

# Pasadena Business Parks

145 N. Sierra Madre Blvd. | 1785 Locust St. | 303 N. Allen Ave.

**SALE PRICE: \$6,850,000**

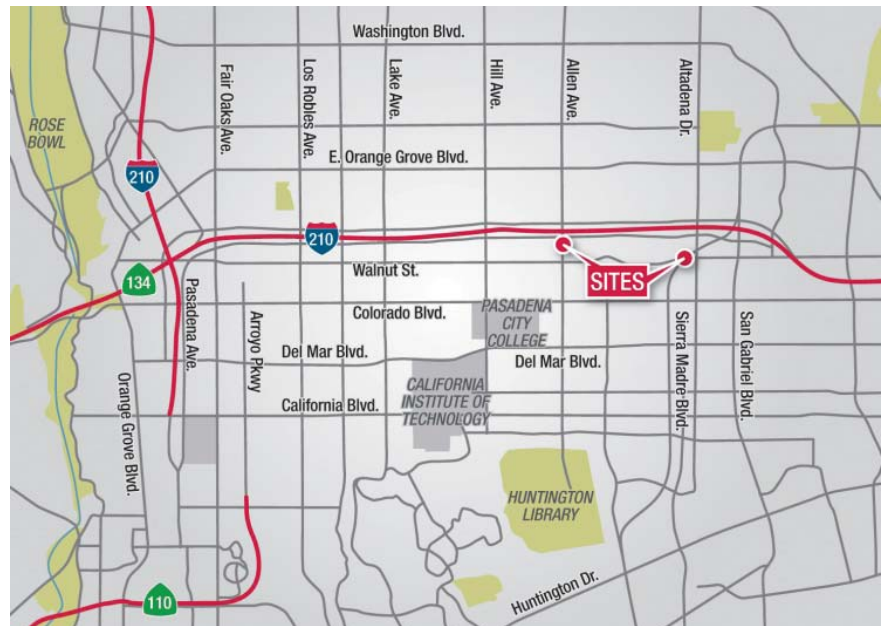
## SPECIFICATIONS:

- Combined Building Size: 42,241 Sq. Ft.
- Combined Land Area: 75,171 Sq. Ft.
- Total Gross Actual Revenue: \$683,609
- Total 2011 Expenses (not including Taxes): \$56,785



## DESCRIPTION

Located in the **Enterprise Zone of Pasadena** (which provides tax benefits to business owners), situated approximately 10 miles northeast of Los Angeles, Pasadena is famous for its annual **Rose Bowl and Tournament of Roses parade**. Pasadena is also home to many scientific and cultural institutions including the **California Institute of Technology**, the **Jet Propulsion Laboratory (JPL)**, **Pasadena City College (PCC)**, the **Fuller Theological Seminary**, **Art Center College of Design**, **Pasadena Playhouse**, the **California School of Culinary Arts**, the **Norton Simon Museum of Art**, and the **Pacific Asia Museum**. Pasadena also boasts over 500 restaurants.



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FOR SALE

# 1785 Locust Street and 303 North Allen Avenue

Pasadena, CA 91106

## AERIAL VIEW



## LOCATION

Located 10 miles northeast of Los Angeles, Pasadena is famous for its annual **Rose Bowl** and **Tournament of Roses** parade. Pasadena is also home to many scientific and cultural institutions including the **California Institute of Technology**, the **Jet Propulsion Laboratory (JPL)**, **Pasadena City College (PCC)**, the **Fuller Theological Seminary**, **Art Center College of Design**, **Pasadena Playhouse**, the **California School of Culinary Arts**, the **Norton Simon Museum of Art**, and the **Pacific Asia Museum**. Pasadena also boasts over 500 restaurants.



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# 1785 Locust Street

Pasadena, CA 91106

Building	# of Suites	1 <sup>st</sup> Floor Rentable SQ FT	Mezzanine Rentable SQ FT	Total SQ FT
A	4	813	387	1,200
B	4	813	387	1,200
C	2	1,107	424	1,531
D	2	1,116	424	1,540
TOTALS	12	10,950	4,792	15,742

## SPECIFICATIONS

- Building Size: 15,742 SQ FT
- Lot Size: 24,257 SQ FT
- 12 Units – Units may be combined
- Year Built: 1998
- Parking: 35 (includes 1 loading zone and 2 handicap spaces)
- Zoning: ECSP-CL-3 (East Colorado Specific Plan, Gold Line Limited Commercial)
- Parcel # 5737-015-054
- Multi-family permitted - 60 Units per Acre



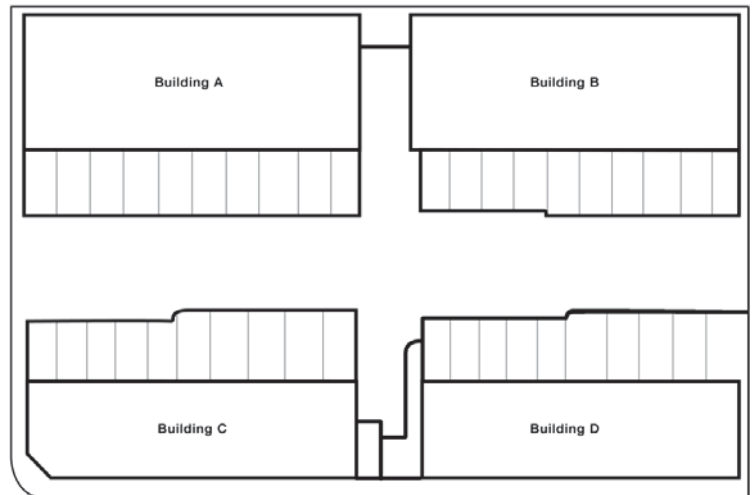
## HIGHLIGHTS

- Tenant mix includes, research and development, chiropractic, general office, wholesale.
- Adjacent to 210 Freeway & Gold Line Light Rail Station
- Perimeter Fencing with Automatic Secure Entry
- Individually Metered for Electric
- Landscaped Parking/Courtyard
- Automated Irrigation and Outdoor Lighting
- Some Units Equipped with Alarms



## EACH UNIT FEATURES

- Entry Office with Drop Ceiling
- ADA Restroom
- 10' x 10' Loading Door
- 18' Ceilings
- Mezzanine
- Kitchenette
- HVAC Throughout
- 100 A, 120/208 V, Upgradable to 200 A
- 3 Parking Spaces per Unit



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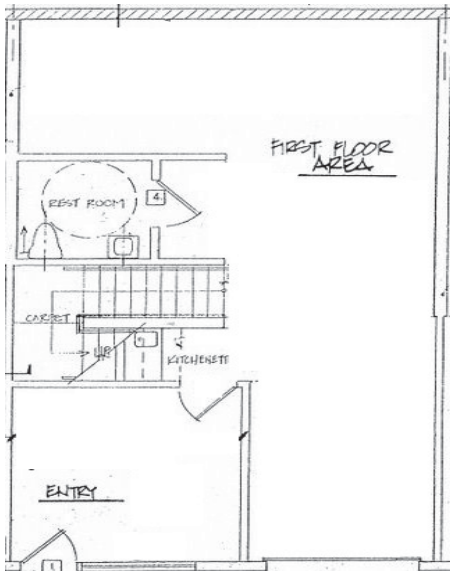
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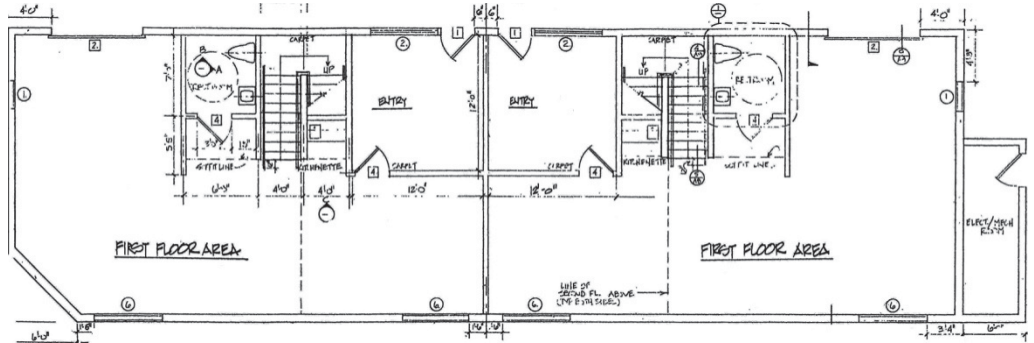
Pasadena, CA 91106

## FLOOR PLANS

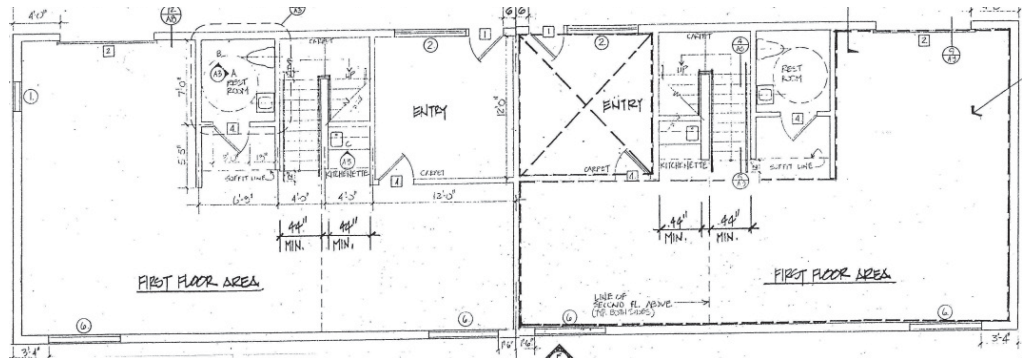
### 1st Floor – Buildings A & B



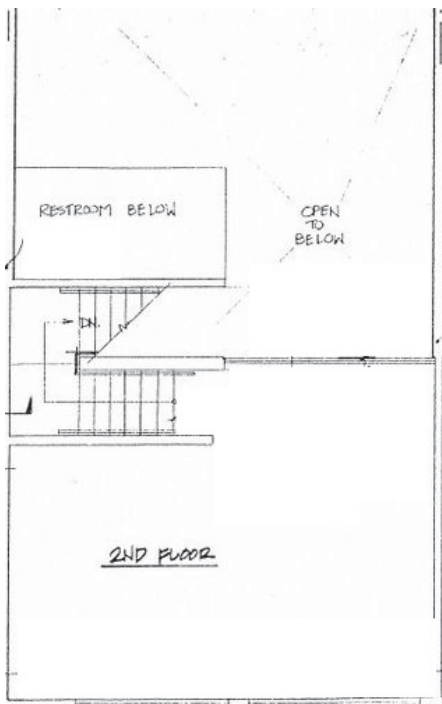
### 1st Floor – Building C



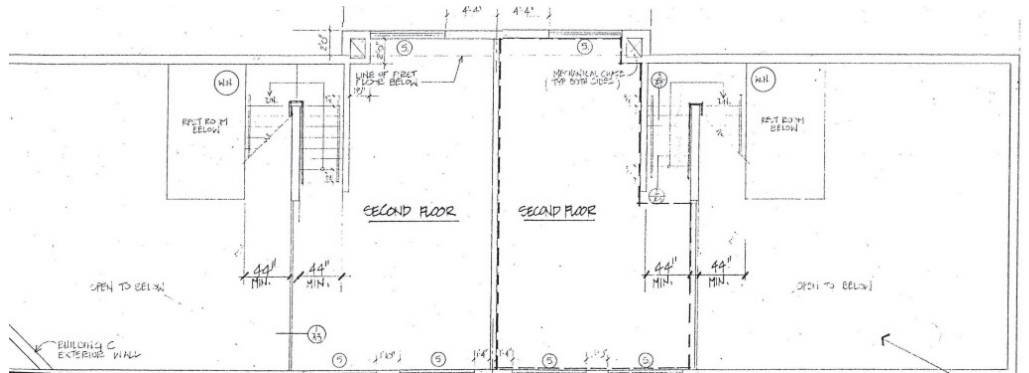
### 1st Floor – Building D



### 2nd Floor – Buildings A & B



### 2nd Floor – Buildings C & D



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# 303 North Allen Avenue

Pasadena, CA 91106



## SPECIFICATIONS

- Building Size: 6,615 SQ FT
- Lot Size: 18,094 SQ FT
- Year Built: 1954
- Zoning: ECSP-CL-3 (East Colorado Specific Plan, Gold Line Limited Commercial)
- Parcel #: 5737-015-011

## HIGHLIGHTS

- 100% Leased
- Allen Avenue Gold Line Station Adjacent
- Transportation Terminal Permitted – Rare Permitting in the City of Pasadena



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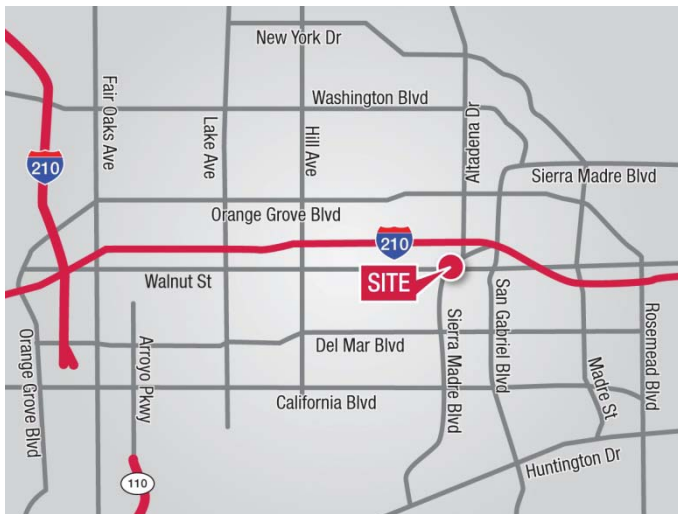
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FOR SALE

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## AERIAL VIEW



## LOCATION

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# 145 N. Sierra Madre Boulevard

Pasadena, CA 91106

## SPECIFICATIONS

- Building Size: 19,884 SQ FT
- Lot Size: 32,820 SQ FT
- 13 Units
- Year Built 1999
- Parking: 42 Spaces including 2 handicap +2 Loading spaces
- Zoning: EPSP-D1-CG
- Parcel #: 5746-022-063

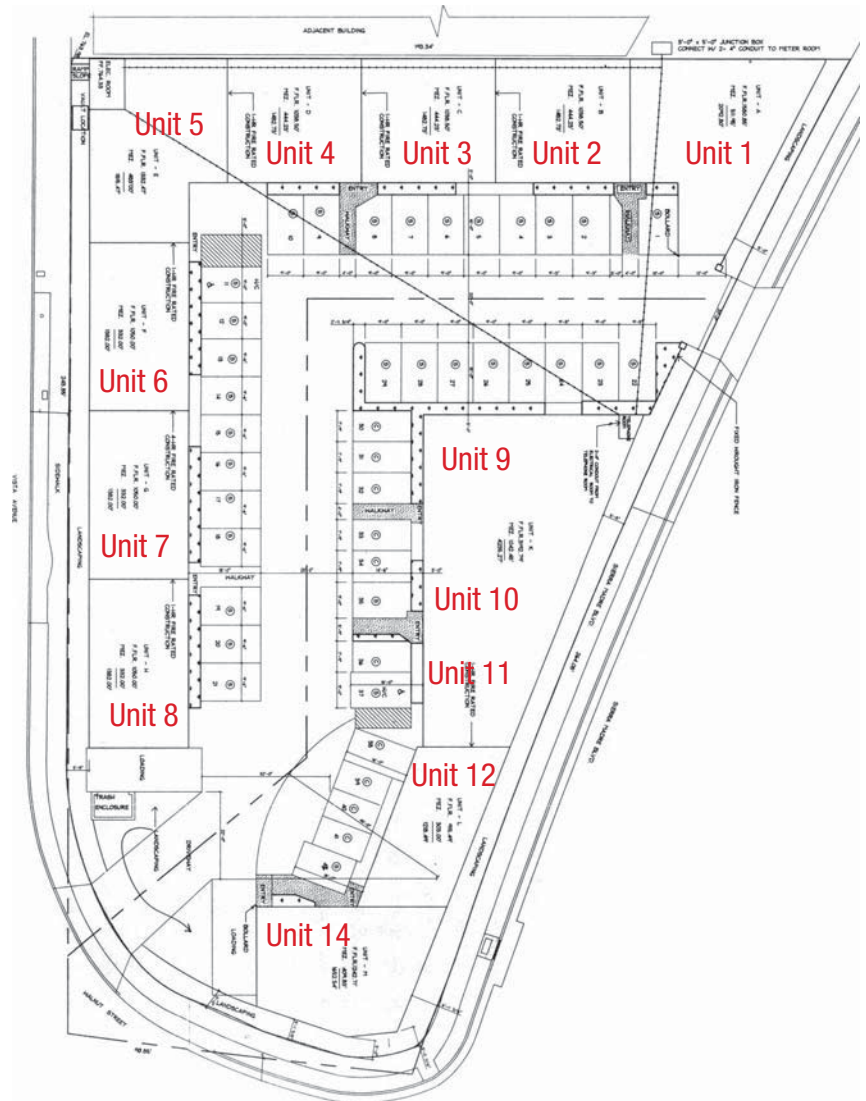
Unit	Size	Unit	Size
1	2,107 Sq. Ft.	8	1,391 Sq. Ft.
2	1,543 Sq. Ft.	9	1,685 Sq. Ft.
3	1,543 Sq. Ft.	10	1,351 Sq. Ft.
4	1,543 Sq. Ft.	11	1,221 Sq. Ft.
5	1,827 Sq. Ft.	12	1,227 Sq. Ft.
6	1,391 Sq. Ft.	14	1,664 Sq. Ft.
7	1,391 Sq. Ft.	<b>Total</b>	<b>19,884 Sq. Ft.</b>

## HIGHLIGHTS

- Tenant mix includes research and development, physical therapy, general office, wholesale
- Adjacent to 210 Freeway
- Adjacent to new Vons shopping center with many amenities
- Perimeter fencing with automatic secure entry
- Individually metered for electric
- Landscaped parking/courtyard
- Automated irrigation and outdoor lighting

## EACH UNIT FEATURES

- 18' ceilings
- HVAC throughout
- Kitchenette
- ADA restroom
- 10'x10' loading door
- Lobby
- Built-out mezzanine
- 100 Amp, 120/208 Volt, 3 phase power (upgradable to 200 Amp)
- 3 parking spaces
- Alarm system



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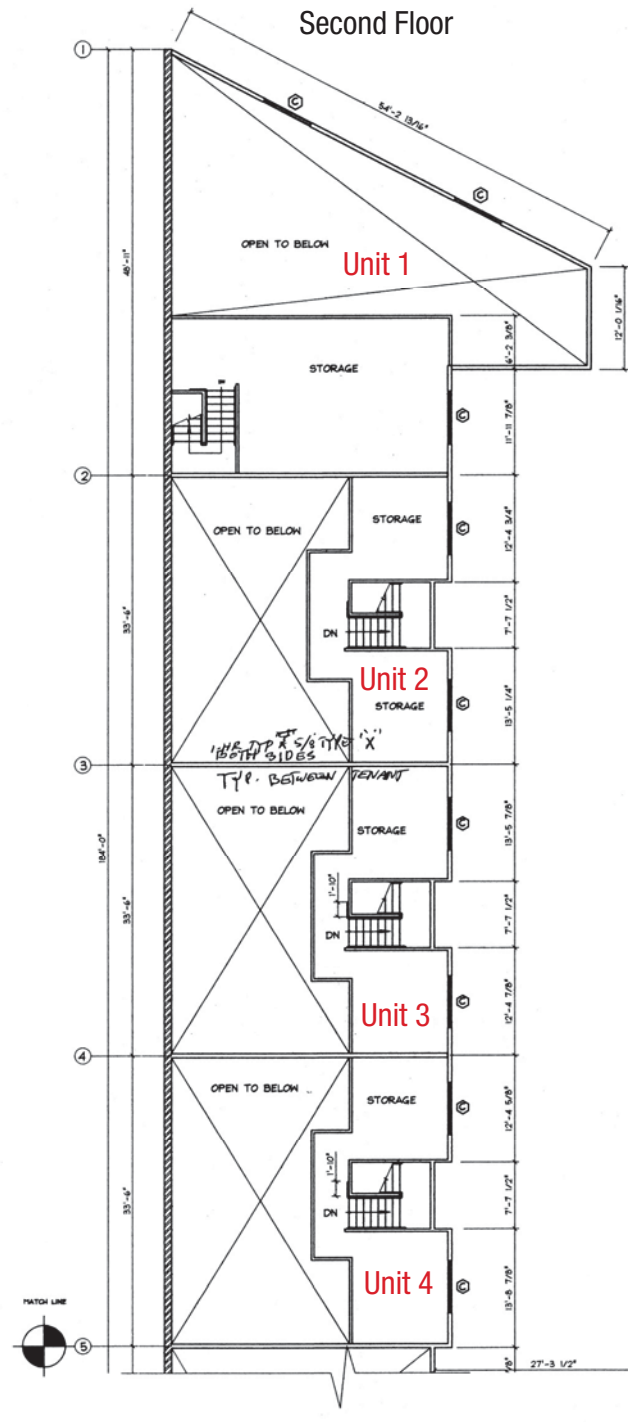
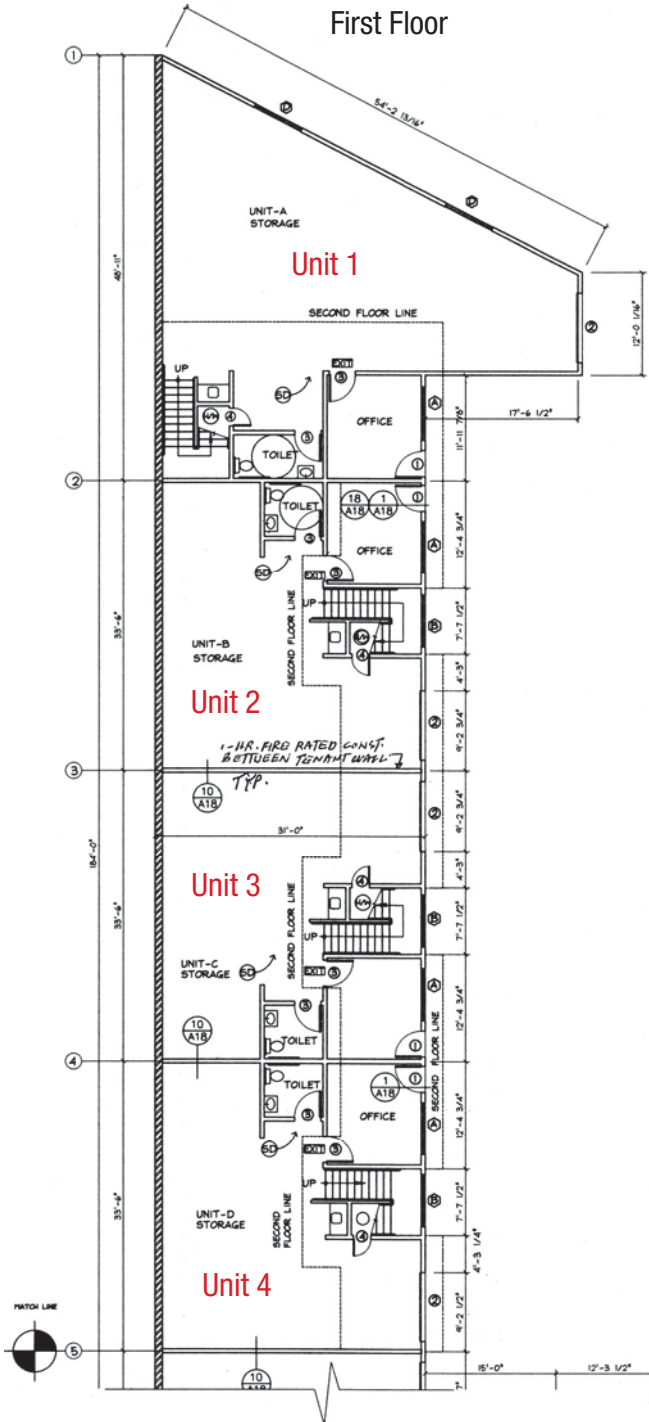
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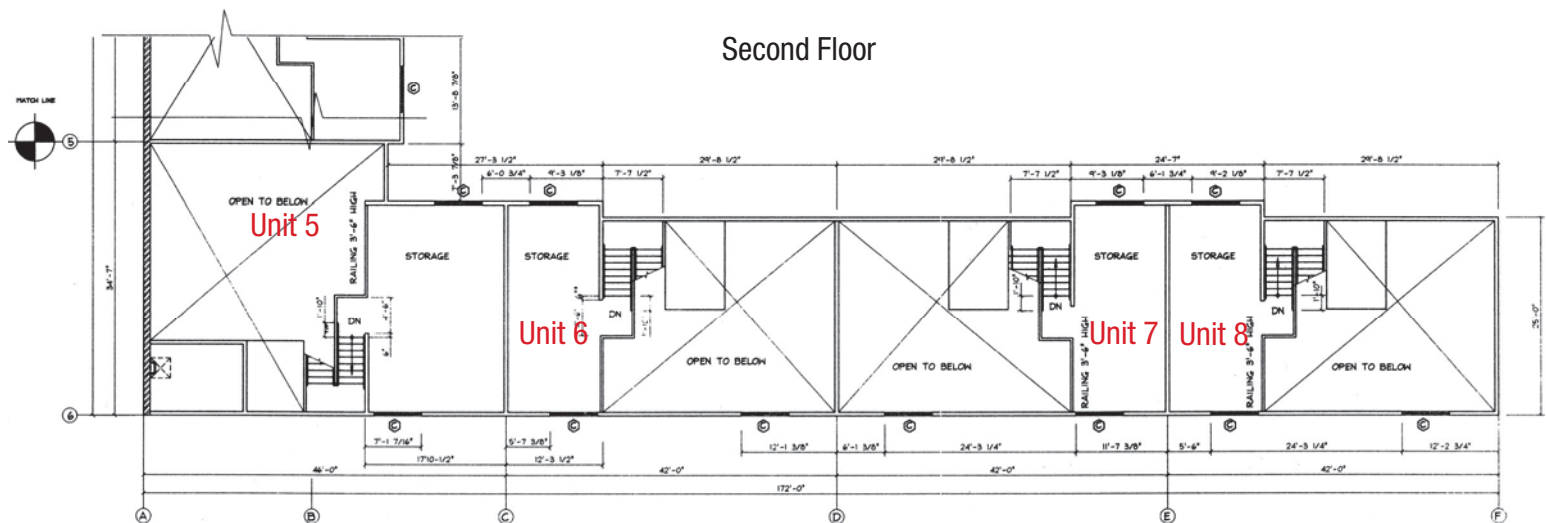
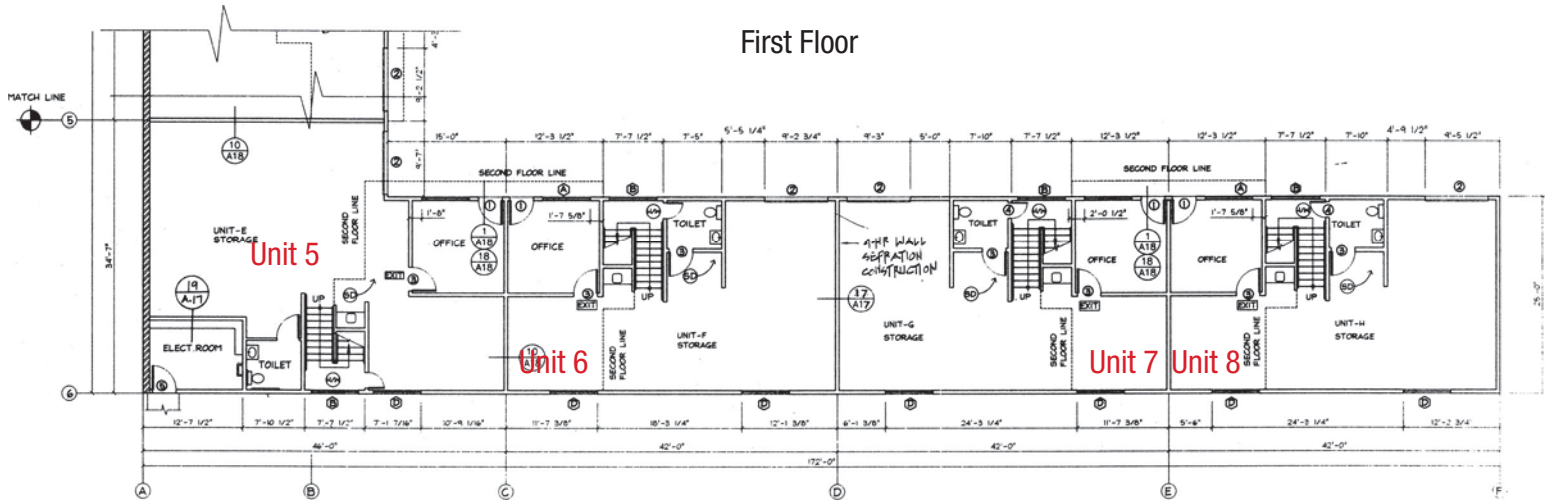
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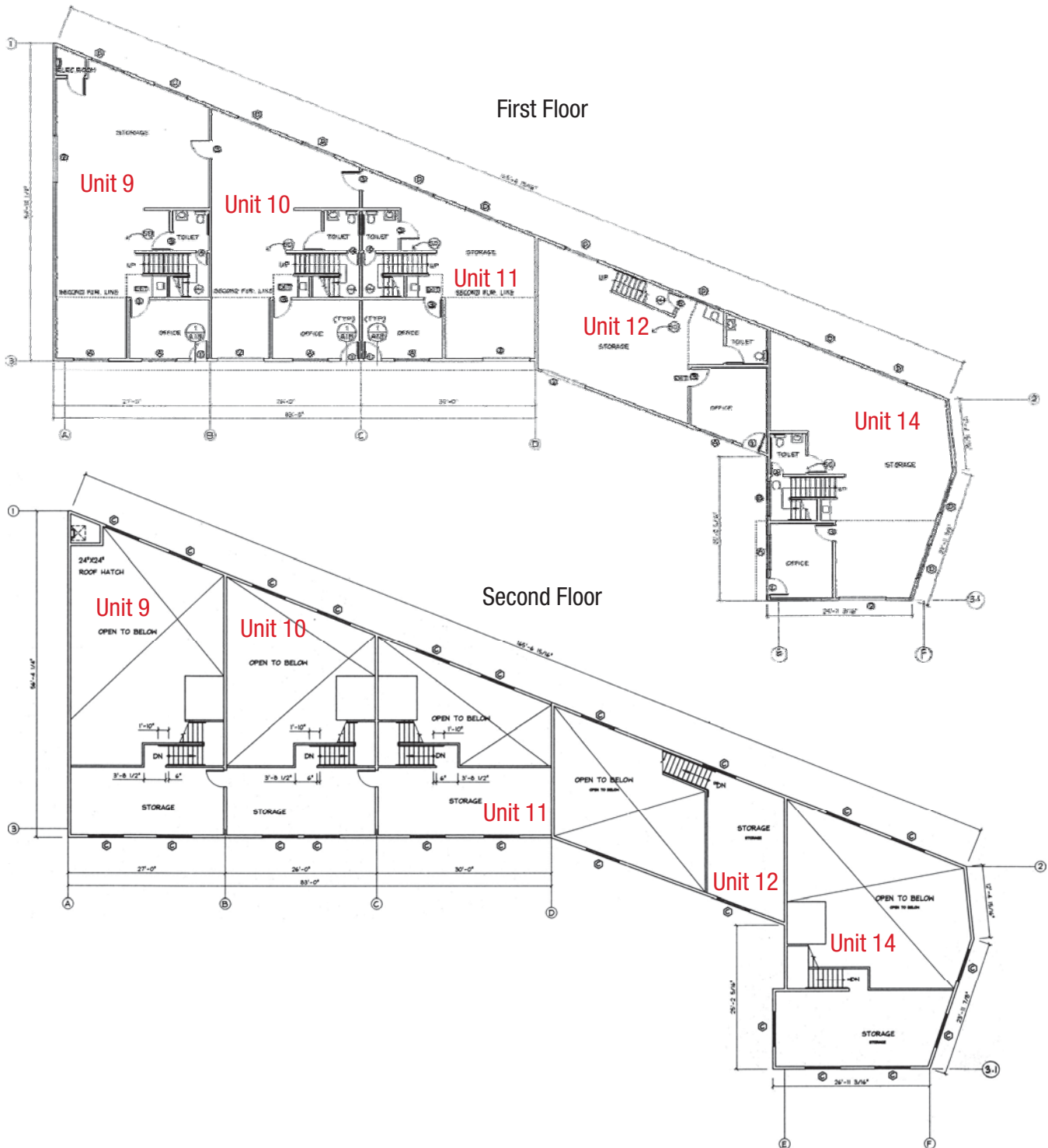
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