

EXCLUSIVE LISTING - Upgraded Turn-key Multi-tenant Retail

2487-89 E. Washington Blvd., Pasadena, CA 91104



Property Overview

Price	\$ 2,188,000
Number of Units	7
APN	5853-021-027
Year Built	1946 (Recently Renovated)
Building Area	4,993 SF
Lot Size	11,363 SF
Zoning	C3
Parking	15 spaces (9 commercial + 6 house parking)
Unit Mix	2 x Retail 1 x Office 1 x Restaurant (3 spaces) 1 x House 3B + 2B

INVESTMENT HIGHLIGHTS

- Upgraded Turn Key Multi tenant retail property
- Upgraded copper plumbing and electrical
- New roof placed 8 years ago
- Anchored by BAJA CALI Fish & Taco which is small successful healthy Mexican Franchise
- Fronts Washington Blvd, a busy Pasadena corridor ideal for the existing anchor and future tenants. Altadena Dr 19,500 and Washington over +13,000
- Excellent Demographic and density with average \$140,000 household income. In A beautiful area with views of the San Gabriel Mountains

PROPERTY HIGHLIGHTS

- 3 short term leases with long term tenants. Rent and property have increased substantially, potential to add more rental income
- C3 Zoning with +100 feet front on Washington Blvd with easements in front and back for potential redevelopment site
- Unique single family home attached with the property (commercial zoning - can be converted into medical office, etc.)
- Main unit (BAJA CALI Fish & Taco) has new upgraded kitchen and significant tenant improvements
- Ample parking spaces (15 spaces)
- 5 HVAC units + 2 HVAC for the residential side

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Executive Summary

The Growth Investment Group is proud to offer an upgraded, TURN-KEY multi-tenant retail property in Pasadena, California. The property sits in a great location near downtown Pasadena and this sale presents a great opportunity for an investor to own a retail property with a lot of potential.

This unique property offers a rare mix of retail and residential space on the same lot. This would be a great space for an investor. The property has a unit mix that consists of an updated restaurant with a new kitchen, appealing patio seating, three office spaces, and a beautiful single family home. The home is zoned for commercial use and can be rented out as either a single-family home or developed into another commercial rental.

The property sits in a highly convenient location on the Pasadena/Altadena border while still being close to downtown Pasadena. This property also sits near the busy intersection of Washington Blvd and Altadena Drive. At this intersection there is a 7-Eleven, McDonalds, Phoenix Pharmacy, and Mini Leaf Indian Restaurant. With many upgrades, this property is ready for any investor looking for great commercial property in Pasadena.