

APPROXIMATELY 10,650 SQUARE FEET PLUS BASEMENT

RARE SIGNALIZED CORNER BUILDING FOR SALE IN OLD PASADENA

YOUR COMPANY

NAME HERE

GROUND FLOOR AVAILABLE NOW

60 N. Raymond Avenue Pasadena, CA 91103

Additional Addresses: 91 E. Union Street | 62 N. Raymond Avenue | 64 N. Raymond Avenue

+/-2,650 square feet of Signalized Corner Former Restaurant Ground Floor Space Immediately Available.

User can occupy +/-7,150 Sq. Ft. on first and second floors, plus some basement space.

Buyer will have Prime Sign Rights on Signalized Corner of North Raymond Avenue and Union Street.



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OFFERING SUMMARY

ADDRESS	60 N Raymond Avenue Pasadena, CA 91103
BUILDING SF	+/- 10,650 SF
LAND SF	+/- 5,925 SF
APN	5723-024-001
PARKING	Approximately 25 x 70 square foot lot can be leased behind building, expires August 31, 2028 Many Parking Spaces Available for Lease in Nearby Structures
LAND USE	Storefront Retail/Office
ZONING	PSC

FINANCIAL SUMMARY

SALE PRICE	\$7,000,000
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PROPERTY DESCRIPTION

Prime Signalized Commercial Corner in Old Pasadena. Northeast Corner of North Raymond and Union Street.

Seize this rare opportunity to secure 2,650 sq. ft. of prime ground floor retail/commercial former restaurant space at a high-visibility, signalized corner, which is available immediately. An additional approximately 5,200 square feet of 2nd floor space can be available with 6 months notice. Plus, a portion of the basement can also be occupied with notice.

Buyer will benefit from current rent by existing Tenants. Call agent for details.

Historic Landmark Building: 60 N. Raymond Avenue is a designated historic building, proudly listed on the Pasadena Historic Register. The building reflects the character and architectural integrity of Old Pasadena's celebrated commercial corridor, offering a rare opportunity to own a piece of the city's storied past. Constructed in the early twentieth century, the building features classic brick masonry detailing and period facade elements that have been carefully preserved. Ownership of a historic landmark in Old Pasadena confers significant prestige and may qualify the buyer for the Mills Act property tax reduction program, potentially resulting in substantial annual tax savings.

Seismically Upgraded and Elevator Served to description area: The building has been seismically retrofitted and is earthquake resistant, providing owners and tenants with confidence in the structural integrity of the asset. The building is also served by an elevator, ensuring full accessibility across all floors and making the upper floors equally viable for a wide range of commercial, office, and professional uses.



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LEGGÉ ALLEY

NAMED FOR CHARLES LEGGE, A REAL ESTATE MAN WHO CAME TO PASADENA FROM IOWA IN 1875. HE DONATED LAND FOR THE COMMUNITY'S FIRST PUBLIC LIBRARY, WHICH WAS BUILT IN MEMORIAL PARK IN 1887. LEGGE WAS A DIRECTOR OF THE FIRST NATIONAL BANK OF PASADENA LOCATED AT THE NORTHWEST CORNER OF COLORADO BOULEVARD AND FAIR OAKS AVENUE. HE ALSO DEVELOPED BOTH SIDES OF NORTH RAYMOND AVENUE BETWEEN UNION AND HOLLY STREETS.

THIS HISTORICAL MARKER WAS DONATED BY:
MR. & MRS. EDWARD G. AWAD

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YOUR COMPANY
NAME HERE

LEASED

GROUND FLOOR AVAILABLE NOW

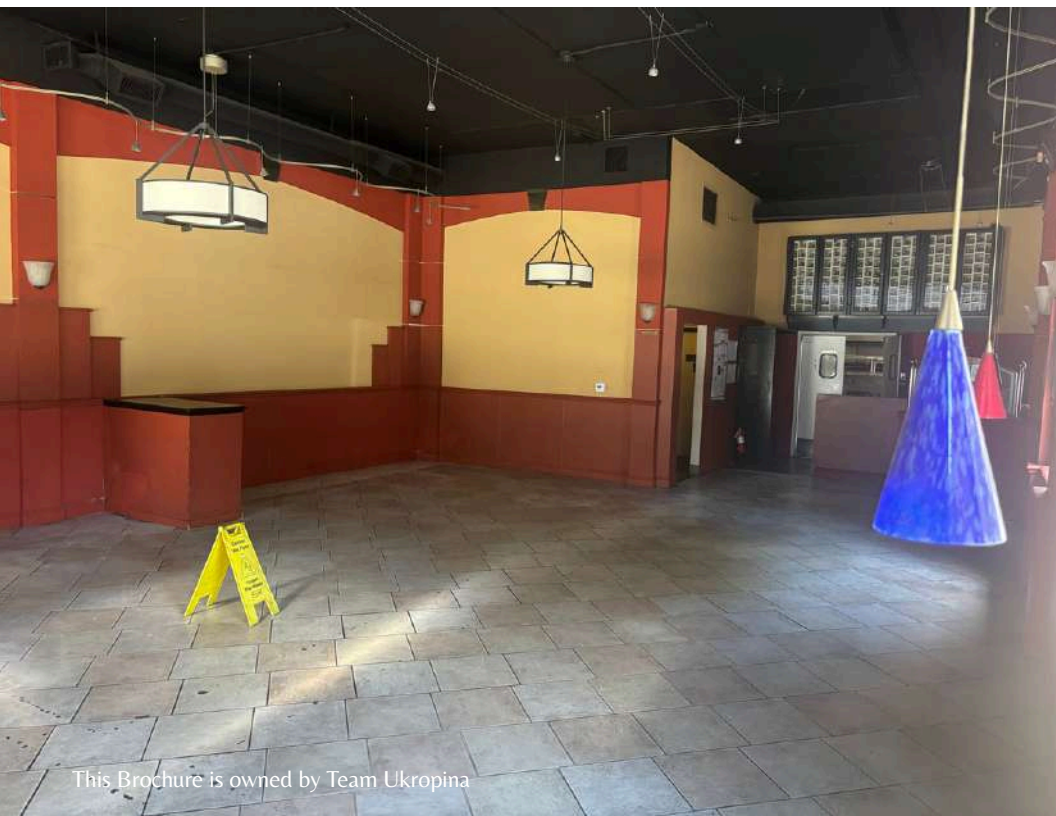
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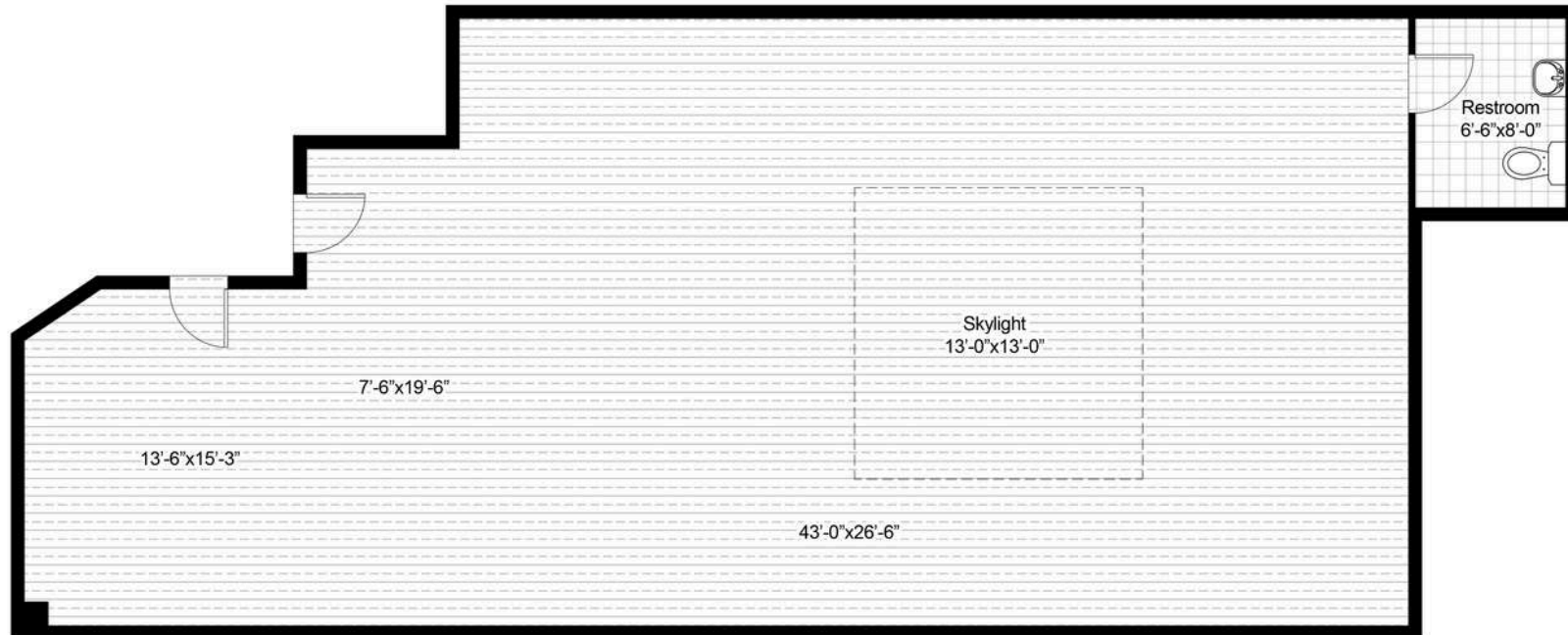


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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

62 N. Raymond Ave

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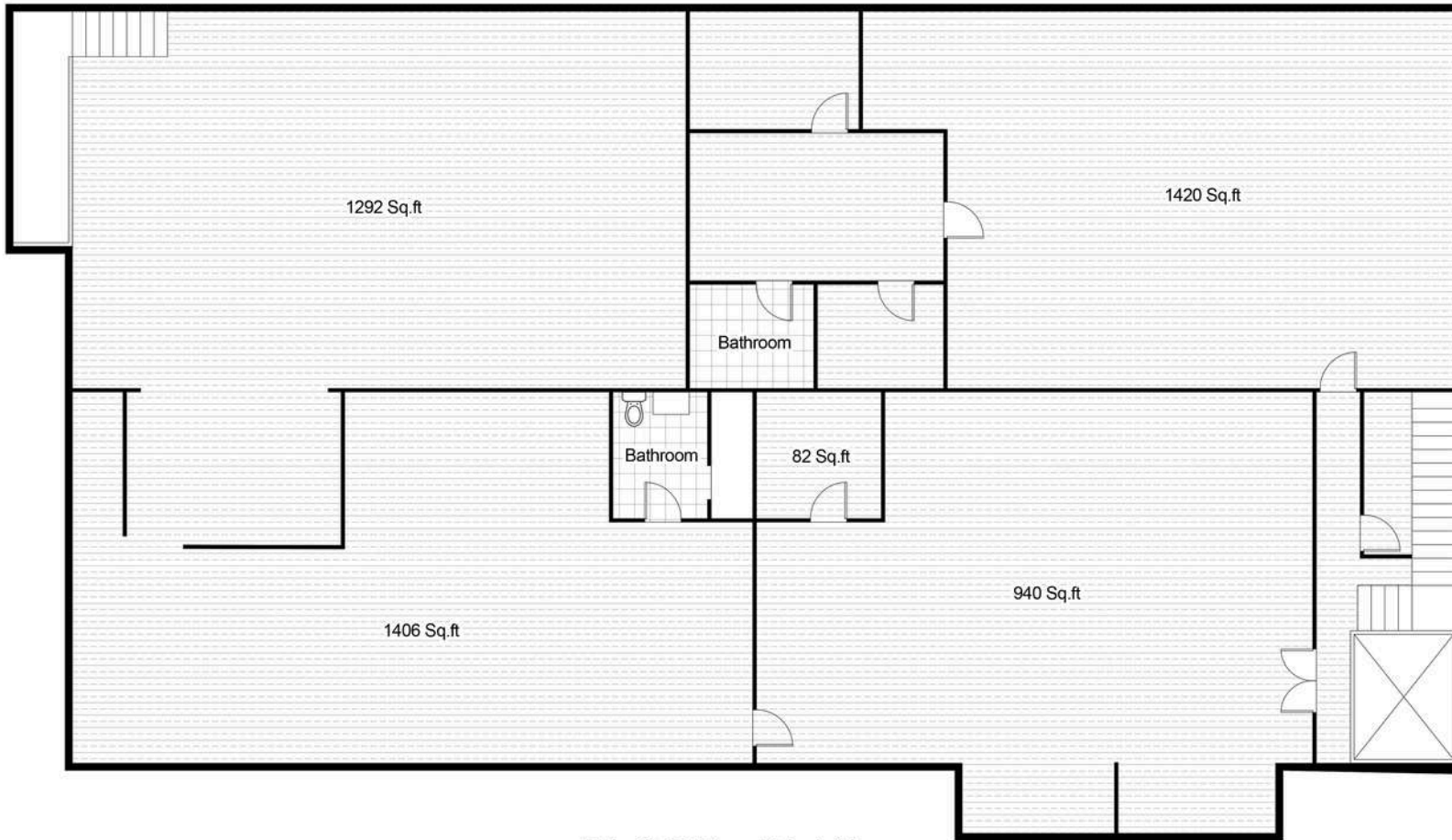
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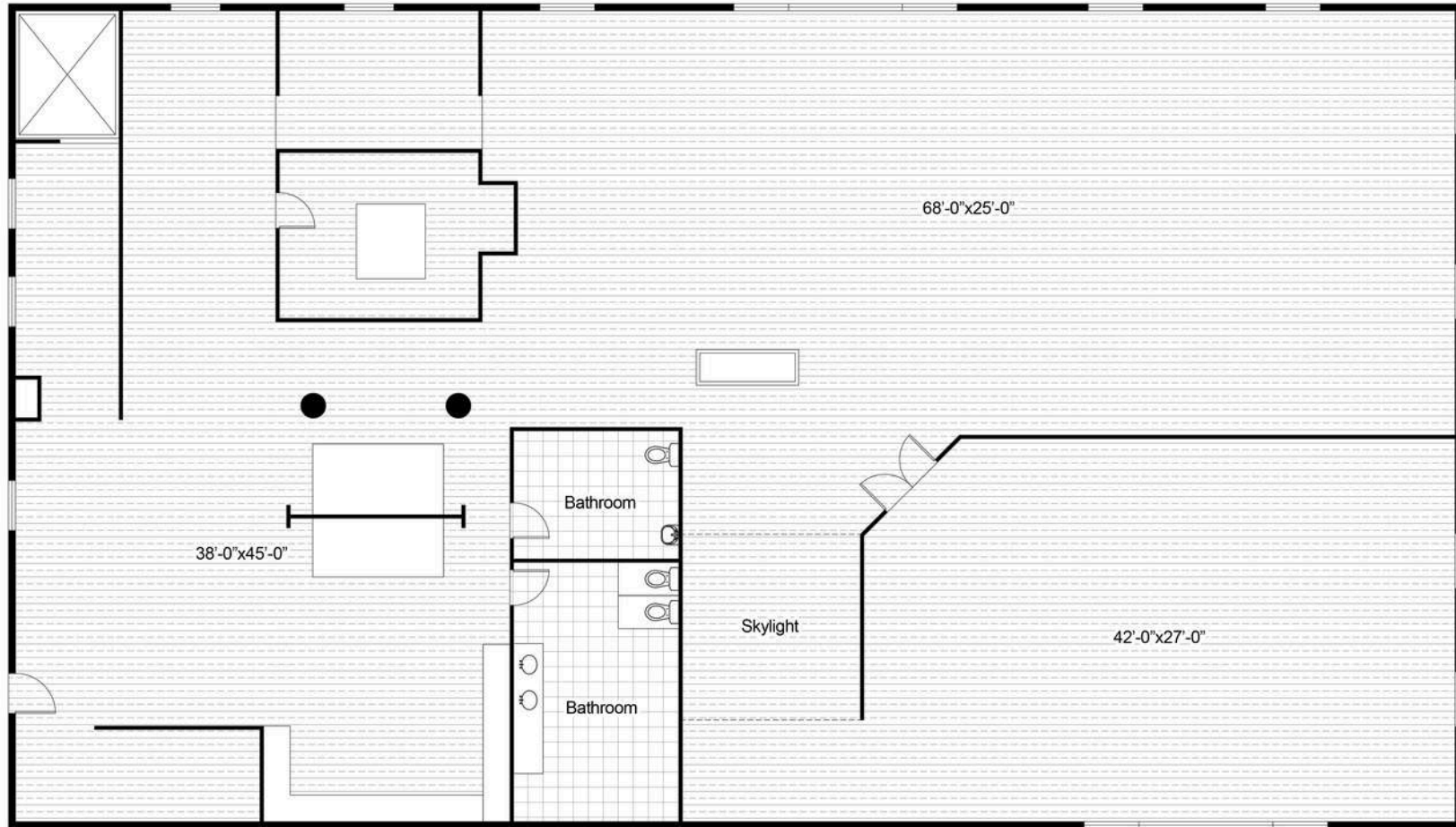
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91 E. Union St

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Memorial Park Metro Station (Gold Line / A Line)

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Pasadena CA 91103

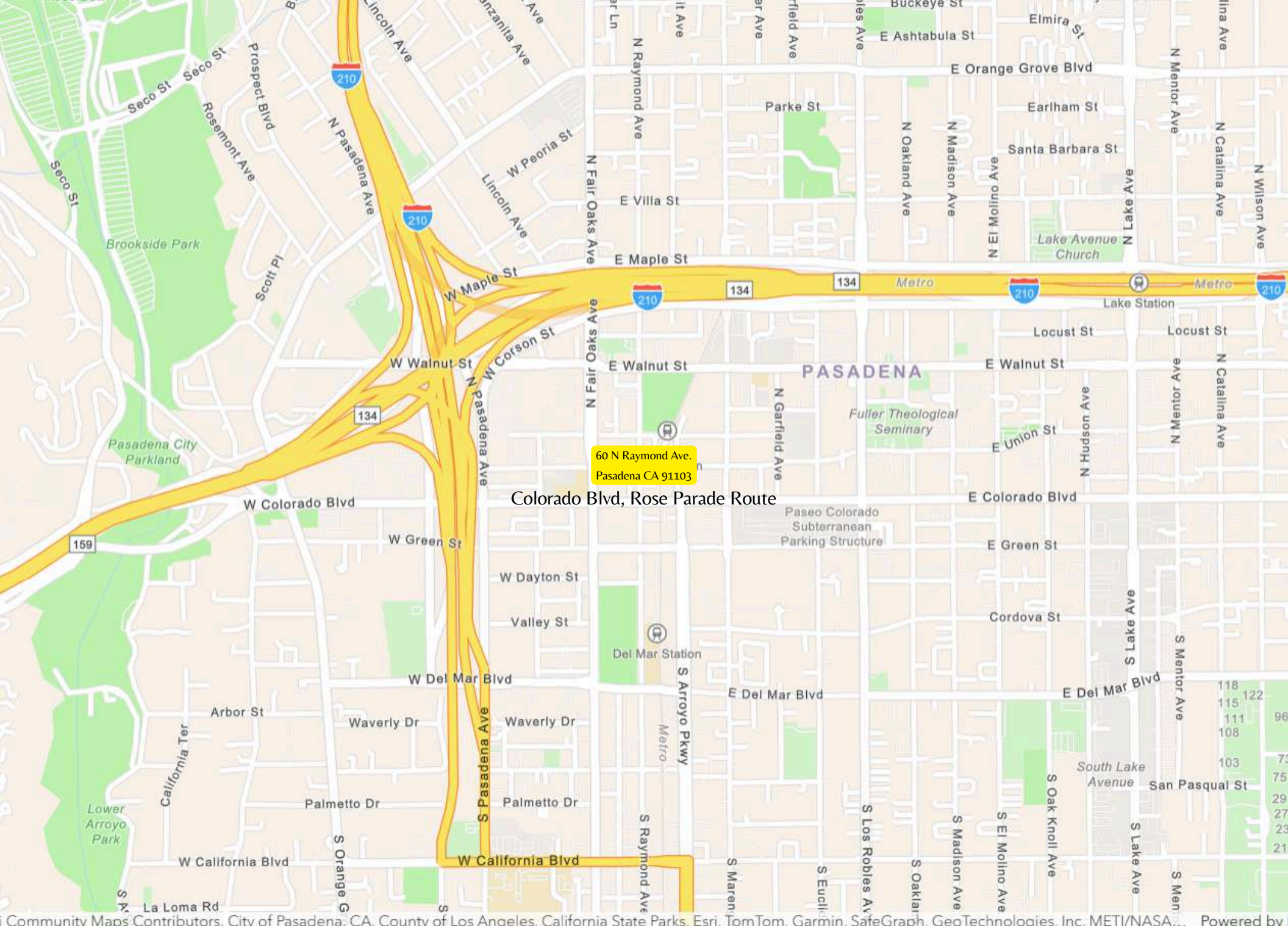
Parking

East Colorado Boulevard

East Colorado Boulevard

East Colorado Boulevard

East Colorado Boulevard



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Pasadena CA 91103

Colorado Blvd, Rose Parade Route