

**MOST PRIME RESIDENTIAL DEVELOPMENT SITE IN PASADENA,
+/-32,000 SF COMBINED, ONE SHORT BLOCK FROM S. LAKE AVENUE**
NORTHERNMOST BUILDING - 469-475 S HUDSON AVE, PASADENA, CA 91101

**TOTAL LAND SIZE OF ALL 3 PROPERTIES IS +/-32,000 SF OF PASADENA'S
48+ CONDOS COULD BE BUILT
THIS 4 UNIT BUILDING AT 469-475 S. HUDSON AVENUE CAN BE SOLD SEPERATELY**

**PROPERTY CAN BE COMBINED WITH TWO PARCELS ADJACENT TO THE SOUTH WHICH WILL GIVE ON OWNER
ABOUT 31,000 SQUARE FEET OF LAND AND 48+ RESIDENTIAL UNITS COULD BE DEVELOPED, WITH ENTITLEMENTS**

BUILDING SIZE: +/- 4,842 SF
LOT SIZE: +/-10,582 SF

NUMBER OF UNITS: 4 UNITS
ASKING PRICE: \$2,200,000

This Brochure is owned by Team Ukropina

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FOR SALE

469-475 S HUDSON AVENUE

Pasadena, CA 91101

PRIME DOWNTOWN PASADENA LOCATION, ONE VERY SHORT BLOCK WEST OF SOUTH LAKE AVENUE AND MANY RETAIL AMENITIES

OFFERING SUMMARY

ADDRESS	469-475 S Hudson Ave, Pasadena, CA 91101
BUILDING SIZE	+/- 4,842 SF
LOT SIZE	+/-10,582 SF
APN	5734-029-014
YEAR BUILT	1916
NUMBER OF UNITS	4
SALE PRICE	\$2,200,000

PROPERTY HIGHLIGHTS

Well-located prime 4 unit multifamily asset in the heart of Pasadena, walk one short block east to Southlake Avenue, and numerous retail amenities.

Rare Assemblage Opportunity; Also purchase both 477-483 S Hudson Ave and 495-495½ S Hudson Ave for \$6,400,000 and the buyer will have a contiguous 3-property site with potential to develop up to 48 condominium units*, subject to entitlements.

A unique chance to acquire just this prime 4 unit building and reposition 3 South Hudson Avenue properties in one of Pasadena's most sought-after infill locations.



Property can be sold separately or combined with two parcels adjacent to the south which will give on owner about 31,000 square feet of land and 48+ residential units could be developed, with entitlements

*Buyer to independently verify development potential and entitlements with the City of Pasadena.

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2025 INCOME AND EXPENSES

Income & Expenses	469 S Hudson
Rents	\$103,500
Expenses	
Cleaning and Maintenance	\$1,983
Insurance	\$6,907
Repairs	\$3,688
Taxes	\$3,152
Utilities	\$3,928
Other	\$11,513
Total expenses	\$31,171
NOI	\$72,329

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FOR SALE

469 S HUDSON AVENUE

Pasadena, CA 91101

469 S HUDSON AVE

**ALSO AVAILABLE
477 S HUDSON AVE**

**ALSO AVAILABLE
495 S HUDSON AVE**

S Hudson Ave

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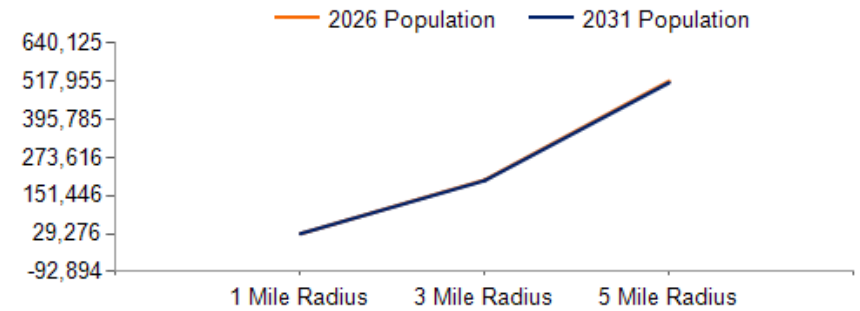
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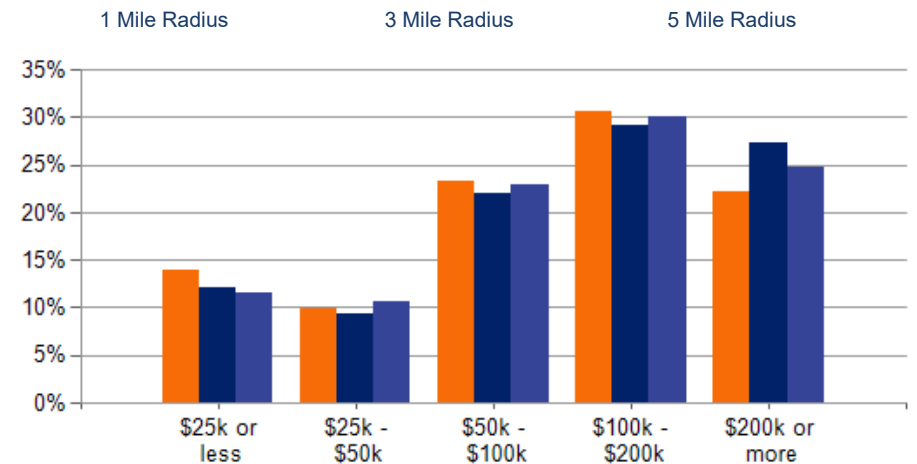


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,154	201,553	549,847
2010 Population	27,508	205,768	553,150
2026 Population	29,276	201,564	517,955
2031 Population	29,356	199,400	513,098
2026 African American	1,623	11,299	20,710
2026 American Indian	185	2,463	6,559
2026 Asian	8,553	53,257	175,567
2026 Hispanic	5,345	63,734	183,489
2026 Other Race	2,034	29,971	93,405
2026 White	13,192	73,451	147,536
2026 Multiracial	3,644	30,897	73,638
2026-2031: Population: Growth Rate	0.25%	-1.10%	-0.95%

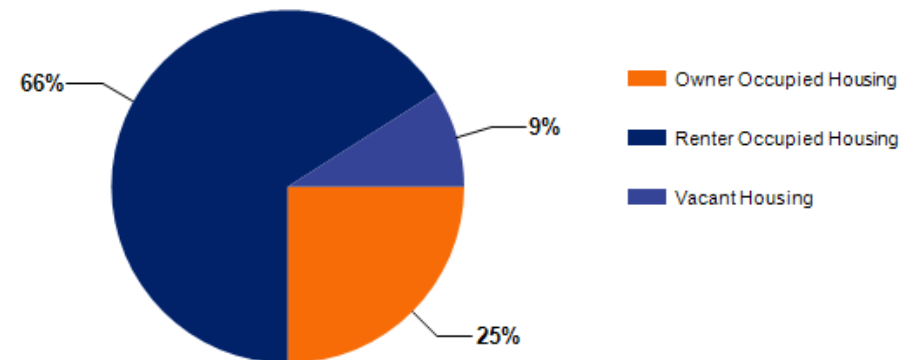
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,692	7,048	14,538
\$15,000-\$24,999	478	3,289	8,458
\$25,000-\$34,999	571	3,161	8,382
\$35,000-\$49,999	984	4,792	12,650
\$50,000-\$74,999	1,789	9,720	24,140
\$75,000-\$99,999	1,849	9,000	21,453
\$100,000-\$149,999	2,663	14,030	35,173
\$150,000-\$199,999	2,127	10,828	24,629
\$200,000 or greater	3,464	23,288	49,203
Median HH Income	\$106,419	\$115,743	\$110,487
Average HH Income	\$159,442	\$171,862	\$161,062



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

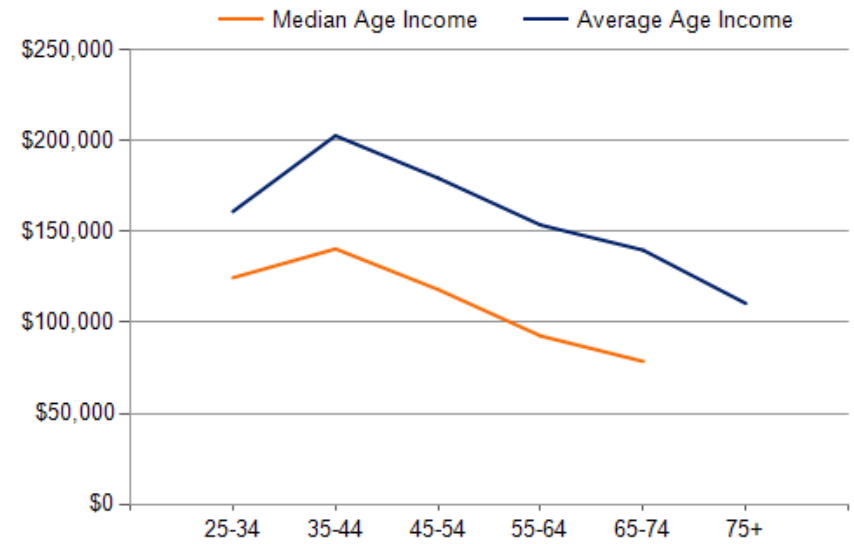
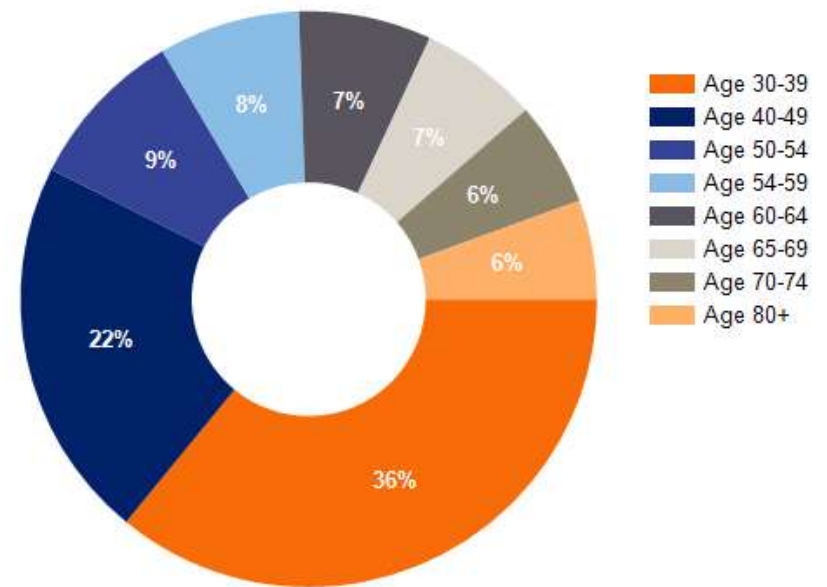


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,628	16,239	40,316
2026 Population Age 35-39	3,201	16,068	40,639
2026 Population Age 40-44	2,442	15,127	37,660
2026 Population Age 45-49	1,649	13,328	34,058
2026 Population Age 50-54	1,728	13,808	35,737
2026 Population Age 55-59	1,507	12,731	33,484
2026 Population Age 60-64	1,415	12,030	31,687
2026 Population Age 65-69	1,268	10,717	28,248
2026 Population Age 70-74	1,116	9,441	25,319
2026 Population Age 75-79	1,057	7,982	20,387
2026 Population Age 80-84	673	5,263	12,823
2026 Population Age 85+	724	5,077	13,389
2026 Population Age 18+	26,085	167,943	429,621
2026 Median Age	38	42	42
2031 Median Age	40	43	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$124,674	\$119,716	\$110,496
Average Household Income 25-34	\$161,125	\$159,853	\$150,335
Median Household Income 35-44	\$140,565	\$139,863	\$134,497
Average Household Income 35-44	\$202,876	\$203,329	\$190,312
Median Household Income 45-54	\$118,213	\$147,119	\$138,863
Average Household Income 45-54	\$179,571	\$196,289	\$184,951
Median Household Income 55-64	\$92,643	\$115,422	\$112,849
Average Household Income 55-64	\$153,710	\$175,223	\$164,228
Median Household Income 65-74	\$78,613	\$102,271	\$97,085
Average Household Income 65-74	\$139,862	\$164,812	\$155,470
Average Household Income 75+	\$110,529	\$133,390	\$114,305

Population By Age



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