

**FOR SALE**

±1,672 SF of Office/Retail Center  
2629 E Foothill Blvd, Pasadena, CA 91107



Lee & Associates® - Los Angeles, Inc.  
1201 N. Main Street  
Los Angeles, CA 90012  
(323) 922-3832 | team-cline.com  
Corp. ID # 02174865

**Evan Jurgensen**  
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## Disclaimer

Buyer should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Buyer intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Buyer deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Buyer utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Buyer obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies. Seller to verify all tax implications of the sale with the accountant or attorney of their choice.



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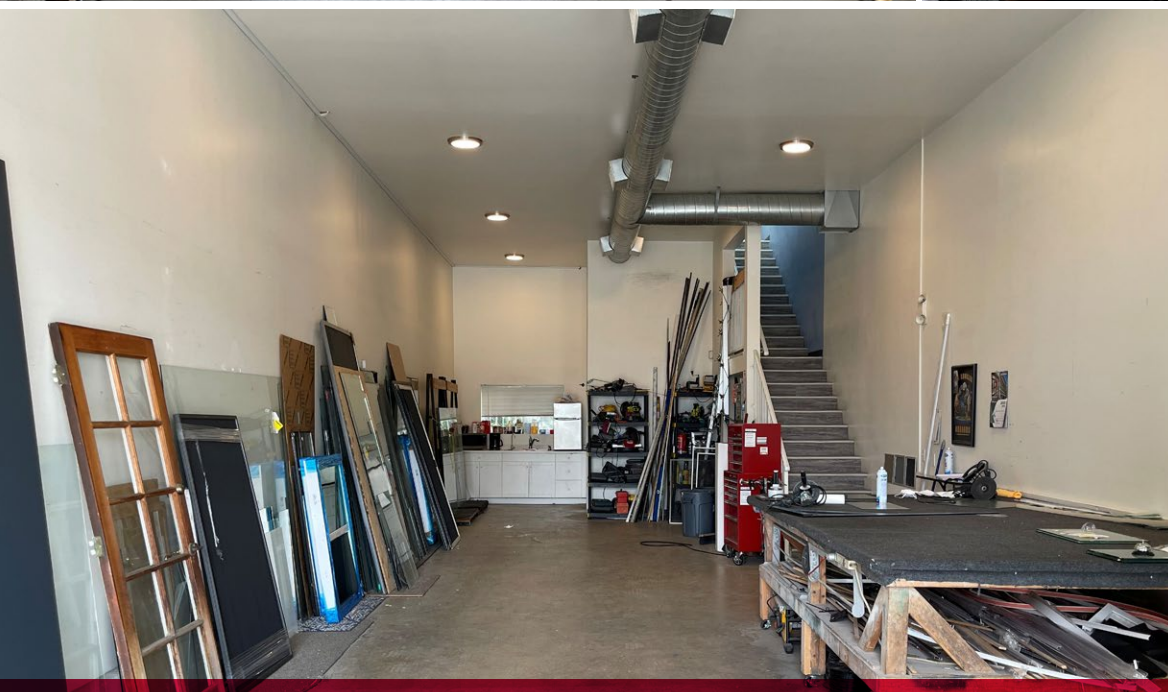
## Property Highlights

- ▶ Turnkey two-story flex building located on Foothill Boulevard.
- ▶ Ideal for a small business seeking industrial/office/flex space.
- ▶ Recently renovated in 2019 with new roof, 5-ton HVAC system and 200 amp electrical service.
- ▶ Modern interior and exterior finishes.
- ▶ Private 2nd floor balcony.
- ▶ Mountain views.
- ▶ Roll up door.
- ▶ High ceilings.
- ▶ Kitchenette.
- ▶ Private restroom.



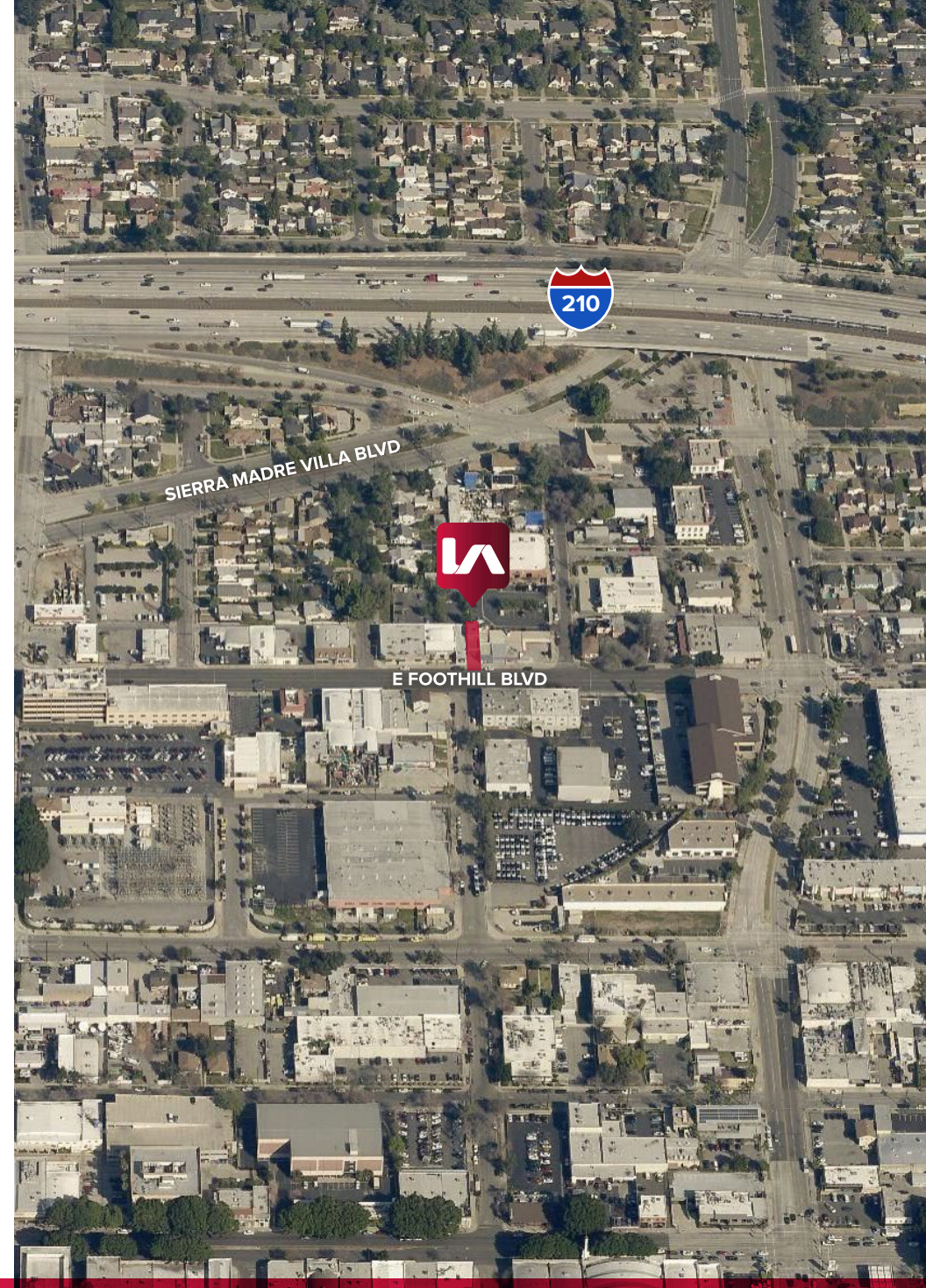
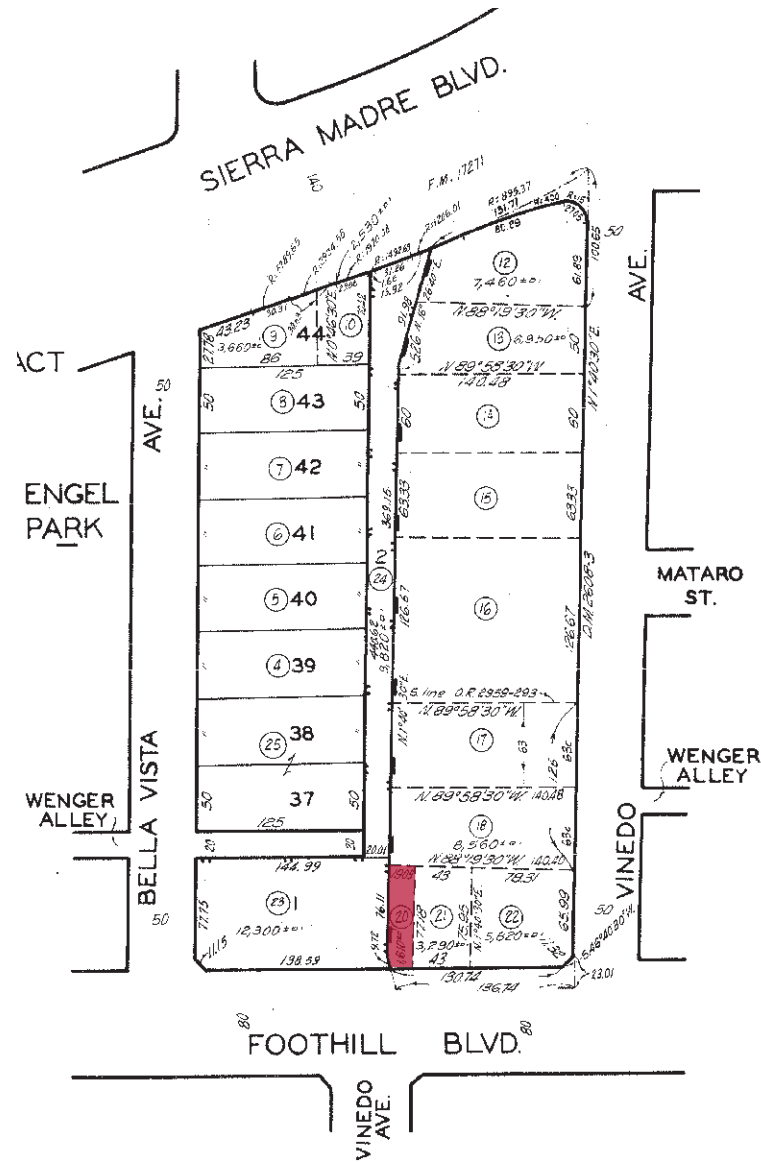


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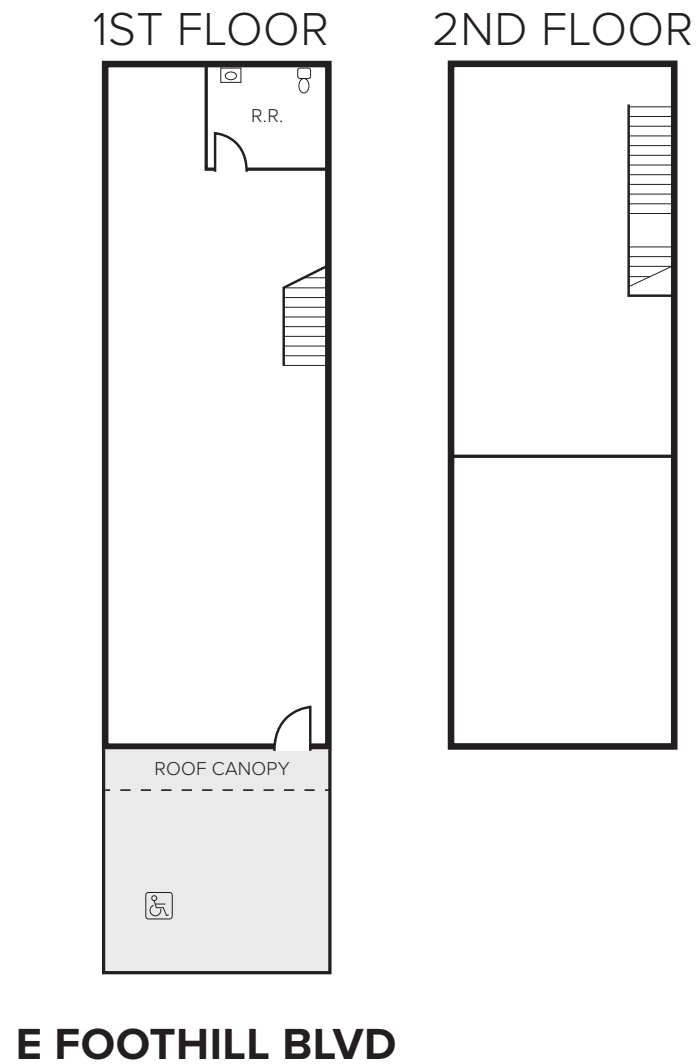
# Parcel Map



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# Site Plan



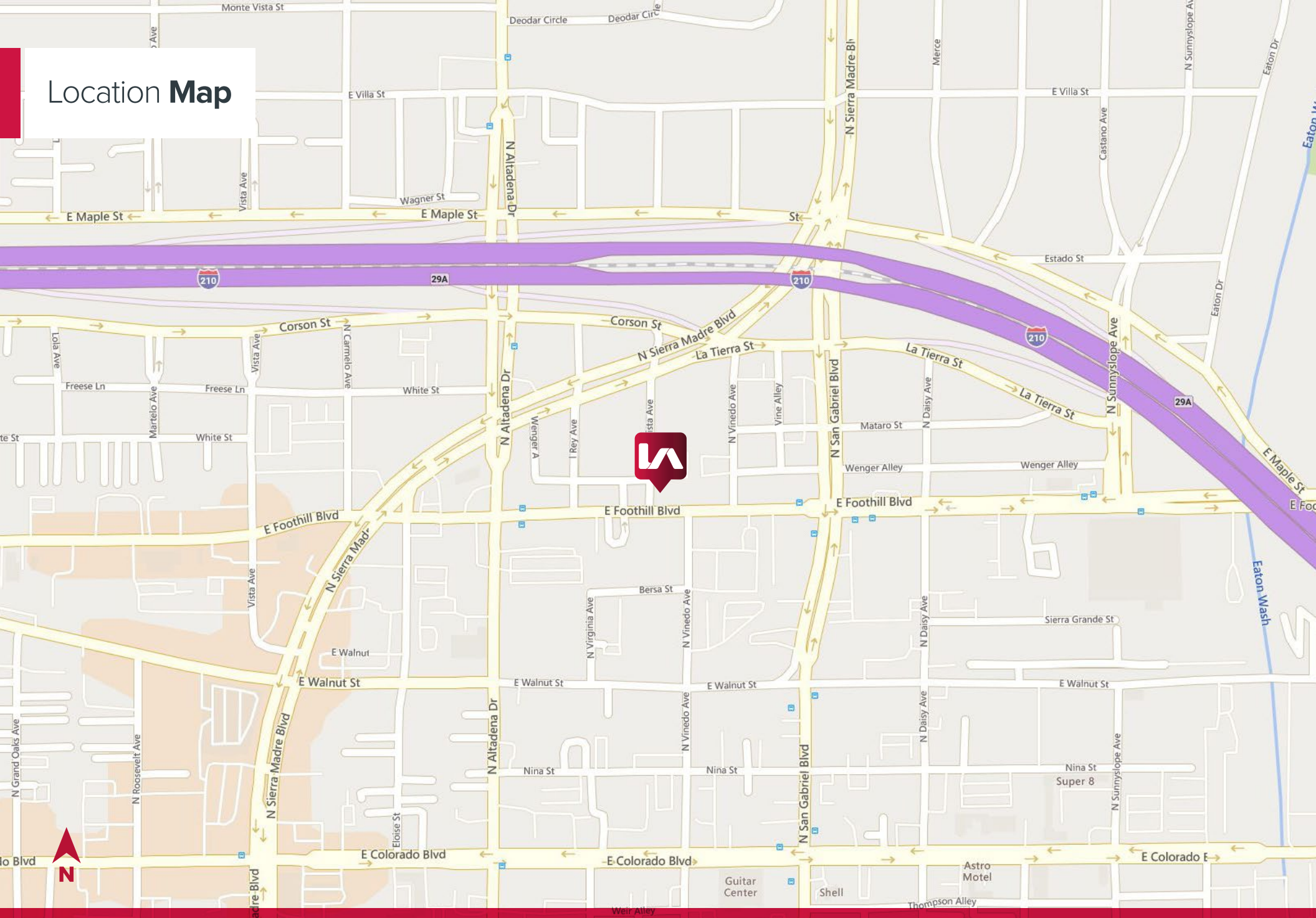
NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify



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# Location Map



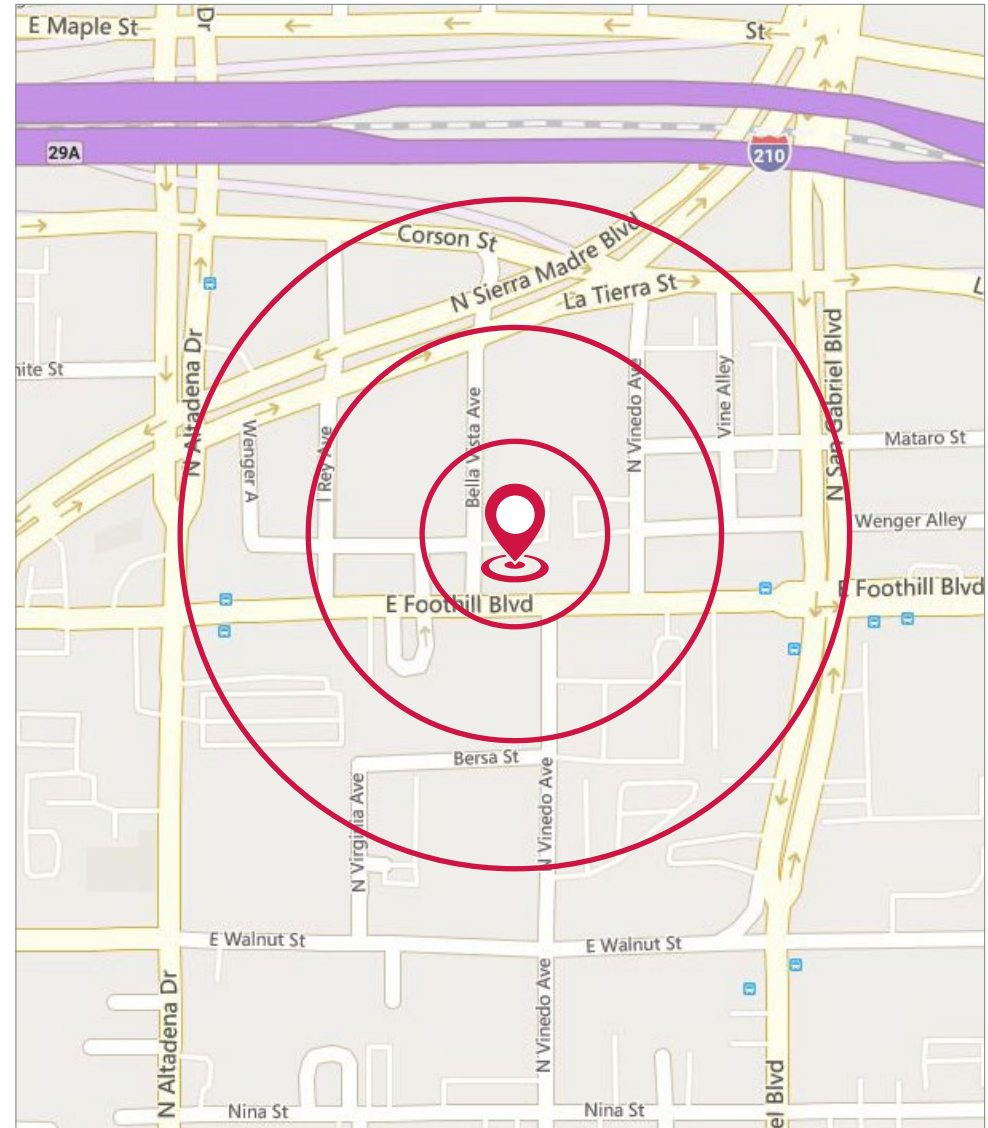
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# Demographics

	1 Miles	3 Miles	5 Miles
<b>POPULATION</b>			
2029 PROJECTION	18,872	165,506	416,353
2024 ESTIMATE	19,495	170,396	429,538
2020 CENSUS	20,263	174,265	443,664
GROWTH 2024-2029	-3.20%	-2.87%	-3.07%
GROWTH 2020-2024	-3.79%	-2.22%	-3.18%
<b>INCOME (2024)</b>			
AVERAGE HOUSEHOLD INCOME	\$136,218	\$128,821	\$125,262
MEDIAN HOUSEHOLD INCOME	\$104,054	\$97,834	\$96,282
<b>HOUSEHOLD BY INCOME (2024)</b>			
<\$25,000	828	9,591	22,538
\$25,000 - \$50,000	861	7,986	19,648
\$50,000 - \$75,000	1,239	9,054	21,519
\$75,000 - \$100,000	993	8,041	18,999
\$100,000 - \$125,000	814	6,180	16,682
\$125,000 - \$150,000	594	5,366	12,087
\$150,000 - \$200,000	1,011	8,101	18,614
\$200,000+	1,766	13,632	29,671

SOURCE: COSTAR





E FOOTHILL BLVD



Pasadena, located in Southern California, is a vibrant city known for its rich history, cultural attractions, and beautiful architecture. Famous for hosting the annual Rose Parade and the prestigious Rose Bowl football game, Pasadena draws thousands of visitors every year. The city is also home to world-class institutions like the California Institute of Technology (Caltech) and the Huntington Library, Art Museum, and Botanical Gardens. With its tree-lined streets, historic neighborhoods, and proximity to Los Angeles, Pasadena offers a unique blend of suburban charm and urban convenience, making it a desirable place to live, work, and visit.





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