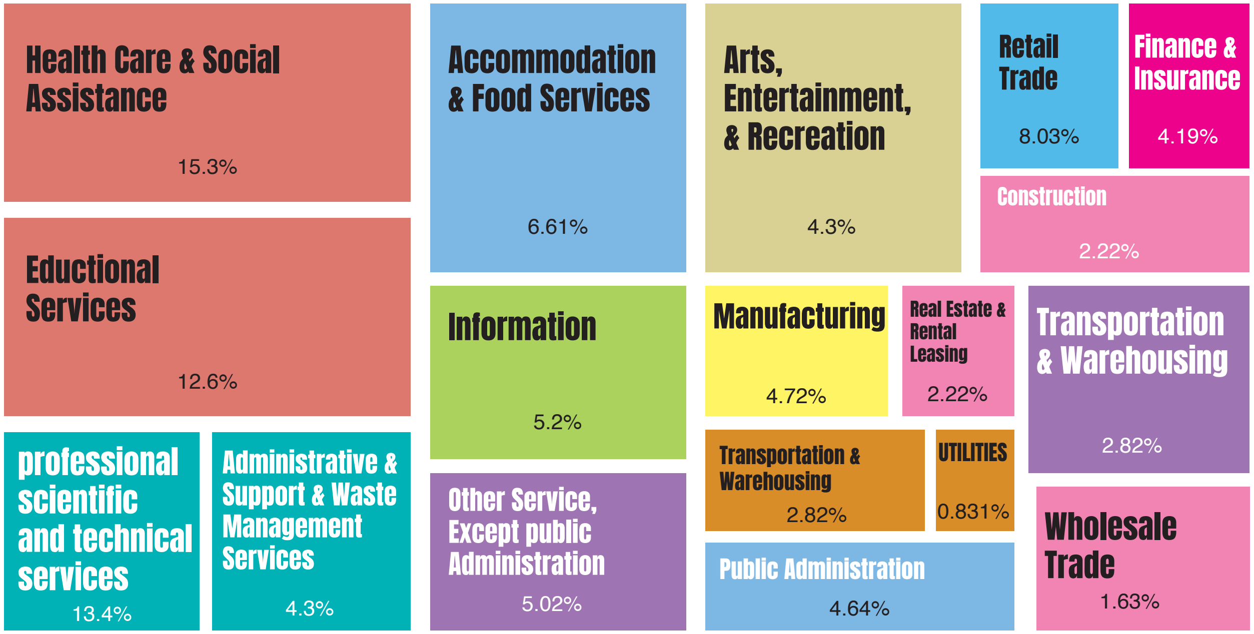
- Tournament of Roses Parade: Annual New Year's Day parade featuring floral floats and marching bands, followed by the iconic Rose Bowl football game.
- Community Events: Chalk Festival, Home Tours, Colorado Street Bridge Party, monthly Rose Bowl Flea Market.
- Outdoor Recreation: Proximity to hiking in the San Gabriel Mountains (e.g., Eaton Canyon) and charming, walkable neighborhoods

MAJOR EMPLOYERS
ECONOMIC DRIVERS

Pasadena boasts a diverse and resilient economy supported by major employers across sectors such as healthcare, aerospace, technology, finance, education, and professional services. The city benefits from a highly educated workforce and strong regional connectivity, attracting both established institutions and forward-thinking innovators. With a solid foundation in research, healthcare, and engineering, Pasadena continues to drive job creation and economic activity. Its balanced employment landscape contributes to long-term stability and makes the city an attractive destination for investment and business expansion.

- Jet Propulsion Laboratory (JPL)
- Raytheon Technologies
- Tetra Tech
- Huntington Hospital (part of Cedars-Sinai Health System)
- Kaiser Permanente
- HealthCare Partners (Optum)
- Parsons Corporation
- AECOM
- Jacobs Engineering
- Bank of America, Chase, and Wells Fargo
- Wescom Credit Union
- East West Bank
- TIAA
- Whole Foods Market (Arroyo Parkway & Foothill locations)
- Apple
- Tesla

- Amazon
- Caltech (California Institute of Technology)
- ArtCenter College of Design
- Pasadena Unified School District
- X1 Discovery
- Blizzard Entertainment (Legacy
- LA Weekly / Pasadena Now / Arroyo Monthly



The Pasadena Gold Line, now part of Metro's A Line, is a light rail system running from Long Beach > Los Angeles > Pasadena > Azusa, with further eastward extensions underway. Here's a detailed breakdown:

Originally the Gold Line, it opened on July 26, 2003, running from Union Station (Downtown LA) to Pasadena. In June 2023, it was renamed and became part of the A Line via the Regional Connector subway linking to Long Beach.

Pasadena features six A Line stations, all opened in 2003, serving as convenient access points into Old Pasadena, cultural hubs, and business districts:

Fillmore (park & ride, shuttle, proximity to Huntington Hospital). Del Mar, Memorial Park, Lake, Allen, and Sierra Madre Villa—each with unique architectural art and links to local landmarks like Norton Simon Museum and Pasadena Museum of History. The Pasadena portion of the former Gold Line now thrives as part of the expanded A Line, offering frequent, affordable light rail service from Pasadena to Downtown LA and beyond. With exciting eastward extensions set for 2025 (to Pomona) and 2030 (to Montclair), the corridor continues to grow—making transit to and through Pasadena better than ever.

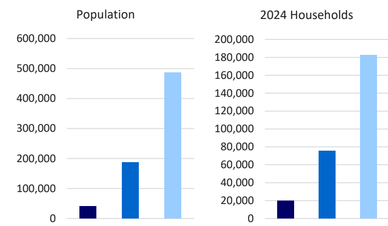
GOLD LINE

- FILLMORE
- DEL MAR
- MEMORIAL PARK
- LAKE
- ALLEN
- SIERRA MADRE VILLA

DEMOGRAPHICS

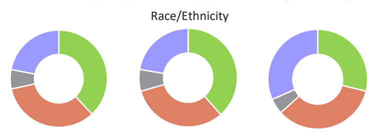
POPULATION

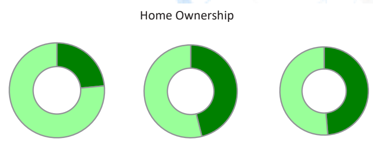
	1 Mile		3 Miles		5 Miles	
Current						
2024 Population	41,154	---	186,446	---	485,717	---
2029 Projected Population	42,496	---	190,034	---	490,939	---
Pop Growth (%)	3.3%	---	1.9%	---	1.1%	---
2024 Households	19,589	---	75,630	---	182,322	---
2029 Projected Households	20,326	---	77,235	---	184,521	---
HH Growth (%)	3.8%	---	2.1%	---	1.2%	---
Census Year						
2010 Population	39,531	---	185,117	---	488,256	---
2020 Population	40,515	---	186,272	---	488,357	---
Pop Growth (%)	2.5%	---	0.6%	---	0.0%	---
2010 Households	18,473	---	72,958	---	177,691	---
2020 Households	19,207	---	75,381	---	183,102	---
HH Growth (%)	4.0%	---	3.3%	---	3.0%	---



POPULATION BY ETHNICITY

Population by Race/Ethnicity (2024)						
White, Non-Hispanic	14,778	35.9%	67,830	36.4%	133,642	27.5%
Hispanic	13,045	31.7%	56,414	30.3%	159,039	32.7%
Black	2,505	6.1%	12,632	6.8%	23,418	4.8%
Asian	8,533	20.7%	39,207	21.0%	146,351	30.1%
Language at Home (2024)	38,375		176,501		460,142	
Spanish	8,855	23.1%	39,247	22.2%	107,347	23.3%
Asian Language	3,950	10.3%	21,334	12.1%	93,900	20.4%
Ancestry (2024)						
American Indian (ancestry)	66	0.2%	273	0.1%	813	0.2%





HOME OWNERSHIP (2024)

4 Persons	1,362	7.0%	9,075	12.0%	26,096	14.3%
5+ Persons	1,028	5.3%	6,826	9.0%	20,451	11.2%

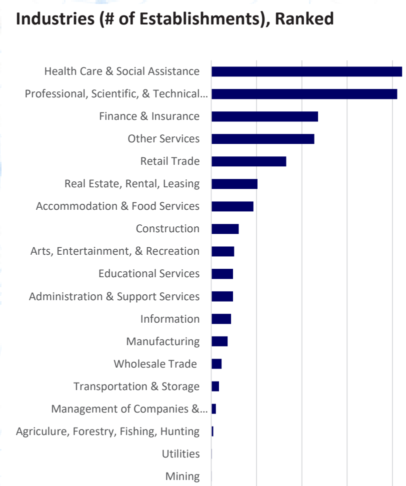
INDUSTRIES (2024)

	Establishments		Employees		Establishments		Employees		Establishments		Employees	
	#	%	#	%	#	%	#	%	#	%	#	%
Accommodation & Food Services	266	4.7%	2,718	5.6%	821	5.0%	8,126	6.4%	1,762	5.9%	13,379	6.9%
Administration & Support Services	137	2.4%	1,369	2.8%	436	2.7%	3,452	2.7%	855	2.9%	5,225	2.7%
Agriculure, Forestry, Fishing, Hunting	13	0.2%	43	0.1%	51	0.3%	131	0.1%	114	0.4%	282	0.1%
Arts, Entertainment, & Recreation	144	2.5%	1,363	2.8%	466	2.8%	4,502	3.5%	861	2.9%	6,481	3.4%
Construction	174	3.0%	1,321	2.7%	628	3.8%	3,887	3.1%	1,243	4.2%	6,044	3.1%
Educational Services	138	2.4%	4,741	9.8%	433	2.6%	8,929	7.0%	897	3.0%	14,933	7.8%
Finance & Insurance	674	11.8%	3,121	6.4%	1,298	7.9%	5,617	4.4%	2,407	8.1%	8,850	4.6%
Health Care & Social Assistance	1,204	21.1%	11,214	23.1%	4,455	27.1%	37,223	29.3%	6,982	23.4%	49,683	25.8%
Information	125	2.2%	1,825	3.8%	388	2.4%	4,904	3.9%	730	2.4%	7,403	3.8%
Management of Companies & Enterprises	29	0.5%	989	2.0%	62	0.4%	1,915	1.5%	132	0.4%	3,194	1.7%
Manufacturing	104	1.8%	1,294	2.7%	371	2.3%	4,178	3.3%	846	2.8%	7,201	3.7%
Mining	2	0.0%	22	0.0%	4	0.0%	45	0.0%	11	0.0%	78	0.0%
Professional, Scientific, & Technical Services	1,174	20.5%	5,533	11.4%	2,481	15.1%	11,289	8.9%	3,906	13.1%	15,040	7.8%
Real Estate, Rental, Leasing	292	5.1%	870	1.8%	638	3.9%	1,909	1.5%	1,168	3.9%	2,920	1.5%
Retail Trade	473	8.3%	3,817	7.9%	1,601	9.8%	11,657	9.2%	3,516	11.8%	21,334	11.1%
Transportation & Storage	49	0.9%	755	1.6%	157	1.0%	2,206	1.7%	371	1.2%	3,485	1.8%
Utilities	3	0.1%	231	0.5%	9	0.1%	457	0.4%	22	0.1%	771	0.4%
Wholesale Trade	65	1.1%	250	0.5%	209	1.3%	725	0.6%	524	1.8%	1,411	0.7%
Other Services	651	11.4%	7,068	14.6%	1,905	11.6%	16,028	12.6%	3,457	11.6%	24,899	12.9%
Total	**5,716**	**100%**	**48,543**	**100%**	**16,414**	**100%**	**127,180**	**100%**	**29,803**	**100%**	**192,614**	**100%**

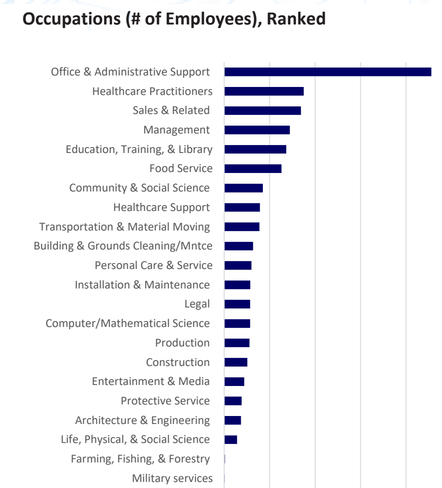
OCCUPATIONS (2024)

	1 Mile		3 Miles		5 Miles	
	# of Employees	%	# of Employees	%	# of Employees	%
White Collar	32,347	66.6%	81,332	64.0%	118,700	61.6%
Architecture & Engineering	853	1.8%	2,072	1.6%	2,958	1.5%
Community & Social Science	1,966	4.0%	6,683	5.3%	8,864	4.6%
Computer/Mathematical Science	1,318	2.7%	2,971	2.3%	4,281	2.2%
Education, Training, & Library	3,152	6.5%	7,045	5.5%	11,968	6.2%
Entertainment & Media	1,016	2.1%	2,451	1.9%	3,605	1.9%
Healthcare Practitioners	4,042	8.3%	12,018	9.4%	16,655	8.6%
Healthcare Support	1,814	3.7%	5,247	4.1%	7,422	3.9%
Legal	1,321	2.7%	2,031	1.6%	2,472	1.3%
Life, Physical, & Social Science	659	1.4%	1,650	1.3%	2,265	1.2%
Management	3,336	6.9%	8,502	6.7%	12,572	6.5%
Office & Administrative Support	10,525	21.7%	25,470	20.0%	37,786	19.6%
Blue Collar	16,168	33.3%	45,780	36.0%	73,752	38.3%
Building & Grounds Cleaning & Maintenance	1,465	3.0%	3,944	3.1%	5,926	3.1%
Construction	1,179	2.4%	3,288	2.6%	5,101	2.6%
Farming, Fishing, & Forestry	41	0.1%	105	0.1%	170	0.1%
Food Service	2,917	6.0%	8,810	6.9%	14,208	7.4%
Installation & Maintenance	1,327	2.7%	3,633	2.9%	5,725	3.0%
Personal Care & Service	1,383	2.8%	4,072	3.2%	6,022	3.1%
Production	1,282	2.6%	3,841	3.0%	6,409	3.3%
Protective Service	885	1.8%	1,958	1.5%	2,935	1.5%
Sales & Related	3,898	8.0%	10,904	8.6%	18,852	9.8%
Transportation & Material Moving	1,790	3.7%	5,225	4.1%	8,402	4.4%

INDUSTRIES (# OF ESTABLISHMENTS), RANKED



OCCUPATIONS (# OF EMPLOYEES), RANKED



Jet Propulsion Laboratory (JPL)

Located in Pasadena and managed by Caltech for NASA, JPL is a world leader in robotic space exploration. It has developed and led groundbreaking missions, including the Mars rovers, Voyager spacecraft, and various Earth and planetary science satellites.

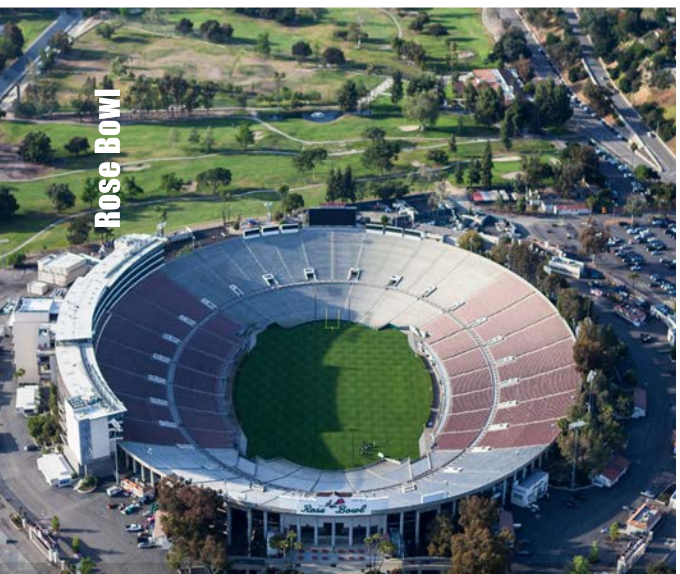
California Institute of Technology (Caltech)

Located in Pasadena, Caltech is one of the world's leading science and engineering institutions. Known for its rigorous academics and groundbreaking research, Caltech manages NASA's Jet Propulsion Laboratory and has produced numerous Nobel laureates and scientific innovations.

Pasadena City College (PCC)

Located in the heart of Pasadena, PCC is a highly regarded community college offering a wide range of academic and career programs. Known for its strong transfer rates to top universities and accessible education, PCC serves as a vital resource for students in the San Gabriel Valley and beyond.

Rose Bowl



An iconic landmark in Pasadena, the Rose Bowl is a historic stadium known for hosting the annual Rose Bowl Game, major concerts, and sporting events. Opened in 1922, it's a National Historic Landmark and home to one of college football's most celebrated traditions.

Colorado Street Bridge

Built in 1913, the Colorado Street Bridge is a historic Pasadena landmark known for its elegant Beaux-Arts design and dramatic arches. Spanning the Arroyo Seco, it offers scenic views and is a beloved symbol of the city's architectural heritage.

Pasadena Civic Auditorium

Opened in 1932, the Pasadena Civic Auditorium is a historic venue known for hosting concerts, theatrical performances, and major events. Its elegant architecture and central location make it a cultural landmark in Pasadena.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