



CONFIDENTIAL OFFERING MEMORANDUM

48 S CHESTER AVE PASADENA, CA 91106

FOR SALE OWNER-USER OPPORTUNITY
14,700 SF OFFICE BUILDING ON 0.46 ACRES





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EXECUTIVE SUMMARY

THE OFFERING

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire 48 South Chester Avenue, a two-story office building totaling 14,700 rentable square feet situated on 0.46 acres in Pasadena, California.

Located within Pasadena's highly desirable South Lake/Caltech corridor, the Property sits just south of East Colorado Boulevard and steps from the California Institute of Technology (Caltech), one of Southern California's premier research and innovation institutions.

The Property benefits from immediate access to a highly educated workforce, an extensive amenity base along South Lake Avenue, and convenient connectivity throughout the San Gabriel Valley and greater Los Angeles region. Featuring 48 on-site parking stalls, solar infrastructure, EV charging capabilities, and efficient floor plates, the building is well-positioned for a variety of owner-user, office, technology, education, research, and nonprofit occupiers.

48 South Chester Avenue offers the opportunity to acquire a freestanding office asset with strong corporate identity, exceptional parking, and rooftop amenity potential in one of Pasadena's most established and supply-constrained office submarkets.





PROPERTY DETAILS

Address

48 South Chester Avenue,
Pasadena, CA 91106

Property Type

2-Story Office

Rentable SF

14,700 SF

Land Size (AC)

0.46 AC

Land Size (SF)

20,038 SF

Year Built

1959

Zoning

CL1

Parking Count

48 Surface Stalls

APN

5735-001-024

INVESTMENT HIGHLIGHTS



FLEXIBLE OFFICE & R&D FUNCTIONALITY

Efficient floor plates and existing infrastructure support a wide range of uses including traditional office, technology, education, nonprofit, laboratory, research, and flex-oriented occupiers seeking a highly functional workspace environment.

OWNER-USER OPPORTUNITY

An opportunity for immediate or near-term full building occupancy, allowing for complete customization and utilization.

PASADENA INNOVATION CORRIDOR

Located adjacent to Caltech and within one of Southern California's leading technology, research, and education hubs. The surrounding area is home to a concentration of innovation-driven employers spanning aerospace, engineering, healthcare, and advanced technology sectors.



Rooftop Patio Potential



ROOFTOP AMENITY POTENTIAL

Existing roof access creates the opportunity for a future outdoor collaboration area, employee amenity space, or rooftop terrace with views toward the San Gabriel Mountains and surrounding Pasadena skyline.

EV CHARGING & SOLAR INFRASTRUCTURE

The Property is equipped with existing EV charging capabilities and solar infrastructure, reducing future capital requirements and enhancing functionality for a variety of users.

EXCEPTIONAL PARKING

The Property features a large secured parking lot with 48 on-site spaces, providing an above-market parking ratio that is difficult to replicate within Pasadena's urban core.





U.S. ROUTE 66

48 S CHESTER AVE

S CHESTER AVE



PASADENA'S WALKABLE URBAN CORE

Unlike most suburban office markets in Los Angeles, Pasadena offers a true mixed-use environment where employees can walk between office, retail, dining, hospitality, and entertainment destinations. Old Pasadena, the Playhouse District, South Lake Avenue, and the Civic Center collectively provide one of Southern California's most amenitized business environments, creating a compelling advantage for employers focused on talent attraction and retention.

HIGHLIGHTS



Over 2 million SF of retail and restaurant amenities



Walkable access to hundreds of dining, hospitality, and entertainment options



Multiple Metro A Line stations connecting Pasadena to Downtown Los Angeles and beyond



Luxury and boutique hotel inventory including the Langham Huntington and Pasadena Hotel



Year-round events, cultural institutions, museums, and performing arts venues



One of the most pedestrian-friendly business districts in Greater Los Angeles

DINING & RESTAURANTS 75+

Nick's Pasadena, Parkway Grill, Houston's Restaurant, SUGARFISH, Sushi Roku, Mi Piacce, Granville, Bistro 45, Ruth's Chris Steak House

RETAIL 34+

Whole Foods Market, Apple Store, The Shops On Lake Avenue, South Lake Avenue District, The Paseo

LANDMARKS & CULTURE 13+

The Huntington Library, The Gamble House, Kidspace Children's Museum, Wrigley Mansion, Pasadena Playhouse

FITNESS & RECREATION 6+

Orangetheory Fitness, SoulCycle Pasadena, Barry's Pasadena, Central Park, Equinox, Rose Bowl Stadium

HOTELS 8+

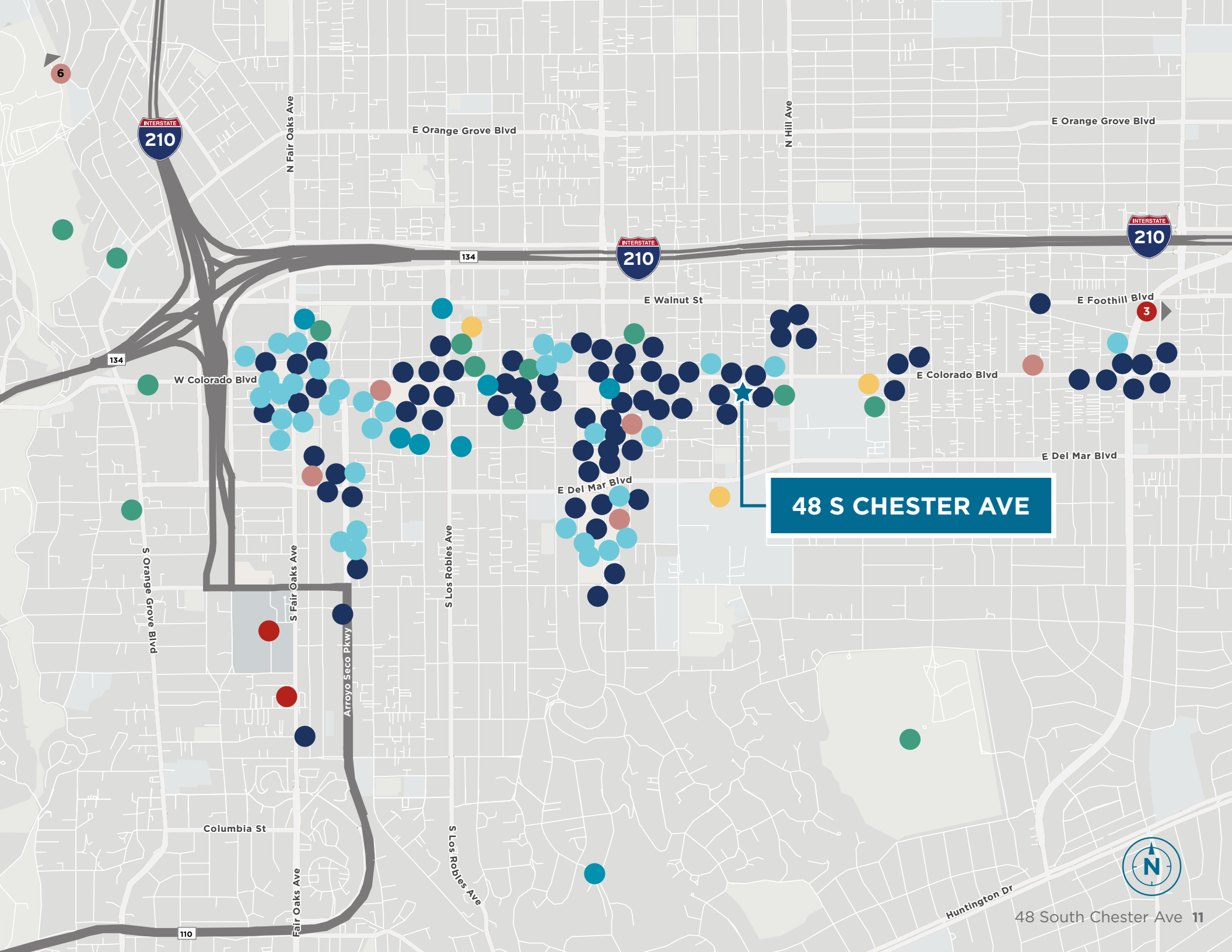
The Langham Huntington, Hotel Dena, AC Hotel, The Westin, Hilton Pasadena, Courtyard Pasadena Old Town, Sheraton Pasadena Hotel

EDUCATION & RESEARCH 3+

Pasadena City College, California Institute of Technology, Fuller Theological Seminary

HEALTHCARE 3+

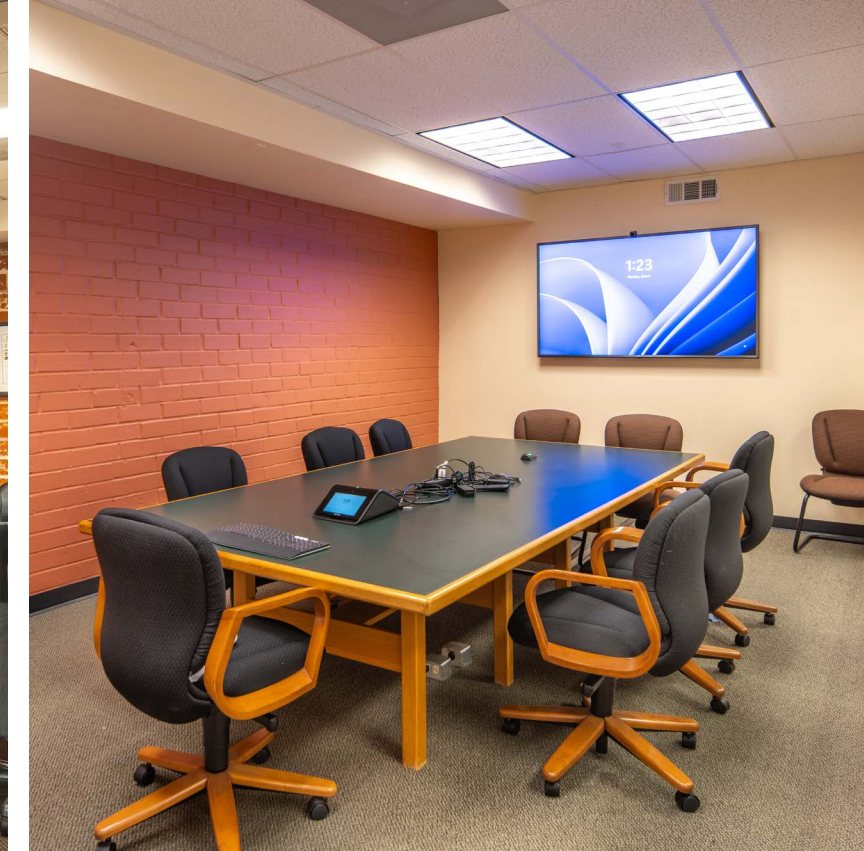
Huntington Hospital, Shriners Children's, Southern California, Kaiser Permanente Pasadena



48 S CHESTER AVE

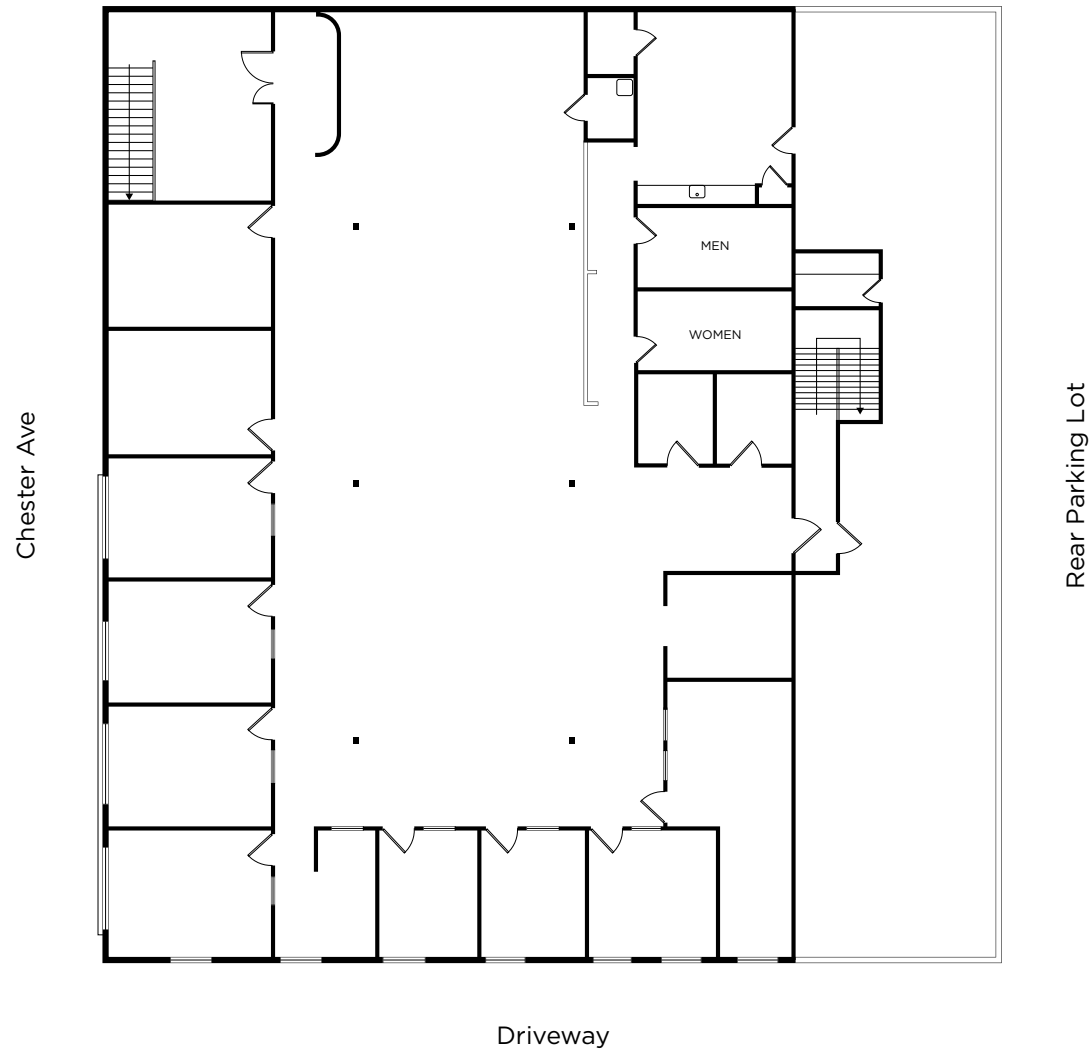
INTERIOR PHOTOS





FLOOR PLANS

FLOOR 1







PASADENA MARKET OVERVIEW

Over the past five years, Pasadena has experienced 2.1 million square feet of new leases and expansions, primarily from deep tech (robotics, life sciences, aerospace, electric vehicles, technology), finance, & healthcare Industries.

Pasadena is widely recognized as one of Southern California’s most desirable live-work environments, combining a highly educated workforce, affluent demographics, world-class institutions, and a vibrant urban amenity base. Located approximately ten miles northeast of Downtown Los Angeles, Pasadena serves as the economic and cultural center of the San Gabriel Valley and has long attracted a diverse mix of technology, healthcare, education, legal, engineering, and professional services organizations.

The city is home to numerous major employers and institutions including the California Institute of Technology (Caltech), Huntington Hospital, Kaiser Permanente School of Medicine, and NASA’s Jet Propulsion Laboratory. These institutions contribute to a highly skilled labor pool and support long-term economic stability throughout the market.

Pasadena’s accessibility, strong demographics, and limited supply of quality office product have historically supported strong occupancy fundamentals and long-term asset value appreciation. As a result, the city remains one of the most sought-after office markets in Greater Los Angeles for both tenants and owner-users alike.

Stats at Glance	
Total Population	134,074
Median Age	40
Median Household Income	107,577
Total Labor Force	78,600
Total Employed	75,000
Total Number of Businesses	13,472
Labor Force	78,600

Source: Esri 2026 Data

EDD March 2026 Data



PASADENA'S INNOVATION ECONOMY

Pasadena has emerged as one of California's most significant centers for research, technology, and innovation. The city's ecosystem is anchored by Caltech and NASA's Jet Propulsion Laboratory, which have helped foster over 400 startups and attract leading companies across aerospace, engineering, artificial intelligence, life sciences, and advanced technology. This concentration of intellectual capital continues to drive office demand from both established corporations and emerging growth companies.

KEY INNOVATION DRIVERS



Strong presence of engineering, technology, and design firms including Parsons, Jacobs, Tetra Tech, and OpenX.



Growing life science and healthcare ecosystem supported by Huntington Hospital, Kaiser Permanente, and a network of research institutions.



Corporate investment from international firms including Alibaba and Geely, which established its North American design center in Pasadena.

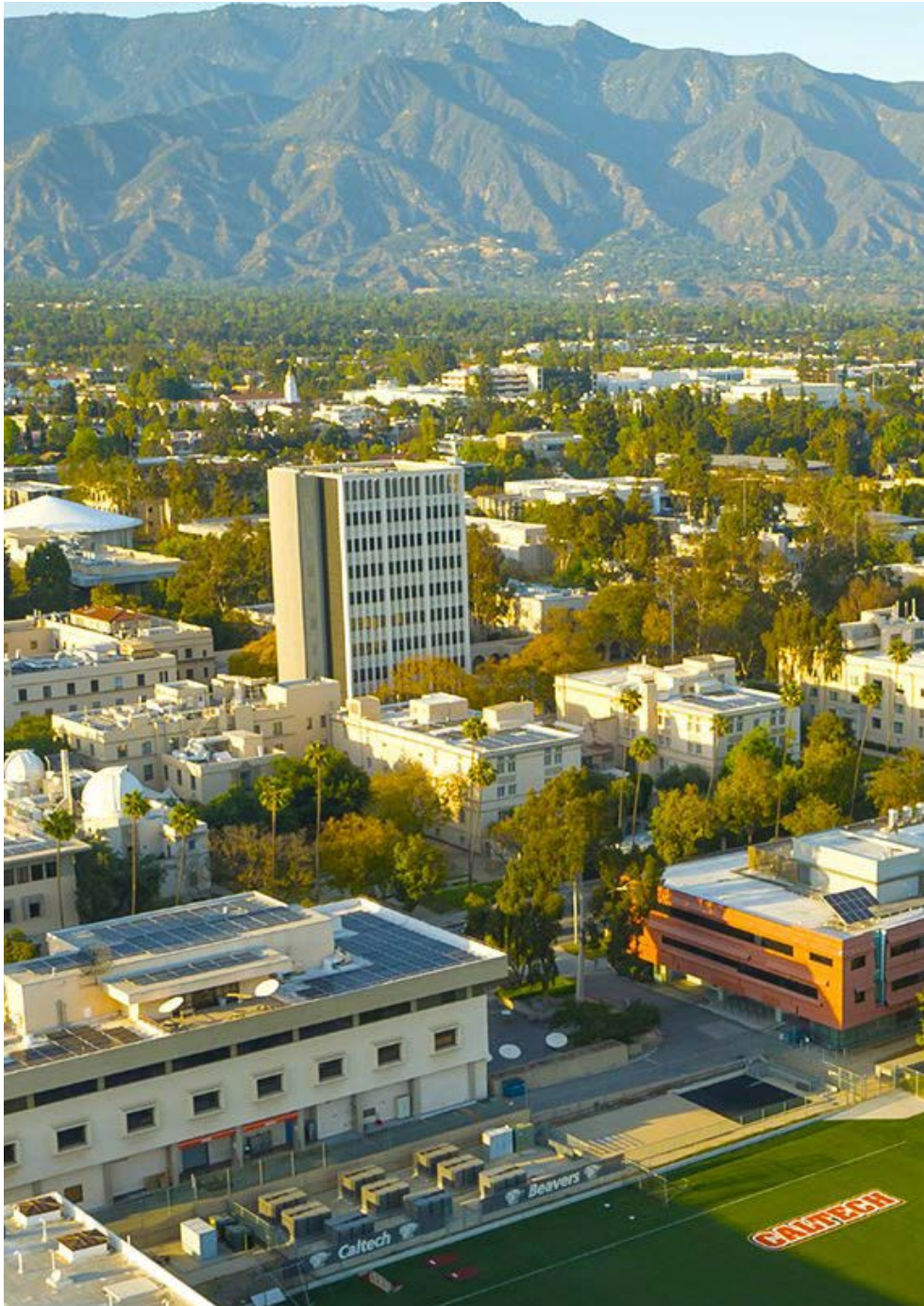


Access to a highly educated workforce across engineering, software, healthcare, and scientific disciplines.



58% of residents hold a Bachelor's degree or higher, reflecting one of the most educated workforces in Greater Los Angeles.





TOP INDUSTRIES BY EMPLOYMENT

Health Care / Social Assistance	11,598
Educational Services	10,330
Professional / Scientific / Technical Services	10,040
Retail Trade	5,613
Accommodation / Food Services	4,275
Information	3,675
Administrative Support / Waste Management	3,509
Public Administration	3,498
Other Services (Excluding Public)	3,459
Finance / Insurance	3,362
Manufacturing	3,336
Arts / Entertainment / Recreation	2,865
Construction	2,674
Transportation / Warehousing	1,690
Real Estate / Rental / Leasing	1,563
Wholesale Trade	980
Utilities	777
Management of Companies	154
Agriculture / Forestry / Fishing	66
Mining / Quarrying / Oil & Gas	0

TRANSACTION GUIDELINES

The offering of **48 S Chester Ave** is being conducted exclusively by **Cushman & Wakefield**. All questions and inquiries should be directed to the Cushman & Wakefield representatives. Prospective investors are strongly discouraged from directly contacting Owner without the express written consent of Cushman & Wakefield. Owner and Cushman & Wakefield reserve the right to alter the Transaction Guidelines in their sole discretion.

Cushman & Wakefield will be available to assist prospective investors to arrange on-site inspections to answer any questions related to information contained in this Memorandum. The prospective buyer will be selected by Seller in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Purchase price
- Timing of due diligence and closing periods
- Source of both equity and debt (if applicable) for the transaction





48 S CHESTER AVE

E. GREEN ST.

S CHESTER AVE

E. COLORADO BLVD.

48 S CHESTER AVE PASADENA, CA 91106



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