OFFICE OWNER USER /
INVESTMENT OPPORTUNITY | FOR SALE

507-511
MISSION ST

SOUTH PASADENA, CA

CONFIDENTIAL OFFERING MEMORANDUM

CBRE

AFFILIATED BUSINESS DISCLOSURE

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CMPM 507-511 Mission St_OM_Matevosian_v05_KD 03/31/26

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01 EXECUTIVE SUMMARY

THE OFFERING

CBRE, Inc. presents a rare opportunity to acquire a premier, free-standing office building at 507-511 Mission Street, in the heart of South Pasadena's historic Mission District.

First time on the market in over 40 years, this single-story property was originally constructed in 1927 and comprises 6,850 SF across three suites on 10,507 SF of land. High ceilings and flexible floor plans make the building well-suited for professional, creative, legal, or medical services — and its single-story layout offers a rare combination of accessibility and adaptability for a single owner/user or continued multi-tenant investment.

The property is currently 100% occupied, with two leases expiring in 2027 that will free up 4,800 SF for owner occupancy or re-leasing at market rates. The smallest suite (700 SF) expires March 2027 and the largest (4,100 SF) expires December 2027, while one long-term tenant occupying the remaining 2,050 SF is under lease through 2034, providing stable in-place income. Tenants cover all utilities based on occupancy, keeping operating expenses lean. The property sits within the DTSP Mixed-Use Core Zone and offers 11 surface parking spaces.

Positioned along Mission Street with unmatched walkability to Trader Joe's, the weekly Farmers Market, and South Pasadena's celebrated dining and retail scene, the building also offers Metro A Line access to Downtown Los Angeles. South Pasadena's strong schools, high median incomes, and consistently low inventory have made it one of the most sought-after submarkets in the San Gabriel Valley.

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02 PROPERTY DESCRIPTION

PROPERTY OVERVIEW

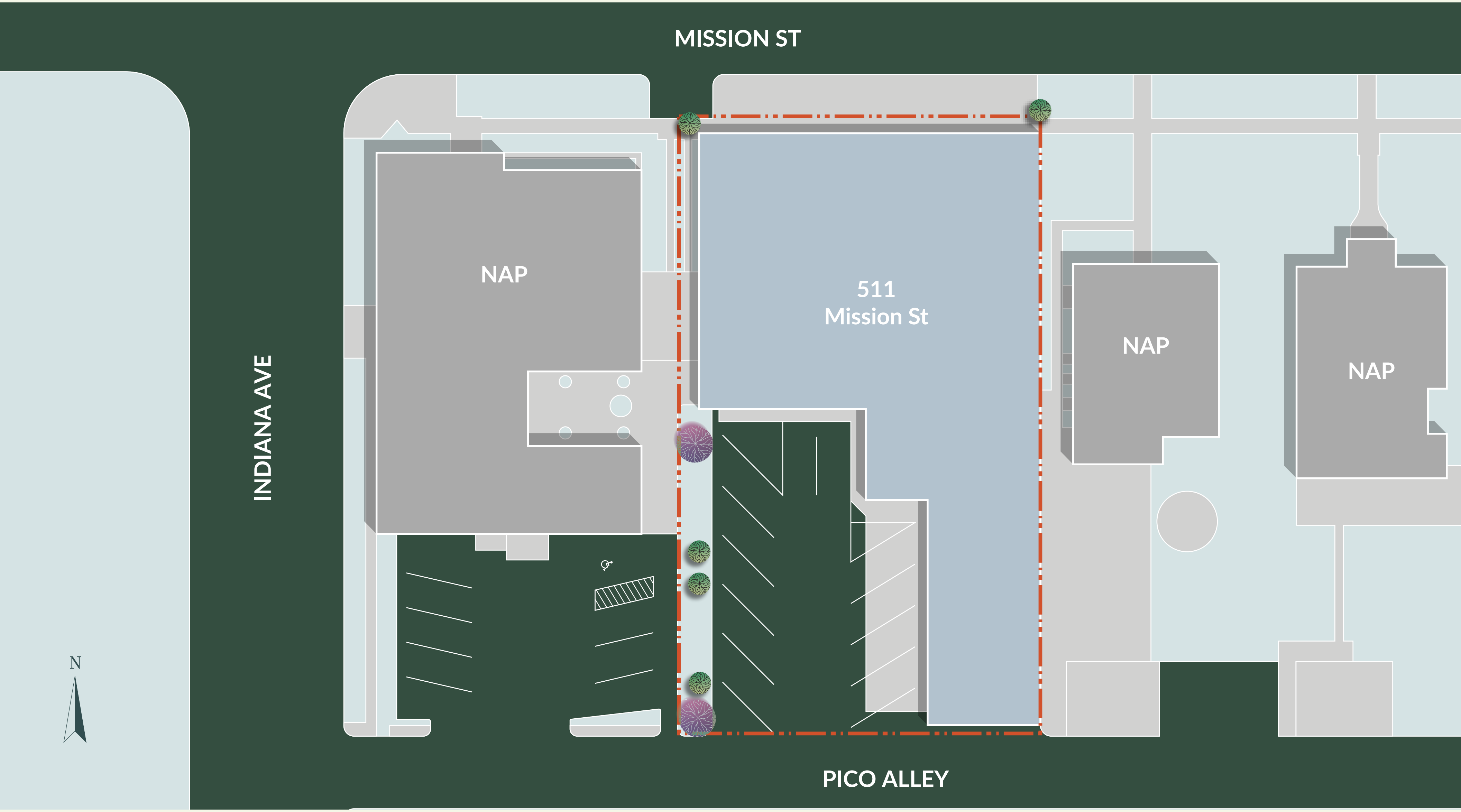
Asking Price	$4,200,000
Address	507-511 Mission St
Market/Submarket	South Pasadena
***Building Area**	± 6,850 SF
Available Space (CY 2027)	± 4,800 SF
Lot Size	± 10,507 SF
Year Built	1927
Stories	1
Parking	11
Zoning	DTSP – Mixed Use Core Zone

*Total square footage of 6,850 SF reflects executed lease documents and on-site measurements. Buyer to verify all square footages prior to close of escrow.

PROPERTY HIGHLIGHTS

- FIRST TIME ON MARKET IN 40+ YEARS
- 100% OCCUPIED / 4,800 SF AVAILABLE
- 3 Separately Metered Units
- High-Ceiling, Adaptable Floor Plans
- Ideal for Creative, Legal, or Medical Services
- Ample Surface Parking
- Metro A Line Access to DTLA
- High-Barrier-to-Entry Submarket
- Owner-User SBA Financing Eligible
- DTSP Mixed-Use Core Zoning

SITE PLAN


MISSION ST
NAP
511
Mission St
NAP
NAP
INDIANA AVE
PICO ALLEY
N

03 FINANCIAL OVERVIEW

FINANCIALS

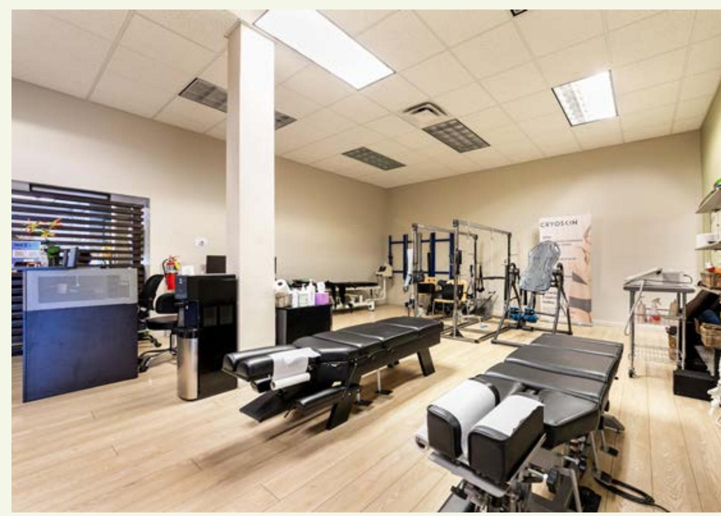
RENT ROLL

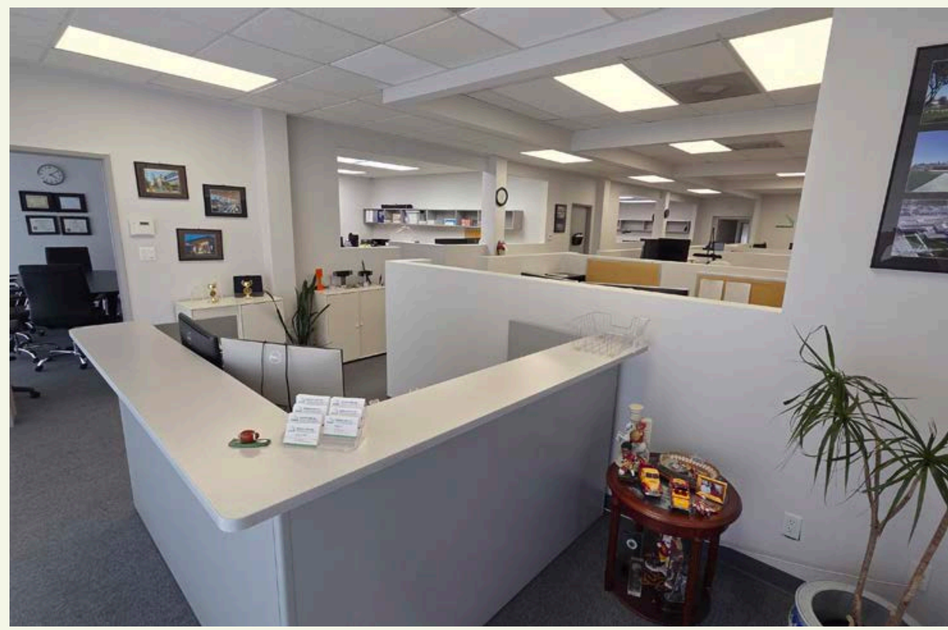
Unit	Tenant	Unit SF	Lease Start	Lease Expiration	Remaining Term	Recovery Type	Monthly Rent $ Amount	Monthly Rent PSF	Rental Increases
507	Mission Chiropractic Works	2,050	4/1/2024	3/31/2034	93 Months	MG	$3,924	$1.91 MG	4/1/2027
Notes Tenant shall have one (1) five (5) year option to extend with 90 days notice. The rent schedule through the lease term shall continue at 3.0% annual increases.									
511A	Hobach-Lewin, Inc.	4,100	1/1/2024	12/31/2027	18 Months	MG	$7,000	$1.71 MG	1/1/2027
Notes Tenant shall have the option to terminate the lease with 45 days notice and 6 months base rent penalty. Base Rent shall increase to $7,100/Mo upon the next adjustment. Tenant is not obligated to pay base rent for Feb 2026, 2027.									
511B	Three Treasures, Inc	700	4/1/2025	3/31/2027	9 Months	Gross	$1,352	$1.93 Gross	-
Notes Tenant's rent shall remain at the specified rent through the remaining term. Tenant has no further option to extend the lease.									
3		***6,850**					**$12,276**		

*Total square footage of 6,850 SF reflects executed lease documents and on-site measurements. Buyer to verify all square footages prior to close of escrow.

PRICE
$4,200,000

PRICE PSF
$613





04 LOCATION OVERVIEW

REGIONAL MAP

AREA OVERVIEW

South Pasadena, California is a highly sought-after suburban city nestled between Pasadena and San Marino in the heart of the San Gabriel Valley. Known for its tree-lined streets, historic architecture, and small-town character, South Pasadena offers a rare combination of neighborhood charm and urban connectivity. The Metro A Line provides direct access to Downtown Los Angeles, while proximity to the 110 freeway keeps the broader region within easy reach.

The city's Mission District serves as its commercial and cultural core, anchored by a walkable mix of local dining, boutique retail, and professional services. South Pasadena is home to one of the top-rated school districts in Los Angeles County, consistently drawing families and long-term residents who value stability and community. Supply constraints throughout the submarket are significant, with limited new commercial development keeping vacancy low and values well-supported over time. For businesses and investors alike, South Pasadena represents one of the more enduring and defensible locations in the San Gabriel Valley.

DEMOGRAPHICS

South Pasadena's surrounding community reflects one of the more affluent and stable consumer bases in Los Angeles County. The area attracts an established professional demographic with strong spending power, consistently driving demand for quality office and service-oriented businesses along the Mission District corridor.

26,066
2025 POPULATION

22,328
2025 DAYTIME POPULATION

42
MEDIAN AGE

$139,217
MEDIAN HOUSEHOLD INCOME

$1,647,498
MEDIAN HOUSING VALUE

PERMITTED USES — 507-511 MISSION STREET

Services

- Professional services: accounting, advertising agencies, attorneys, banks, commercial art and design services, counseling services, scientific and research organizations, financial management and investment counseling, real estate and insurance offices, management and public relations services, photo studios, veterinary clinics, urgent care clinics, and medical/dental clinics (P)
- Personal services: salons, barbershops, adult and child day care, tailors, shoe repair shops, dry cleaning shops, and similar uses (P)

Retail & Food

- General retail (P)
- Neighborhood market, pharmacy (P)
- Other retail businesses (P; outdoor display requires AUP)
- Restaurants (P)
- Restaurant outdoor dining (AF)
- Alcohol businesses, on/off-sale incl. on-site brewing (CUP)

Public Assembly, Education & Recreation

- Civic buildings (P)
- Cultural institutions: performing arts centers, museums, art galleries, libraries (P)
- Health/fitness facilities and studios for arts, dance, music, martial arts, tutoring — up to 3,000 SF (P); over 3,000 SF (AUP)
- Public assembly, meeting facility, place of worship (CUP)
- Schools, public or private incl. trade/business schools and colleges (CUP)
- Theater, cinema, or performing arts (CUP)
- Recreational and entertainment uses (CUP)

Residential

- Single-family, duplex, multiplex (P)
- Multi-family (P)
- Group home (P)
- Home occupation (HOP)
- Assisted living / residential care home (AUP)
- Medical services — extended care (AUP)
- Hotel, motel, B&B Inn (CUP)

Auto & Other

- EV charging stations (P)
- Stand-alone parking facility (CUP)
- Certified farmers market (AUP)
- Live entertainment, accessory use (P; AUP if adjacent to residential or in a mixed-use building with residential)
- Live entertainment, primary use (CUP)
- Outdoor community events (AUP)
- Telecommunications facilities (CUP)

Key: P = Permitted by right / CUP = Conditional Use Permit / AUP = Administrative Use Permit HOP = Home Occupation Permit / AF = Al Fresco Dining Permit

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