

PRIME DEVELOPMENT LAND IN SOUTH PASADENA PROJECTED ENTITLEMENT FOR 70+ RESIDENTIAL UNITS

123 Pasadena Ave, South Pasadena, CA 91030



This Brochure is owned by Team Ukropina

LOT SIZE: +/- 45,694 SF /1.05 AC

APN: 5311-003-096

SALE PRICE: \$5,200,000

BILL UKROPINA, CRE

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**COLDWELL BANKER
COMMERCIAL
REALTY**

FOR SALE

123 PASADENA AVENUE

South Pasadena, CA 91030

OFFERING SUMMARY

ADDRESS	123 Pasadena Ave, South Pasadena, CA 91030
LOT SIZE	+/- 45,694 SF 1.05 AC
APN	5311-003-096
ZONING	BP (Business Park)
PROJECTED ENTITLEMENT	70+ units
SALE PRICE	\$5,200,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	27,582	233,187	657,283
2026 Median HH Income	\$121,793	\$111,777	\$98,745
2026 Average HH Income	\$171,686	\$161,554	\$142,806

PROPERTY HIGHLIGHTS

- Prime South Pasadena 1.05 Acre rectangular vacant land available for immediate residential development project
- High visibility on Pasadena Avenue with long frontage for ingress and egress
- The South Pasadena Public Schools are highly regarded and ranked nearly the top of the State of California
- Easy access to the 110 Freeway
- Walking distance to the Metro A Line Station
- Near many South Pasadena and Highland Park retail establishments



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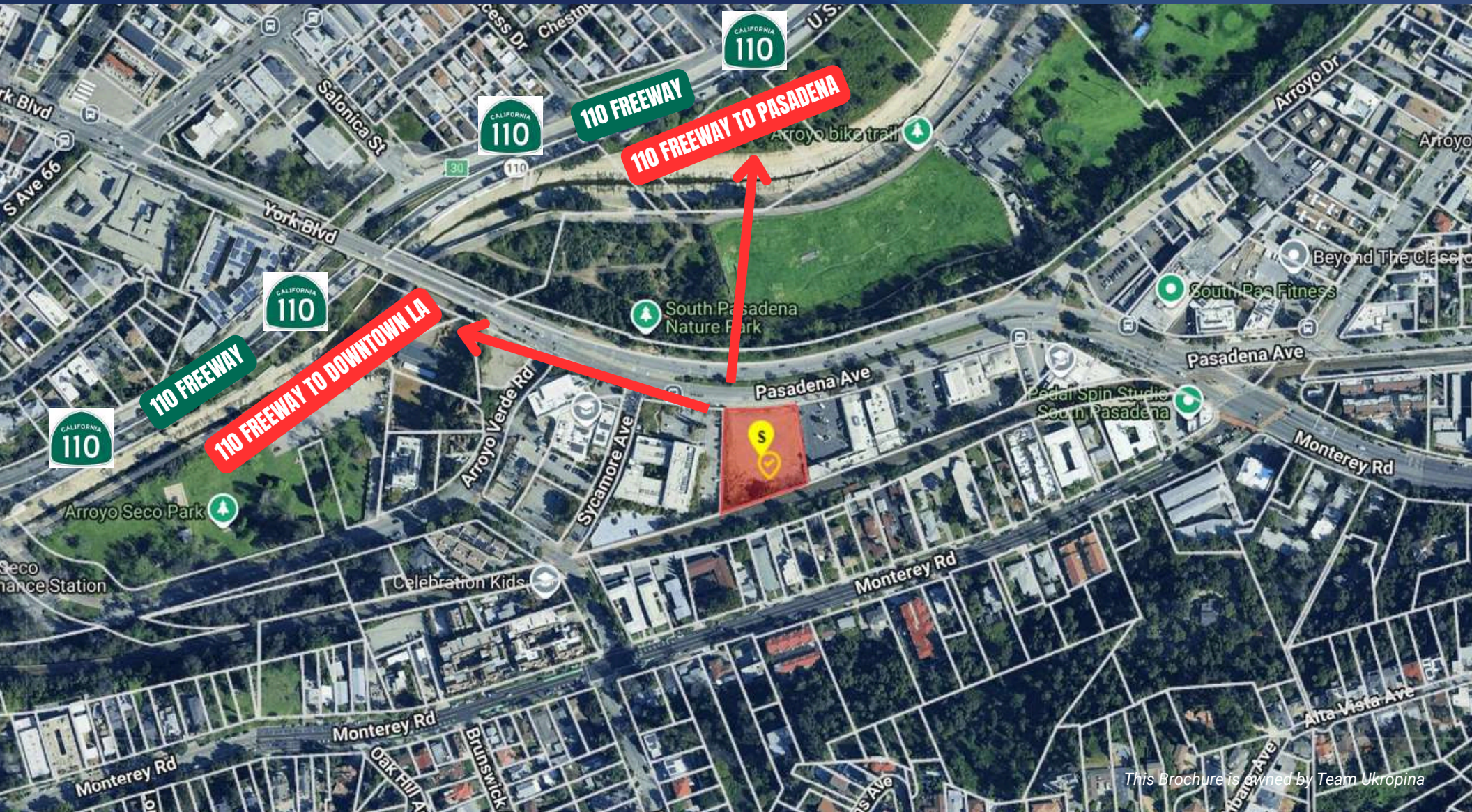
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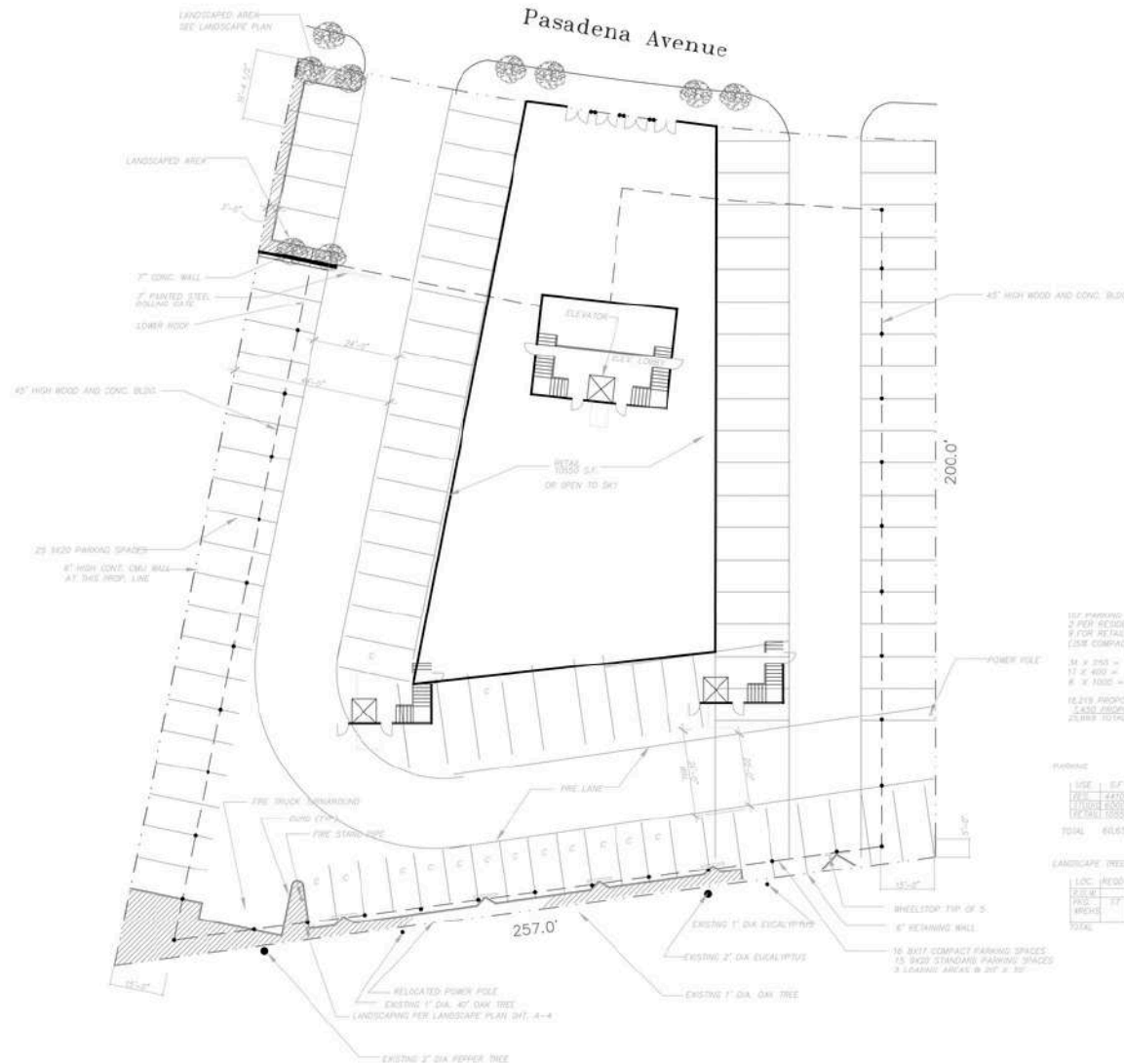
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157 PARKING SPACES:
3 PER RESIDENTIAL UNIT
9 FOR RETAIL
(25% COMPACT = 38 SPACES)
34' x 210' = 8,500 S.F. (OFFICE)
11' x 400' = 8,500 S.F. (ADULT MANUFACTURING)
8' x 1000' = 8,000 S.F. (WAREHOUSE)
15,219 PROPOSED FOR GROUND FLOOR
1,430 PROPOSED FOR MEZZANINE
16,649 TOTAL PROPOSED

USE	SF REQUIRED	PROVIDED
OFFICE	8,500	8,500
ADULT MANUFACTURING	8,500	8,500
WAREHOUSE	8,000	8,000
TOTAL	25,000	25,000

LOC	PROVIDE NAME	SIZE
1	MANUFACTURING	8,500
2	WAREHOUSE	8,000
3	OFFICE	8,500
TOTAL		25,000

Jfenske architecture
1000 Main Street #3
South Pasadena, California 91030
TEL: (818) 799-4937
FAX: (818) 799-1227

PACIFIC VISION BLDG.
123 PASADENA AVE
SOUTH PASADENA, CA 91030

Construction Phase	By Construction Phase
1. Site Prep	2. Foundation
3. Framing	4. Roofing
5. Exterior Walls	6. Interior Walls
7. Flooring	8. Finishes
9. Mechanical	10. Electrical
11. Plumbing	12. HVAC
13. Landscaping	14. Final Inspection

15. Final Inspection
16. Final Inspection
17. Final Inspection
18. Final Inspection
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97. Final Inspection
98. Final Inspection
99. Final Inspection
100. Final Inspection

SITE PLAN
ROOF PLAN

Sheet Number: A-1

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FOR SALE

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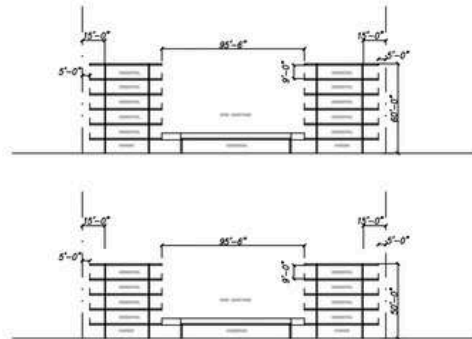
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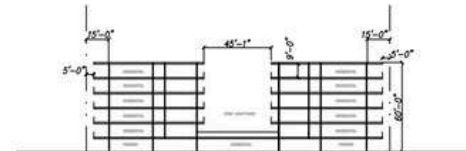
ADD UNITS TO MAXIMIZE SF



GROUND FLOOR CIRCULATION AND ADDITIONAL UNITS



50' SECTION AND 60' SECTION



60' SECTION W/ INTERIOR DOUBLE LOADED UNITS

jfenske architecture

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PACIFIC VISION BLDG.

123 PASADENA AVE.
S.D. PASADENA, CA. 91030

Construction Phase	Rev	Issued For
Quick Start	1	1/21/21

For information of all parties, please note that this document is a preliminary design and is not intended to be used for construction or other purposes. It is the responsibility of the client to ensure that all necessary permits and approvals are obtained before construction begins.

CAD File No:
Job No:
Drawn By: Checked By:
Date: 1/21/21
Scale: As Noted
Sheet Description

DIAGRAMS

Sheet Number
D3

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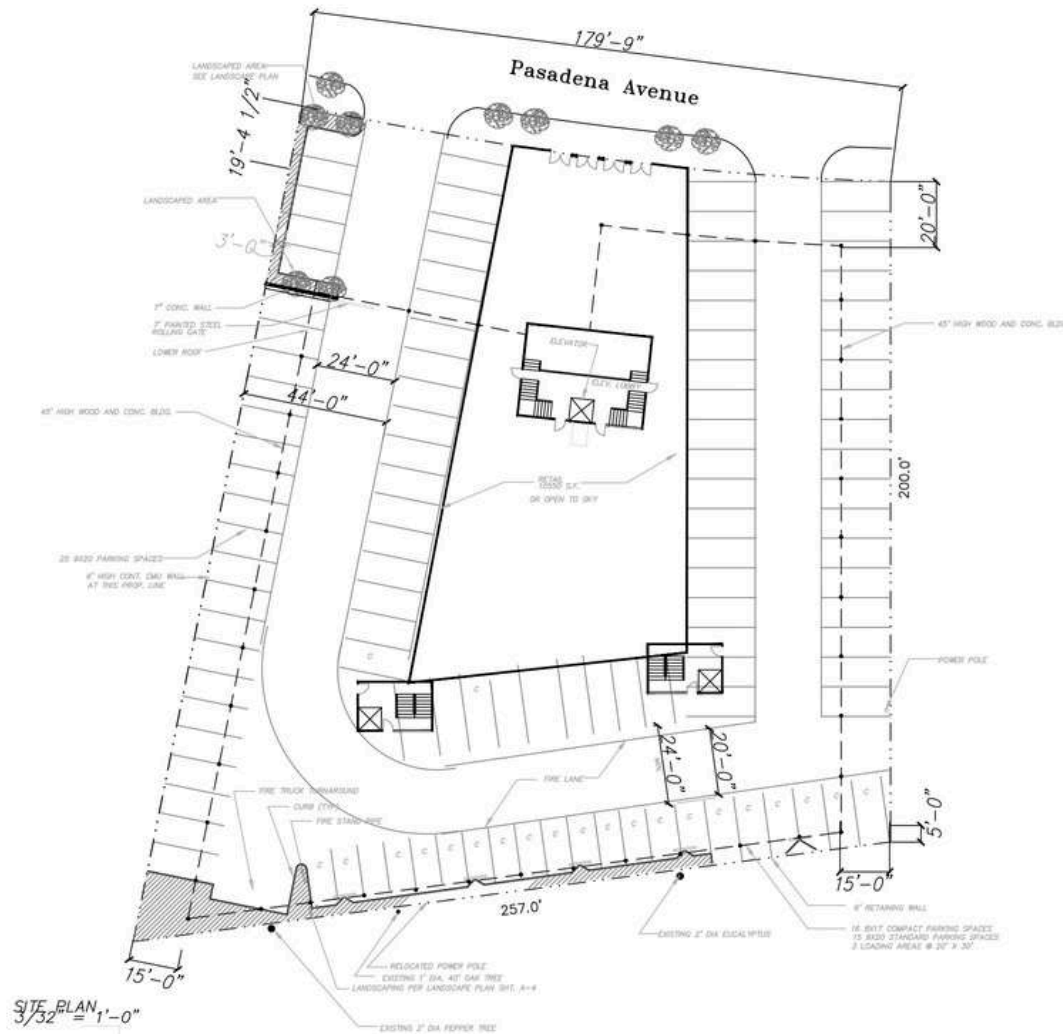
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FOR SALE

123 PASADENA AVENUE

South Pasadena, CA 91030



Jenske architecture

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Fax: (818) 799-1227

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123 PASADENA AVE
S. PASADENA, CA 91030

Revision	By	Date	Description
1	Jenske	03/32	Initial Design
2	Jenske	03/32	Final Design
3	Jenske	03/32	Final Design
4	Jenske	03/32	Final Design
5	Jenske	03/32	Final Design
6	Jenske	03/32	Final Design
7	Jenske	03/32	Final Design
8	Jenske	03/32	Final Design
9	Jenske	03/32	Final Design
10	Jenske	03/32	Final Design

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S. PASADENA, CA 91030
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SITE PLAN
ROOF PLAN

Sheet Number
A-1

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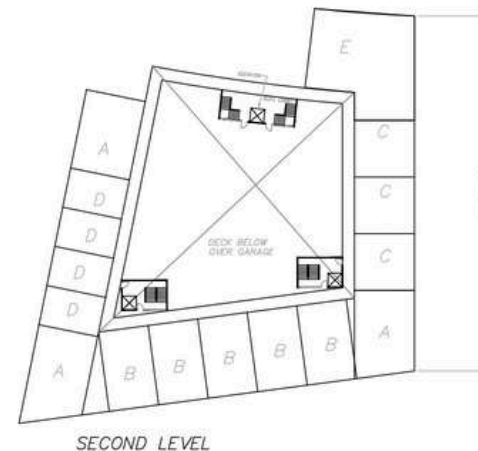
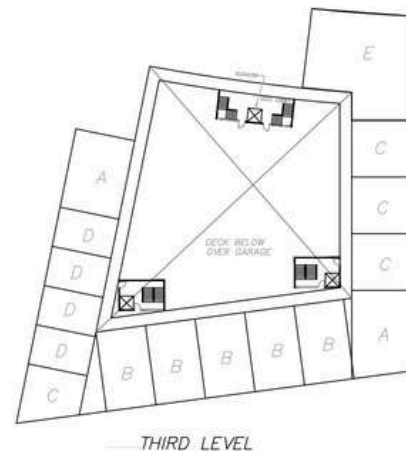
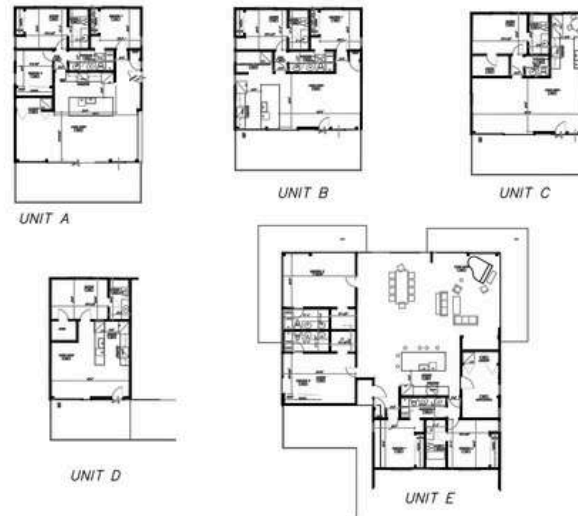
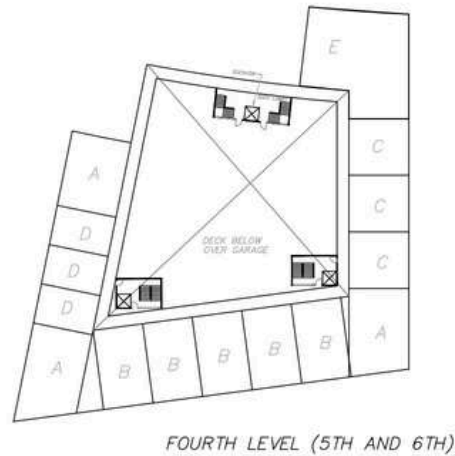
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FOR SALE

123 PASADENA AVENUE

South Pasadena, CA 91030



Jenske architecture
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Santa Monica, CA 90401
Tel: (310) 758-1117
Fax: (310) 758-1117

PACIFIC MISON BLDG
123 PASADENA AVENUE
SOUTH PASADENA, CA 91030

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	10/1/00	ISSUED FOR PERMIT	JENSKE	
2	10/1/00	REVISION	JENSKE	
3	10/1/00	REVISION	JENSKE	
4	10/1/00	REVISION	JENSKE	
5	10/1/00	REVISION	JENSKE	
6	10/1/00	REVISION	JENSKE	
7	10/1/00	REVISION	JENSKE	
8	10/1/00	REVISION	JENSKE	
9	10/1/00	REVISION	JENSKE	
10	10/1/00	REVISION	JENSKE	

1000 Wilshire Blvd. #1
Santa Monica, CA 90401
Tel: (310) 758-1117
Fax: (310) 758-1117

FLOOR PLANS

A-2

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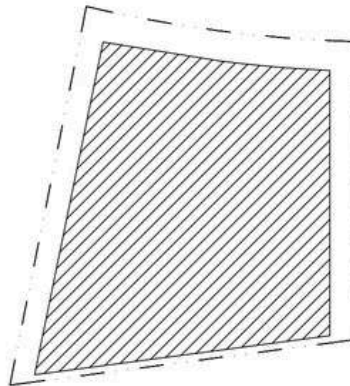
South Pasadena, CA 91030

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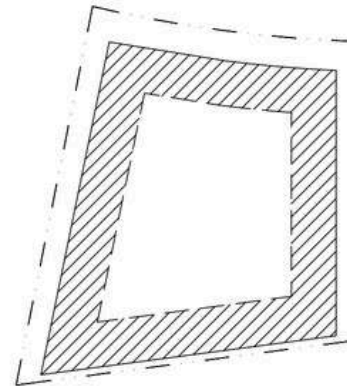
FOR SALE

123 PASADENA AVENUE

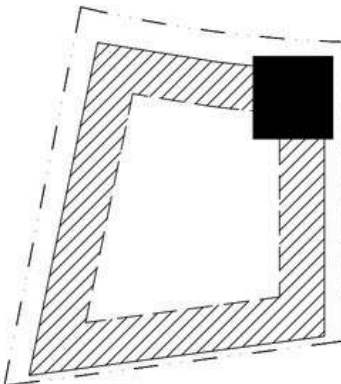
South Pasadena, CA 91030



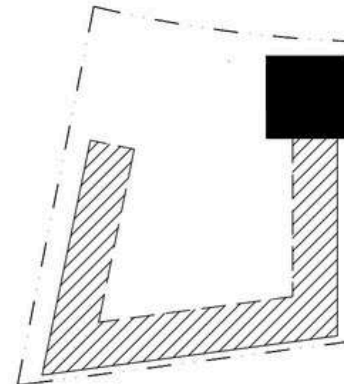
SET BACKS ONLY



PUBLIC SPACE



CORNER



75% OPEN AT STREET

jfenske architecture

1010 Mission Street #3
South Pasadena, California 91030
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FAX: (626) 799-1227

PACIFIC VISION BLDG.

119 PASADENA AVE.
S.D. PASADENA, CA. 91030

Construction Phase		Pre-Construction Phase	
Date issued:		Date issued for:	
Rev	Date	Rev	Date
		Rev	Date

In testimony of sealing all copies, notes and information contained herein, I have signed this set of plans and the documents to which they refer in accordance with the rules and regulations of the State of California and the rules and regulations of the State Board of Professional Engineers and Surveyors.

CAD File No:
Job No:
Drawn By: _____ Checked By: _____
Date: 7/21/21
Scale: As Noted
Sheet Description

DIAGRAMS

Sheet Number
D1

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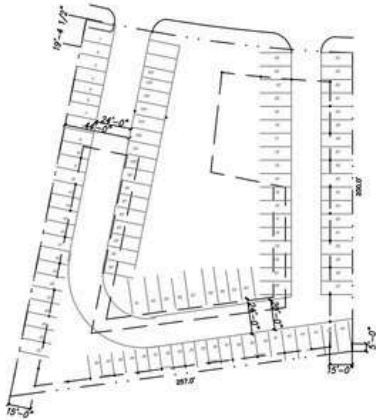
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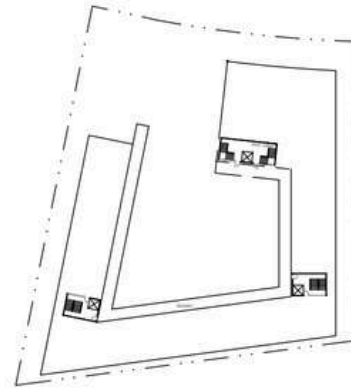
FOR SALE

123 PASADENA AVENUE

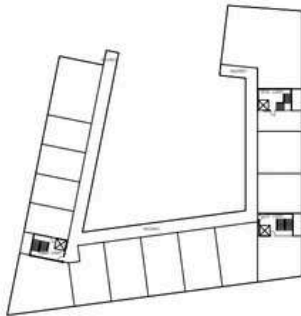
South Pasadena, CA 91030



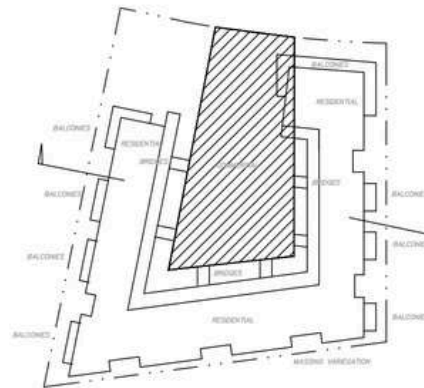
PARKING W/ SECOND LEVEL MASSING



CIRCULATION



CIRCULATION PLACEMENT W/ UNIT BREAKDOWN



75% OPEN AT STREET, 360 DEGREE DESIGN

jenske architecture

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779 PASADENA AVE.
SO. PASADENA, CA 91030

[illegible]

As instruments of action, all designs, ideas and information must be in these drawings and must remain the property of the Florida Job Corps Center. It is required, therefore, to allow, or cause to be connected with any work or project, for which they have been prepared and furnished without the written consent of the Florida Job Corps Center, that these drawings shall constitute conclusive evidence of

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DIAGRAMS

Sheet Number
D2

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FOR SALE

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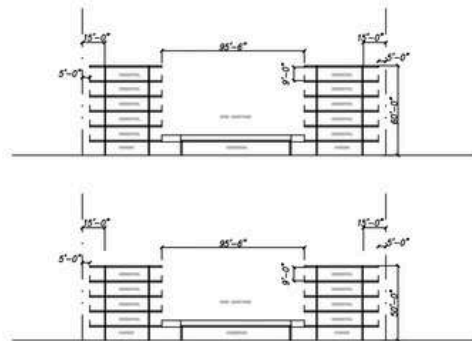
South Pasadena, CA 91030



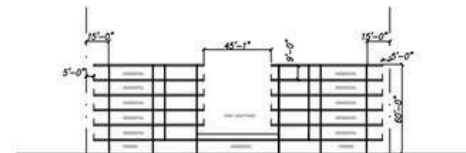
ADD UNITS TO MAXIMIZE SF



GROUND FLOOR CIRCULATION AND ADDITIONAL UNITS



50' SECTION AND 60' SECTION



60' SECTION W/ INTERIOR DOUBLE LOADED UNITS

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PACIFIC VISION BLDG.

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DIAGRAMS

Sheet Number 03

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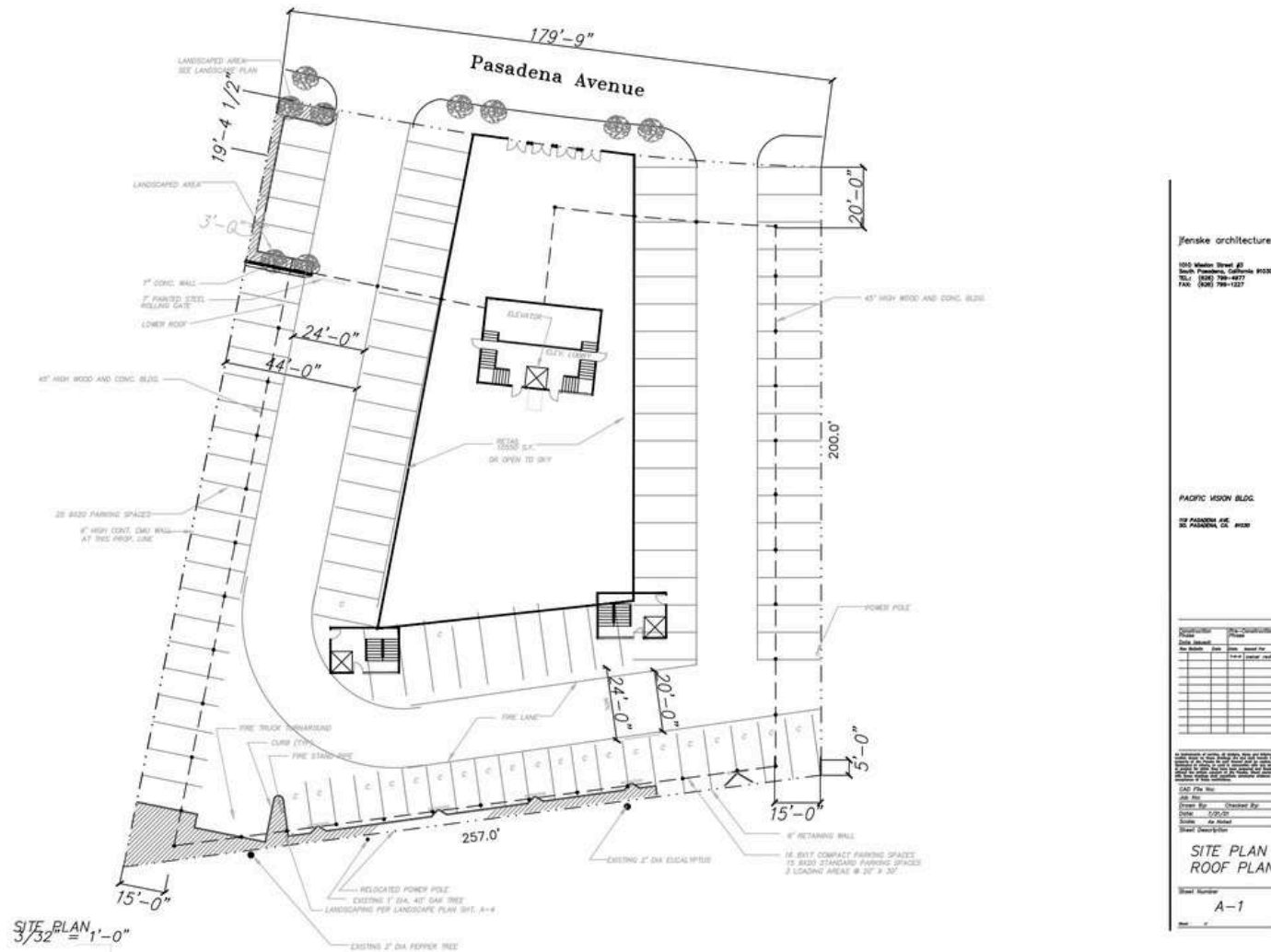
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South Pasadena, CA 91030

FOURTH LEVEL (5TH AND 6TH)

THIRD LEVEL

UNIT A

UNIT B

UNIT C

UNIT D

UNIT E

SECOND LEVEL

1010 Mission Street #2
South Pasadena, California 91030
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PACIFIC VISION BLDG.
119 PADDEN AVE.
83. PADDEN, CA. 91030

[illegible]

(Call the firm)
 Job No.
 Company No. Contract No.
 Date 2/25/02
 Street No. Street
 Street Description

FLOOR
PLANS

A-2

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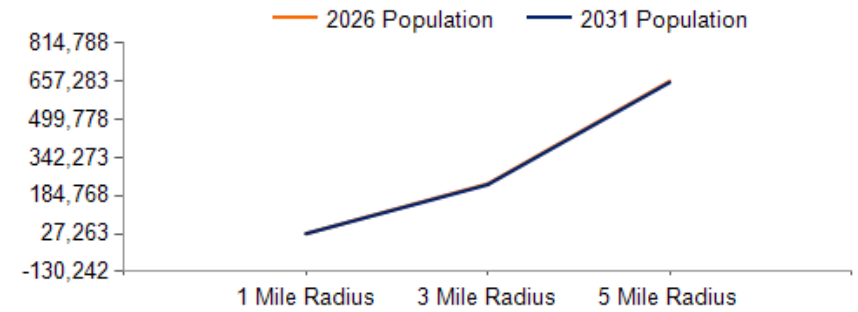


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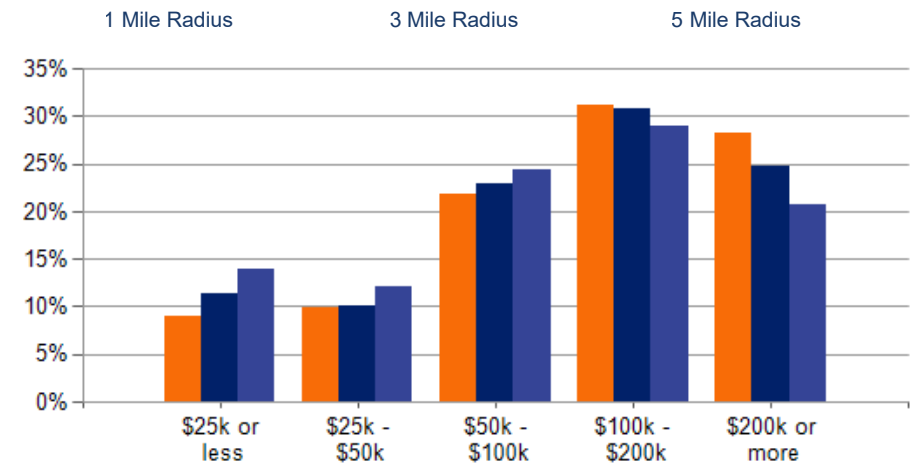
South Pasadena, CA 91030

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,351	245,122	707,625
2010 Population	28,740	244,538	696,478
2026 Population	27,582	233,187	657,283
2031 Population	27,263	229,854	652,212
2026 African American	706	6,135	20,879
2026 American Indian	422	3,695	10,120
2026 Asian	6,231	55,752	178,241
2026 Hispanic	12,820	108,281	297,680
2026 Other Race	6,903	57,884	165,713
2026 White	8,318	70,142	183,166
2026 Multiracial	4,980	39,339	98,473
2026-2031: Population: Growth Rate	-1.15%	-1.45%	-0.75%

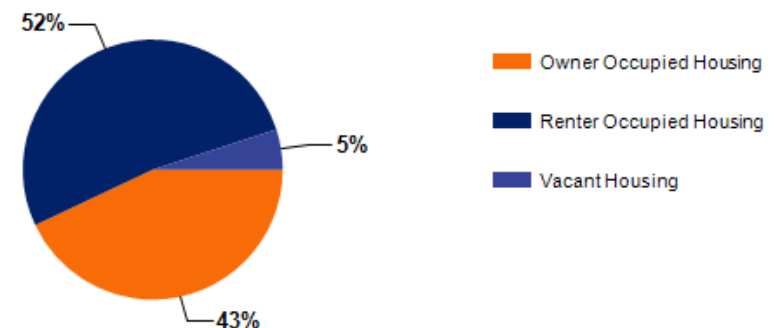
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	652	6,549	21,128
\$15,000-\$24,999	330	3,881	12,881
\$25,000-\$34,999	425	3,652	11,674
\$35,000-\$49,999	662	5,585	18,199
\$50,000-\$74,999	1,136	10,752	32,183
\$75,000-\$99,999	1,234	10,245	27,975
\$100,000-\$149,999	1,980	16,703	43,096
\$150,000-\$199,999	1,415	11,511	28,019
\$200,000 or greater	3,076	22,692	50,705
Median HH Income	\$121,793	\$111,777	\$98,745
Average HH Income	\$171,686	\$161,554	\$142,806



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

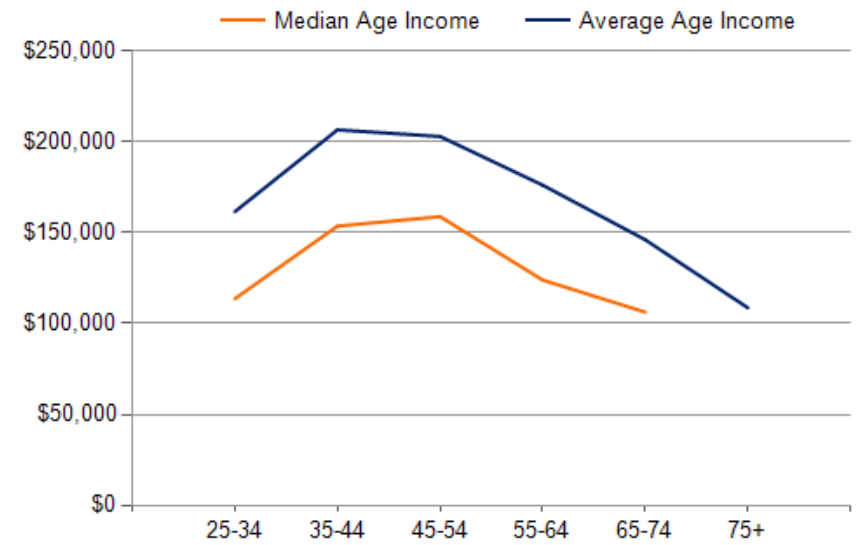
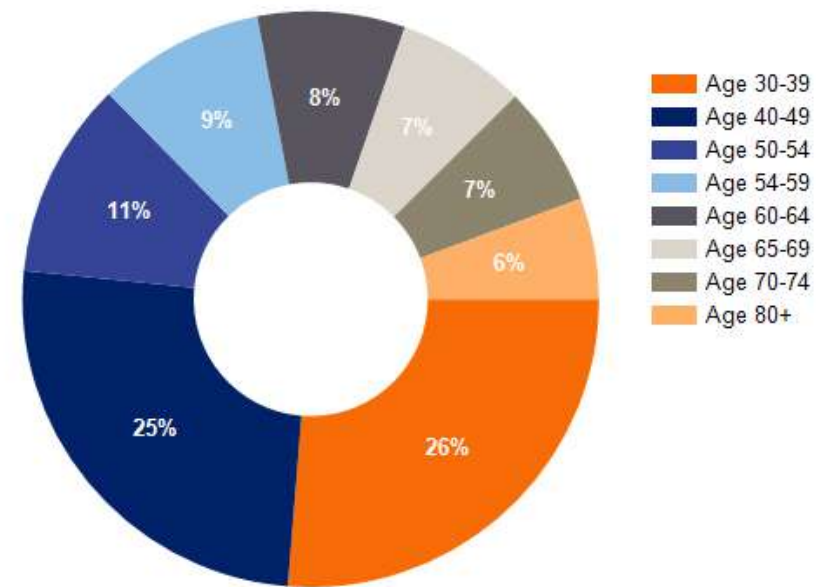


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,235	18,876	55,492
2026 Population Age 35-39	2,368	20,010	54,612
2026 Population Age 40-44	2,341	18,548	49,692
2026 Population Age 45-49	2,093	16,205	43,252
2026 Population Age 50-54	1,938	16,152	44,260
2026 Population Age 55-59	1,644	14,207	40,272
2026 Population Age 60-64	1,449	12,999	37,688
2026 Population Age 65-69	1,271	11,281	33,208
2026 Population Age 70-74	1,185	10,415	30,057
2026 Population Age 75-79	996	8,533	23,609
2026 Population Age 80-84	546	5,358	14,628
2026 Population Age 85+	532	5,221	15,357
2026 Population Age 18+	22,472	193,561	544,827
2026 Median Age	40	41	40
2031 Median Age	42	42	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$113,701	\$111,429	\$103,160
Average Household Income 25-34	\$161,629	\$153,267	\$136,070
Median Household Income 35-44	\$153,648	\$139,011	\$120,951
Average Household Income 35-44	\$206,676	\$195,442	\$172,827
Median Household Income 45-54	\$158,899	\$141,220	\$118,403
Average Household Income 45-54	\$203,021	\$187,750	\$165,786
Median Household Income 55-64	\$123,974	\$112,804	\$99,079
Average Household Income 55-64	\$176,236	\$161,928	\$142,746
Median Household Income 65-74	\$106,286	\$94,260	\$82,688
Average Household Income 65-74	\$146,161	\$145,428	\$131,429
Average Household Income 75+	\$108,684	\$110,535	\$95,521

Population By Age



**123 PASADENA AVENUE
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